

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Aaron Gudelj	PROJECT NO(S). HDR-25-03	PRE-APPLICATION NO. PA-25-03
NON-REFUNDABLE FEE(S) \$100	REFUNDABLE DEPOSIT(S)	TOTAL \$100

Type of Review (Please check all that apply):

- | | | |
|---|--|--|
| ☐ Annexation (ANX) | ☐ Final Plat (FP) Related File # _____ | ☐ Subdivision (SUB) |
| ☐ Appeal (AP) | ☐ Flood Management Area (FMA) | ☐ Temporary Uses (MISC) |
| ☐ CDC Amendment (CDC) | ☒ Historic Review (HDR) | ☐ Time Extension (EXT) |
| ☐ Code Interpretation (MISC) | ☐ Lot Line Adjustment (LLA) | ☐ Right of Way Vacation (VAC) |
| ☐ Conditional Use (CUP) | ☐ Minor Partition (MIP) | ☐ Variance (VAR) |
| ☐ Design Review (DR) | ☐ Modification of Approval (MOD) | ☐ Water Resource Area Protection/Single Lot (WAP) |
| ☐ Tree Easement Vacation (MISC) | ☐ Non-Conforming Lots, Uses & Structures | ☐ Water Resource Area Protection/Wetland (WAP) |
| ☐ Expediated Land Division (ELD) | ☐ Planned Unit Development (PUD) | ☐ Willamette & Tualatin River Greenway (WRG) |
| ☐ Extension of Approval (EXT) | ☐ Street Vacation | ☐ Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 1225 13th Street, West Linn	Assessor's Map No.: 31E02BD
	Tax Lot(s): 31E02BD02801
	Total Land Area: 20,435 SF

Brief Description of Proposal:

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

Applicant Name*: Clement Walsh Address: 1225 13th Street City State Zip: West Linn	Phone: Email: 503 726 6760 clementwalsh@yahoo.com
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Owner Name (required): Clement Walsh and Laura Scott Address: 1225 13th Street City State Zip: West Linn	Phone: Email: 503 726 6760 clementwalsh@yahoo.com
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Consultant Name: Address: City State Zip:	Phone: Email:
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- Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs.**
- All information provided with the application is considered a public record and subject to disclosure.
- The owner/applicant or their representative should attend all public hearings related to the application.
- A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
- Submit this form, application narrative, and all supporting documents as a single PDF through the web page: <https://westlinnoregon.gov/planning/submit-land-use-application>.

The undersigned property owner authorizes the application and grants city staff the right of entry onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

 Clement Walsh (Dec 6, 2025 14:38:19 PST) Applicant's signature	06/12/25 Date	 Laura Scott (Dec 6, 2025 14:40:02 PST)  Clement Walsh (Dec 6, 2025 14:38:19 PST) Owner's signature (required)	06/12/25 06/12/25 Date
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City Of West Linn
Planning Department
22500 Salamo Rd. #900
West Linn, OR 97068

December 6, 2025

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 Residential
Zoning: R10 Residential
Zoning Overlays: Willamette Historic District (Local Designation) & Willamette Historic District (National Register)

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. It is a unique structure with a storied history. Initially built in 1905, the barn was mistakenly slated for demolition in the early 1990's after sustaining damage. The plan was to repurpose some of the wood, and so the top of the structure was sawn off, including the roof and cupola. Demolition was halted once the error was realized, but by then the structure was no longer functional in its original form. It was eventually moved piece by piece to its current location and rebuilt, with many community members taking part in the barn raising. The barn has since undergone modifications, including the addition of windows and artwork, that have altered its historical authenticity but allowed it to remain standing and visible within the community. New materials include the roof, the windows, and the concrete footings. 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 a single-unit dwelling that incorporates an accessible living space for our elderly mother, allowing her to age in place. Inspired by the barn's original period style, our design balances historic consistency with necessary modern updates for safety and code compliance.

Proposed changes are as follows, indicated by building area:

- North: The barn addition will extend the barn by 9'5" to the west. Adding four new windows on the main floor level and enlarging the existing window on the second floor to allow egress, access, and consistent size and light.
- South: Adding a covered patio space on the south side, lower level with two patio doors to mimic the existing barn door style, and adding two windows (one second floor and one main level) on the west extension end of the barn to allow egress, access, and consistent size and light. Adding one folly window with the name of the barn on it ("Britton Barn") on the second floor to maintain consistency of windows along the second floor and to allow egress, access, and consistent size and light.
- East: Adding a covered entrance to the front door with a new front door to mimic the existing barn door on the main level and enlarging the existing window to allow egress, access, and consistent size and light.
- West: Extending the length of the barn by 9 feet, 5 inches to allow for an interior main-level back bedroom or mudroom, and to maximize the allowable building space with interior stairs to the second-floor loft. This will be completed in a way that maintains the current shape, scale, and architectural look of the building—enlarging the existing window to allow egress, access, and consistent size and light.

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
Clement Walsh (Dec 6, 2025 14:38:19 PST)

Laura Scott

Laura Scott
Laura Scott (Dec 6, 2025 14:40:02 PST)

COMPLIANCE WITH APPROVAL CRITERIA

CHAPTER 11: RESIDENTIAL R-10

11.030 Permitted Uses

Applicant Response: The current lot has a single existing single-family detached home. The proposed Accessory Dwelling Unit is a permitted use.

CHAPTER 25: 25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resource eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC 25.080.

25.060.A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

- 1. Retention of original exterior construction and overall structural integrity. The original exterior construction and structural integrity shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, windows and doors including their related functional and decorative features, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.*

Applicant Response: We will maintain the original exterior construction and structural integrity to the greatest extent practicable. Due to modern building standards for insulation, emergency egress, and utilities, some exterior aspects may be modified. Any modifications will be addressed in the relevant code section written below.

- 2. Retention of exterior historic material. Removal or alteration of historic exterior materials and features shall be avoided during the construction of new additions or alterations. Deteriorated materials and architectural features shall be repaired rather than replaced, unless the material is beyond repair. In the event replacement of an existing feature is necessary, new materials shall match those of the original building in terms of composition, design, color, texture, and other visual features.*

Applicant Response: We will avoid removing or altering historic exterior materials whenever possible. Deteriorated materials will be repaired rather than replaced. Any replacements will match the existing board-and-batten siding.

3. *Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.*

Applicant Response: The barn currently exhibits a mix of historical and non-historical elements due to past modifications, such as the 1993 window additions and the inclusion of non-historic artwork. These alterations have already created a blend of different time periods, affecting the barn's original historical record. Given this context, our proposed modifications will incorporate modern components inspired by the barn's original construction, while ensuring the structure meets current residential building codes.

4. *Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.*

Applicant Response: The barn has undergone various modifications over time, including the addition of windows in 1993. We propose that these window modifications lack historical significance. Therefore, we believe it is appropriate to move forward with modern window designs that improve energy efficiency and meet current building codes, rather than replicating the style of these later windows. This approach ensures that our updates respect the barn's historical character while addressing contemporary needs and standards.

5. *Differentiate old from new. Alterations, additions, and related new construction shall be differentiated from the original buildings to avoid creating a false sense of history, and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property. Additions and alterations shall be done in accordance with the Secretary of the Interior's Standards for new exterior additions to historic buildings.*

Applicant Response:

Because the barn is not historically true to its original form, we propose that our addition extend the current shape and footprint of the building. This means extending at the same width to keep the current barn's shape and scale.

6. *Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.*

Applicant Response:

Once completed, this addition would, in fact, not be reversible. It's important to note that the barn has to be deconstructed and rebuilt essentially, so the new addition will inevitably become part of the existing structure.

7. *Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.*

Applicant Response:

A subordinate addition would detract from the overall shape and scale of the current structure, particularly given that it is one long rectangular barn.

8. *Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.*

Applicant Response: All existing or historic building heights and roof pitch will be maintained.

9. *Roof Materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.*

Applicant Response: Replacement roof materials will match the material and character of the existing roof shingles.

10. *Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding must be with building materials consistent with the original construction.*

Applicant Response: The finish materials of the exterior walls and siding will be replaced as necessary, matching the existing board and batten siding.

11. *New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Applicant Response: The finish materials of the exterior walls and siding will be replaced as necessary, matching the existing board and batten siding.

12. *Gutters and Downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, half-round or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Applicant Response: The project will comply with the requirements for gutters and downspouts.

13. New Windows . New windows shall be located on rear or secondary facades, unless required for a new use. New windows shall match the appearance and size of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with the original historic appearance and material, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. Replacement of existing windows shall meet standards for window replacement.

Applicant Response: All existing windows will be replaced due to their size and condition. Since the existing windows were added in 1993 and are not historically significant, the new windows will not replicate historic features. However, they will maintain the barn's character with a traditional four-pane muntin pattern.

14. Storm Windows. Storm windows shall be made of painted wood, a material with a baked enamel finish, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

Applicant Response: Not applicable.

15. Window Replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color, method of operation and related features, such as shutters.

Applicant Response: The current window sizes do not meet modern building code standards for egress, and safety is a primary concern. To comply with egress requirements, the replacement windows will be resized and modernized. Since the existing windows were added in 1993 and are not historically significant to the barn, the new windows will not be designed to replicate any historic features. However, they will maintain the barn's character with a traditional four-pane muntin pattern.

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

Applicant Response: Doors will be fiberglass clad and complement the style of the building.

17. Porches Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and*
- b. Maintain the height, detail, and spacing of the original balustrade.*

Applicant Response:

We request to add a small porch to the front entrance of the barn to allow for easier access and to be in keeping with historic homes in the neighborhood.

18. Decks. Decks shall be located in the rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

Applicant Response: Not Applicable.

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or*
- b. It is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).*

Applicant Response: The foundation will be reconstructed based on the recommendations of a structural engineer to support the weight of the fully renovated building. The existing footers, installed during the barn's relocation in 1993, are not historically significant and therefore do not require preservation.

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

Applicant Response: Existing light fixtures will be refurbished if possible. Any new light fixtures will complement the building's style.

25.060.B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:

1. All accessory structures.

a. Location.

- 1). Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);*
- 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;*
- 3) Detached accessory structures shall be in the rear yard; and*
- 4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.*

Applicant Response: Not applicable. The barn is an existing structure that complies with all location requirements outlined in the code.

b. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.

Applicant Response: Not applicable, no change in height.

2. Conversion and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

- a. The structure is located behind the house's front building line;*
- b. A structure in the front yard cannot be converted to a heated accessory structure;*
- c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two-story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and*
- d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013; Ord. 1735 § 3 (Exh. B), 2022)*

Applicant Response: The structure is located behind the house's front building line, meeting the location requirements for conversions. It is not in the front yard. No additional stories are being added.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

A. Standards for alterations and additions.

- 1. Compatibility with nearby context. Alterations and additions shall be:*
 - a. Similar in scale and mass to adjacent properties, and constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.*

Applicant Response: The proposed addition is designed to match the scale and mass of nearby properties. Window placement and landscaping will be carefully planned to maintain privacy for adjacent properties while blending smoothly with the surrounding area.

- 2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.*

Applicant Response. All applicable standards of this chapter are met.

3. *Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.*

Applicant Response. Building meets standards, not applicable.

B. Standards for new construction. The standards in this section apply only to new construction, including new accessory structures, in a historic district. The standards for new construction do not apply to alterations and additions to existing structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC 25.020).

Applicant Response. Not applicable.

C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

Applicant Response. Proposed changes are changes to the exterior of an existing structure. Standards related to building setbacks, orientation, layout and massing do not apply.

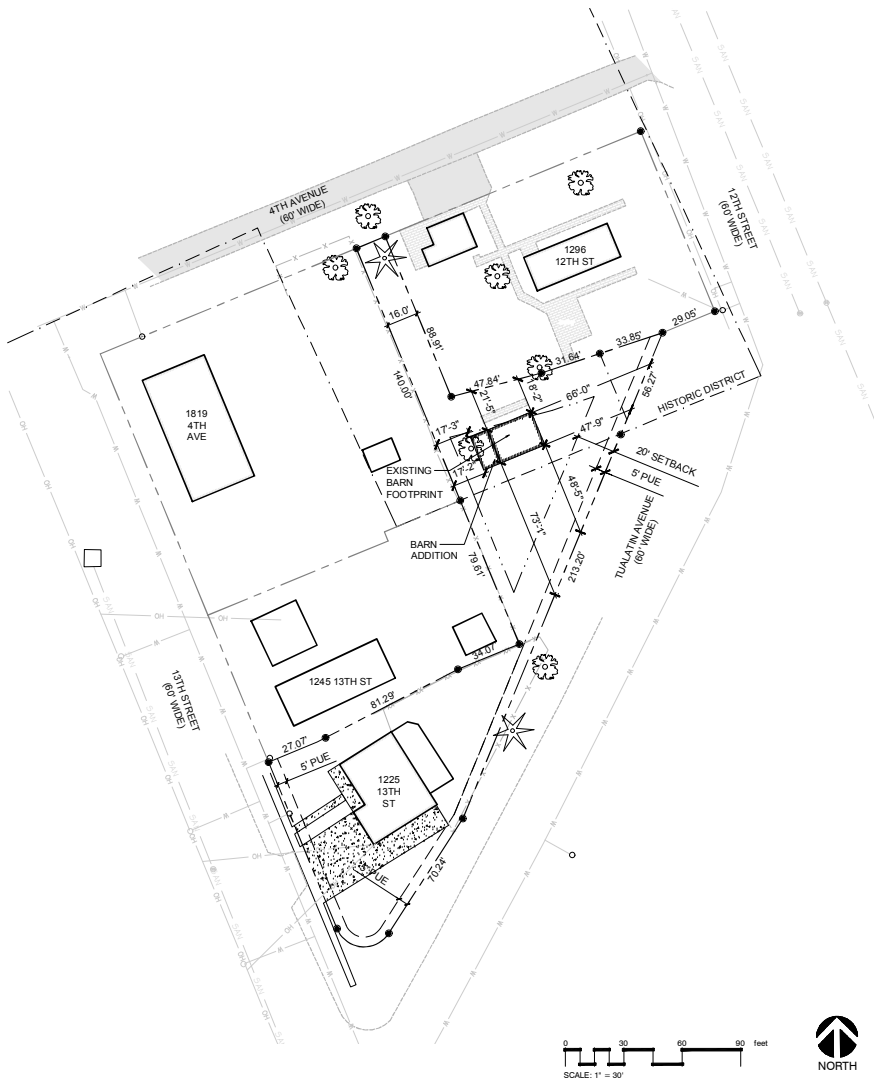
CHAPTER 34: 34.030 ACCESSORY DWELLING UNITS (ADUs)

A. One accessory dwelling unit (ADU), either attached or detached, may be allowed in conjunction with an existing primary single-family detached dwelling (excluding duplexes, triplexes and quadplexes) by conversion of existing space inside the primary dwelling; by means of an addition to an existing dwelling; by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met:

1. *Public services can serve both dwelling units.*
2. *The maximum size of an ADU shall be:*
 - a. *One thousand square feet when attached to the primary dwelling.*
 - b. *One thousand square feet or 75 percent of gross square footage of the primary dwelling, whichever is less, when contained in a detached accessory structure.*
3. *The ADU is in conformance with the setback and lot coverage requirements of the underlying zone.*

4. *The maximum height of a detached ADU shall be the greater of:*
 - a. *The height of the primary structure; or*
 - b. *Twenty-six feet. (Ord. 1463, 2000; Ord. 1742 § 1 (Exh. A), 2023)*

Applicant Response: The detached ADU will be approximately 924.4 sq ft and less than 26 feet in height.



SITE PLAN

SITE INFORMATION:

TAX LOT NO.: 31E028002801
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: 25'
GROSS SQUARE FOOTAGE OF EXISTING BARN: 896 SF
LOT COVERAGE (HOUSE + BARN): 13%
PROPOSED SQUARE FOOTAGE OF ADU: 924.4 SF

VICINITY MAP



LEGEND

---	PARCEL PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	VIEW EASEMENT
---	WILLAMETTE HISTORIC DISTRICT
---	PUBLIC UTILITY EASEMENT (PUE)
OH OH	OVERHEAD ELECTRICAL
SAN SAN	SANITARY SEWER SERVICE LINE
W W	WATER LINE (MAIN AND LATERAL)
X X X	EXISTING FENCE
Tree Symbol	EXISTING TREES

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-Shenwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

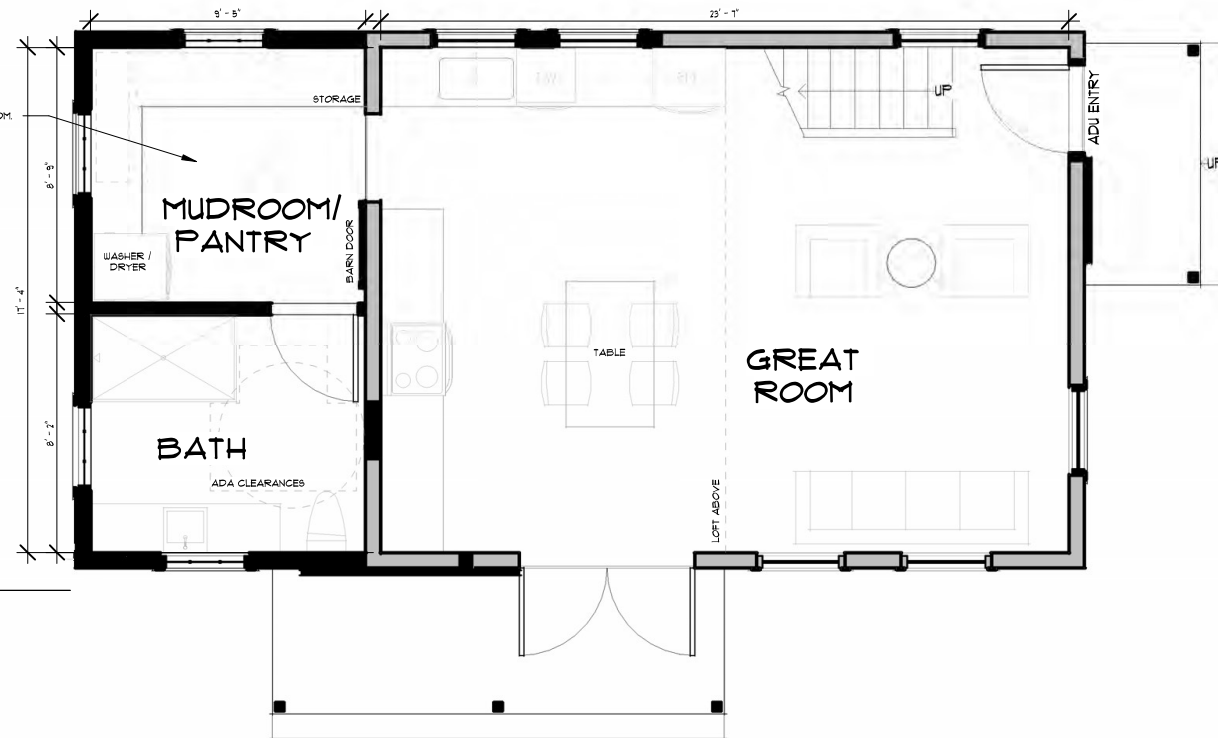
Project no.: 2023-002
Drawn by: Clement Walsh
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: October 28, 2025
Sheet no.: 1 of 1

SITE PLAN

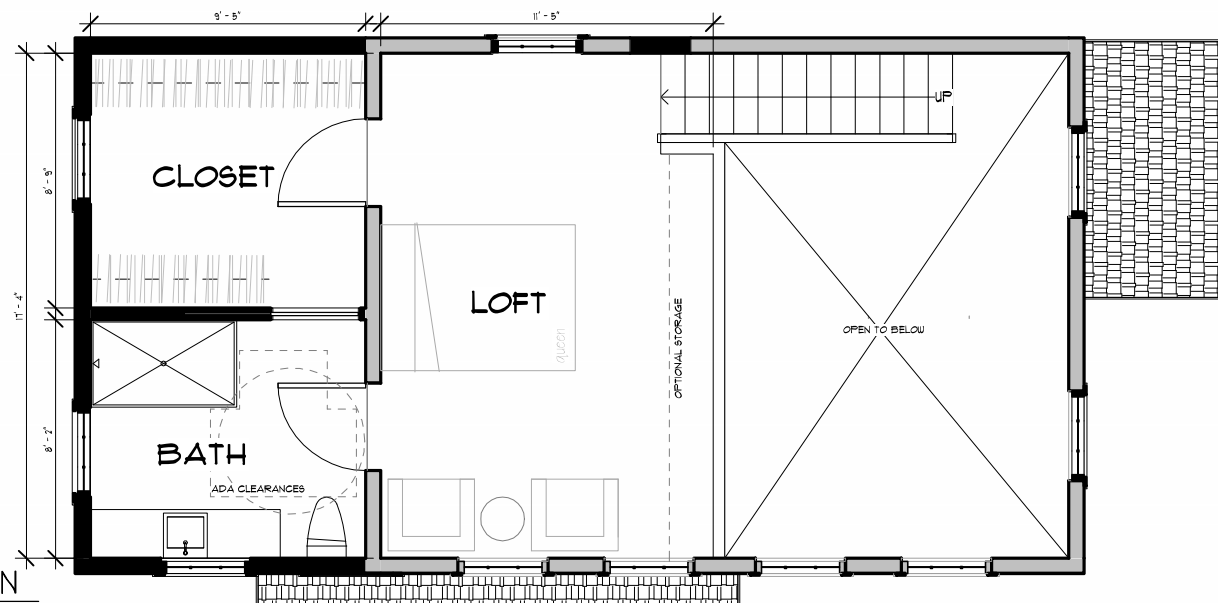
Drawing:
S100

ROOM FOR A FULL SIZE BED. COULD BE
CONVERTED TO SMALL GROUND FLOOR BEDROOM.

① MAIN FLOOR PLAN
1/4" = 1'-0"



② SECOND FLOOR PLAN
1/4" = 1'-0"



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5950 SE 141ST AVE
PORTLAND, OR 97226
503.875.9837
MOLLYRESEARCHDESIGN

PROJECT NO.
2503

**BRITTON BARN
CONVERSION**
1225 13TH STREET, WEST LINN, OR 97068

DATE:
08/23/25

DRAWN
BY: MM

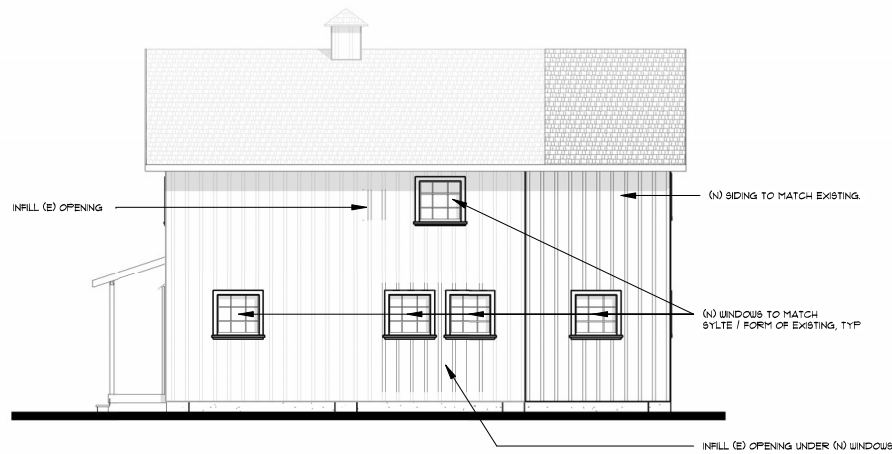
SHEET ISSUE:
SD

REVISIONS:

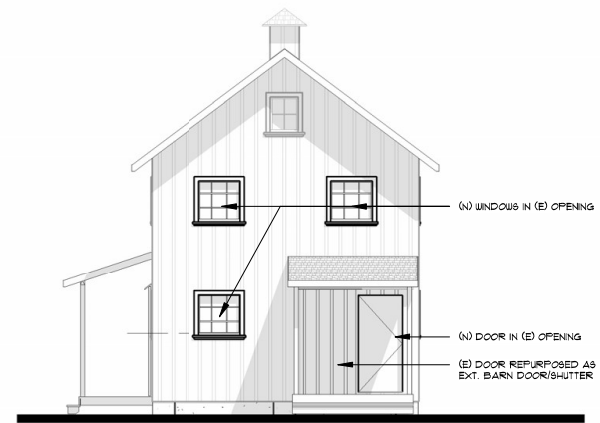
DWG#:
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DWG NAME:

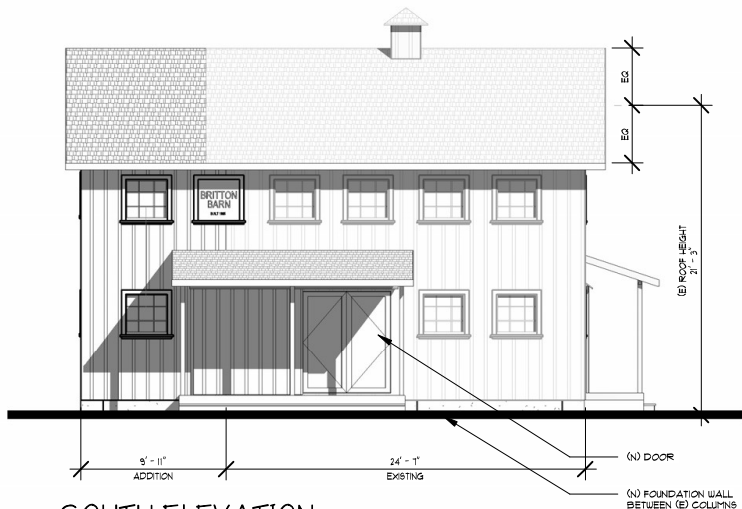
FLOOR PLANS



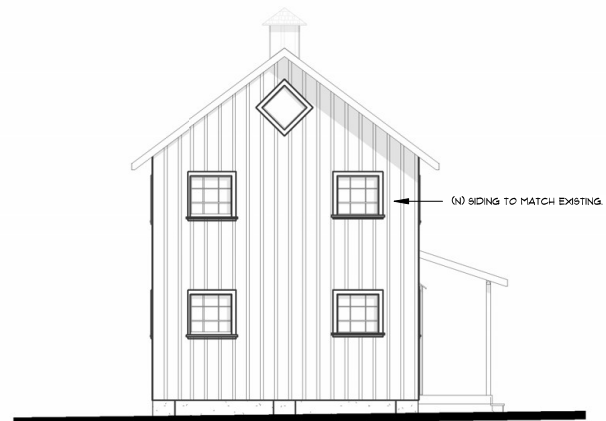
① NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"

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PROJECT NO.
2503

BRITTON BARN
CONVERSION
1225 13TH STREET, WEST LINN, OR 97068

DATE:
08/23/25

DRAWN
BY: MM

SHEET ISSUE:
8D

REVISIONS:

DWG#:
2

DWG NAME:

EXTERIOR
ELEVATIONS



① VIEW FROM SOUTH

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 PORTLAND, OR 97226
 503.875.8257
 MOLLYREARCH.DESIGN

PROJECT NO.
2503

**BRITTON BARN
 CONVERSION**
 1225 13TH STREET, WEST LINN, OR 97068

DATE: **08/23/25**

DRAWN BY: **MM**

SHEET ISSUE: **SD**

REVISIONS:

Description	Date

DWG#: **3**

DWG NAME:
**EXTERIOR
 IMAGE**



① VIEW FROM NORTH

r e a r c h . d e s i g n

5950 SE 141ST AVE
PORTLAND, OR 97226
503.875.9837
MOLLYRESEARCHDESIGN

PROJECT NO.
2503

**BRITTON BARN
CONVERSION**
1225 13TH STREET, WEST LINN, OR 97068

DATE: **08/23/25**

DRAWN
BY: **MM**

SHEET ISSUE: **SD**

REVISIONS:
Description Date

DWG#: **4**

DWG NAME:
**EXTERIOR
IMAGE**



① LOFT VIEW

r e a r c h . d e s i g n

5950 SE 141ST AVE
PORTLAND, OR 97226
503.875.9837
MOLLYRESEARCHDESIGN

PROJECT NO.
2503

**BRITTON BARN
CONVERSION**
1225 13TH STREET, WEST LINN, OR 97068

DATE: 08/23/25

DRAWN BY: MM

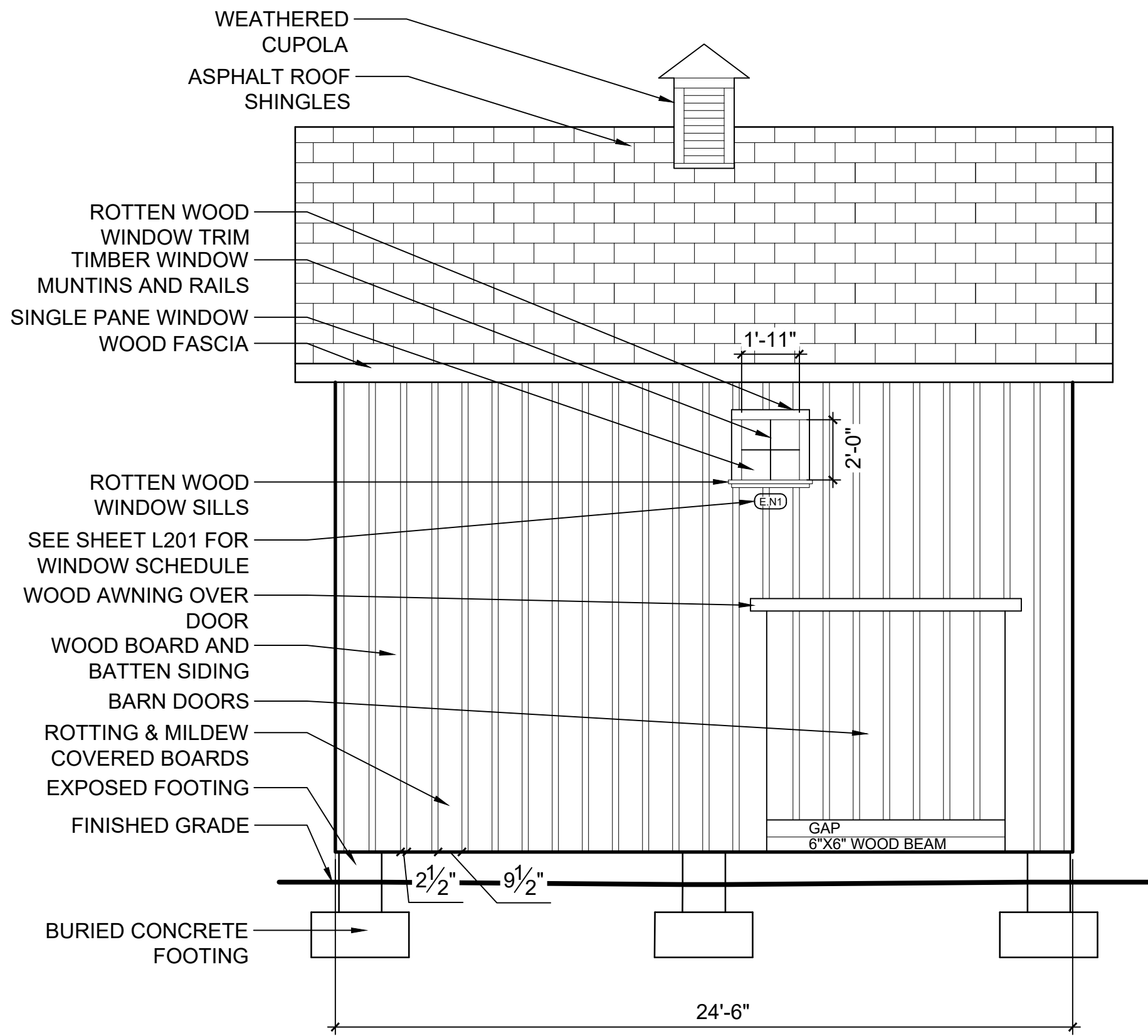
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REVISIONS:
Description Date

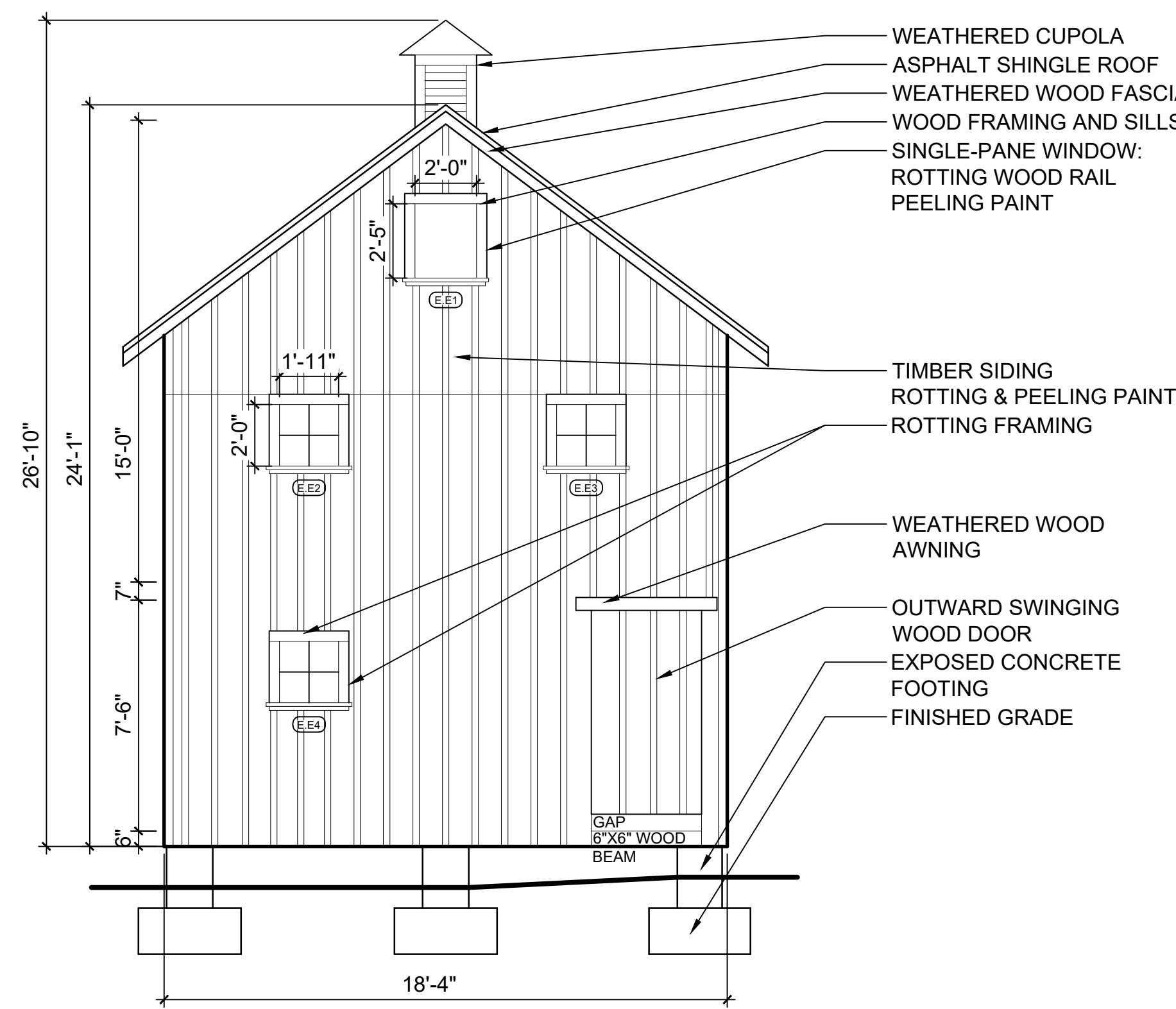
DWG#: 5

DWG NAME:

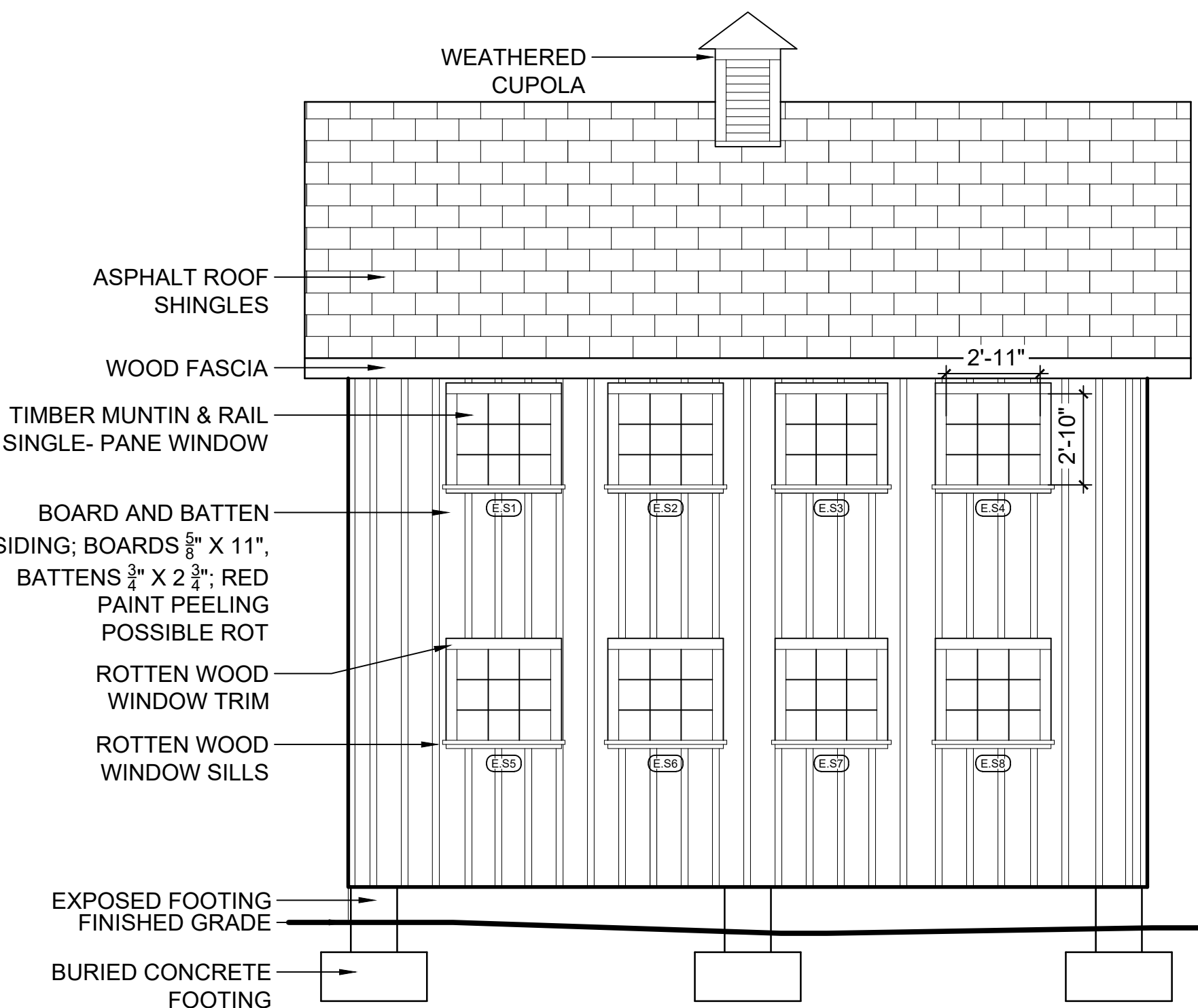
INTERIOR VIEW



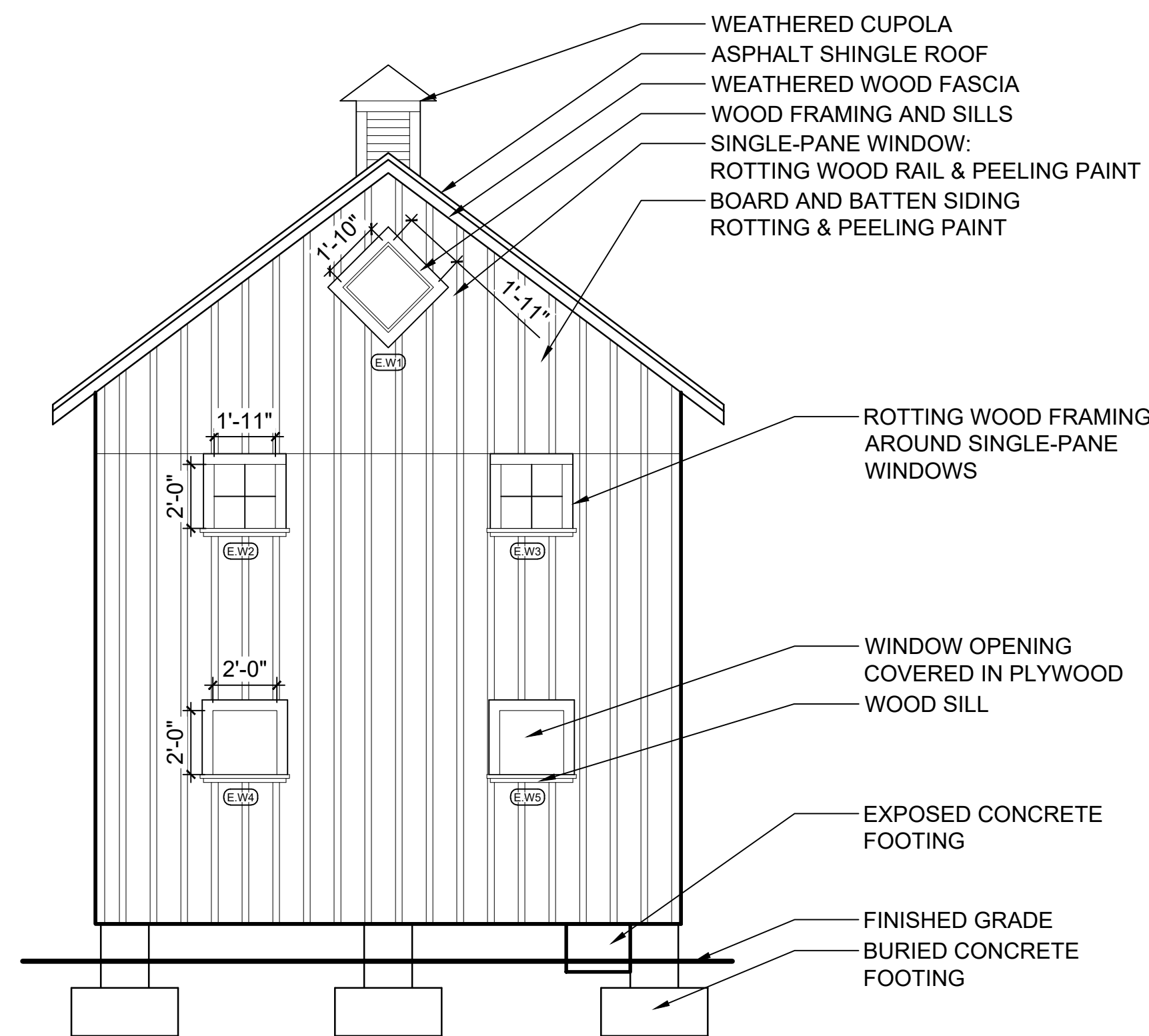
01 EXTERIOR ELEVATIONS: NORTH
SCALE: 1/4" = 1'-0"



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: OFFICE 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:	Rebecca Bagdigian
Checked by:	Clement Walsh
Sheet size:	24" x 36"
Scale:	Noted
Plot date:	February 4, 2026
Sheet no.	1 of 1

Sheet title: EXISTING
CONDITIONS:
EXTERIOR
ELEVATIONS &
PHOTOS

Drawing: E111

Revisions:

Project Information:

Project name:
OFFICE BARN

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

Issue Information:

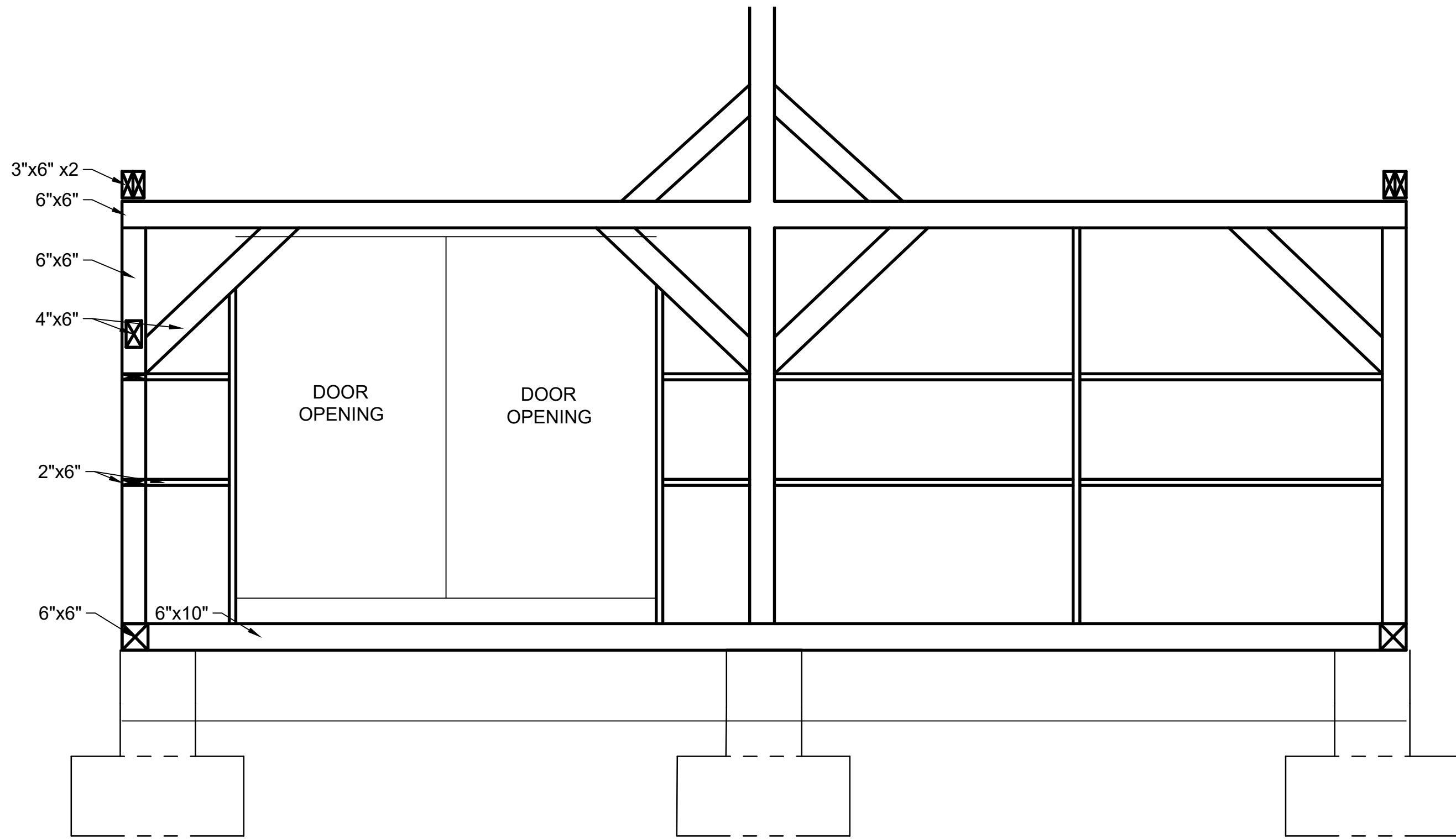
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no. 2023-002
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 4, 2026
Sheet no. 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
LOWER INTERIOR
ELEVATIONS**

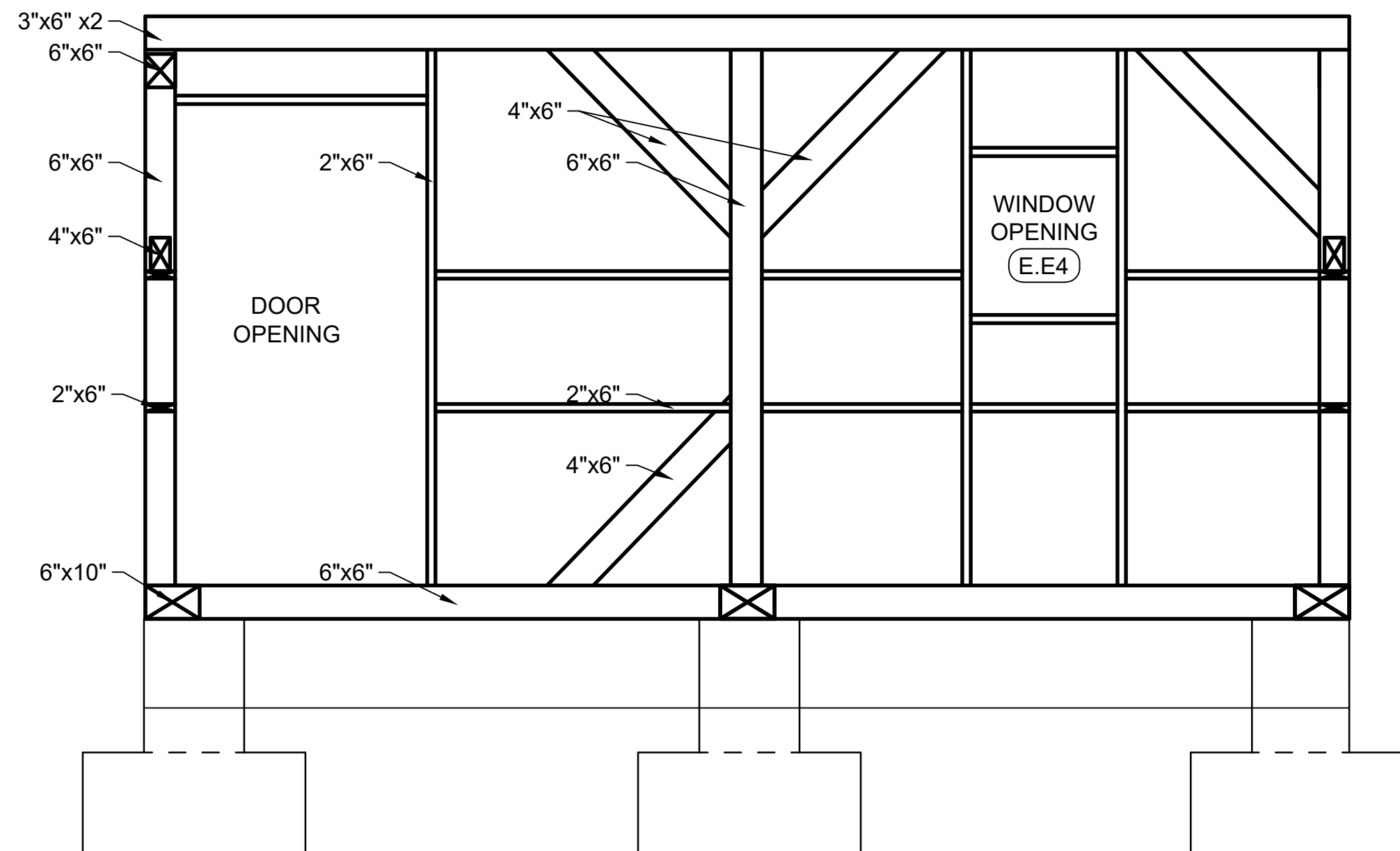
Drawing:

E112



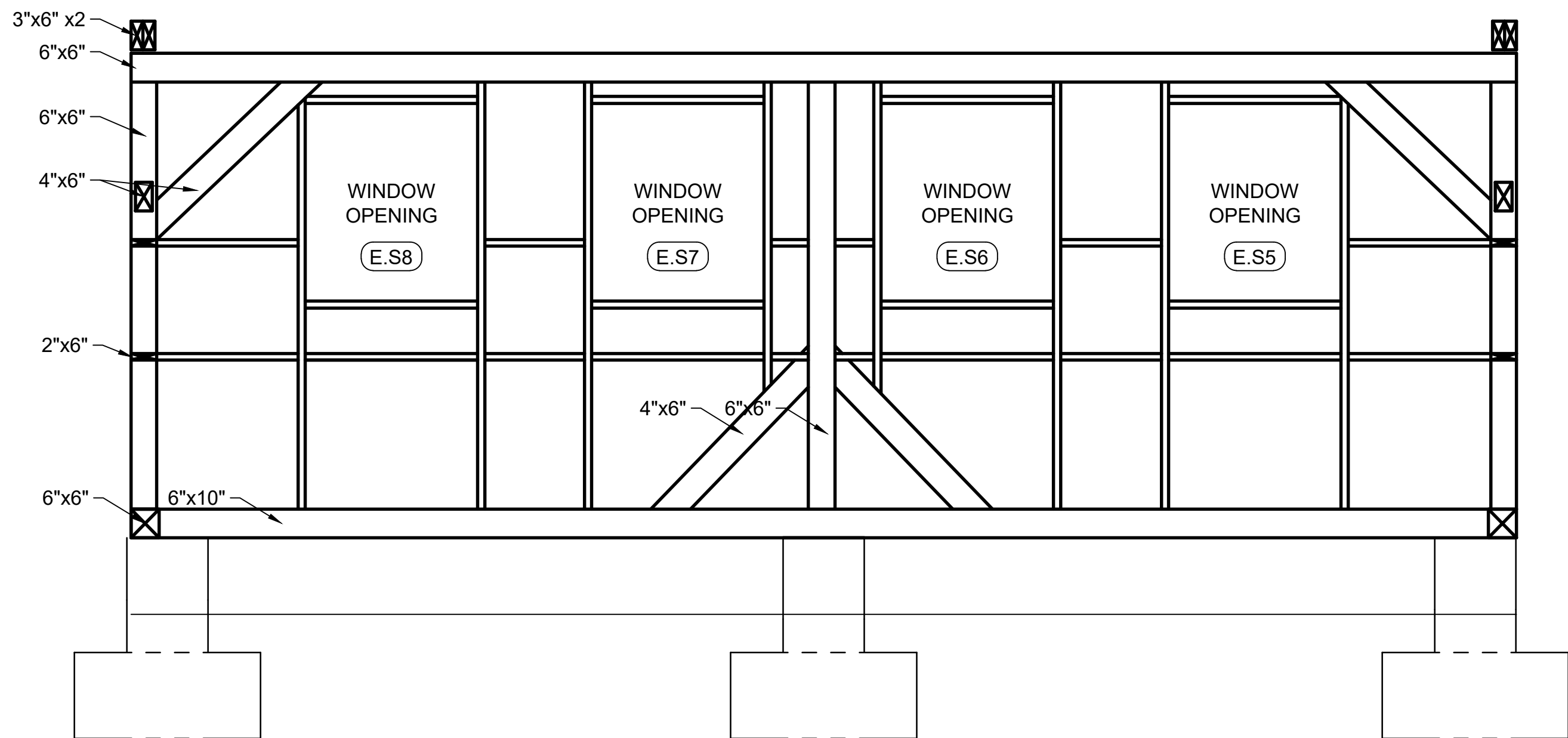
01 LOWER INTERIOR ELEVATIONS: NORTH

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



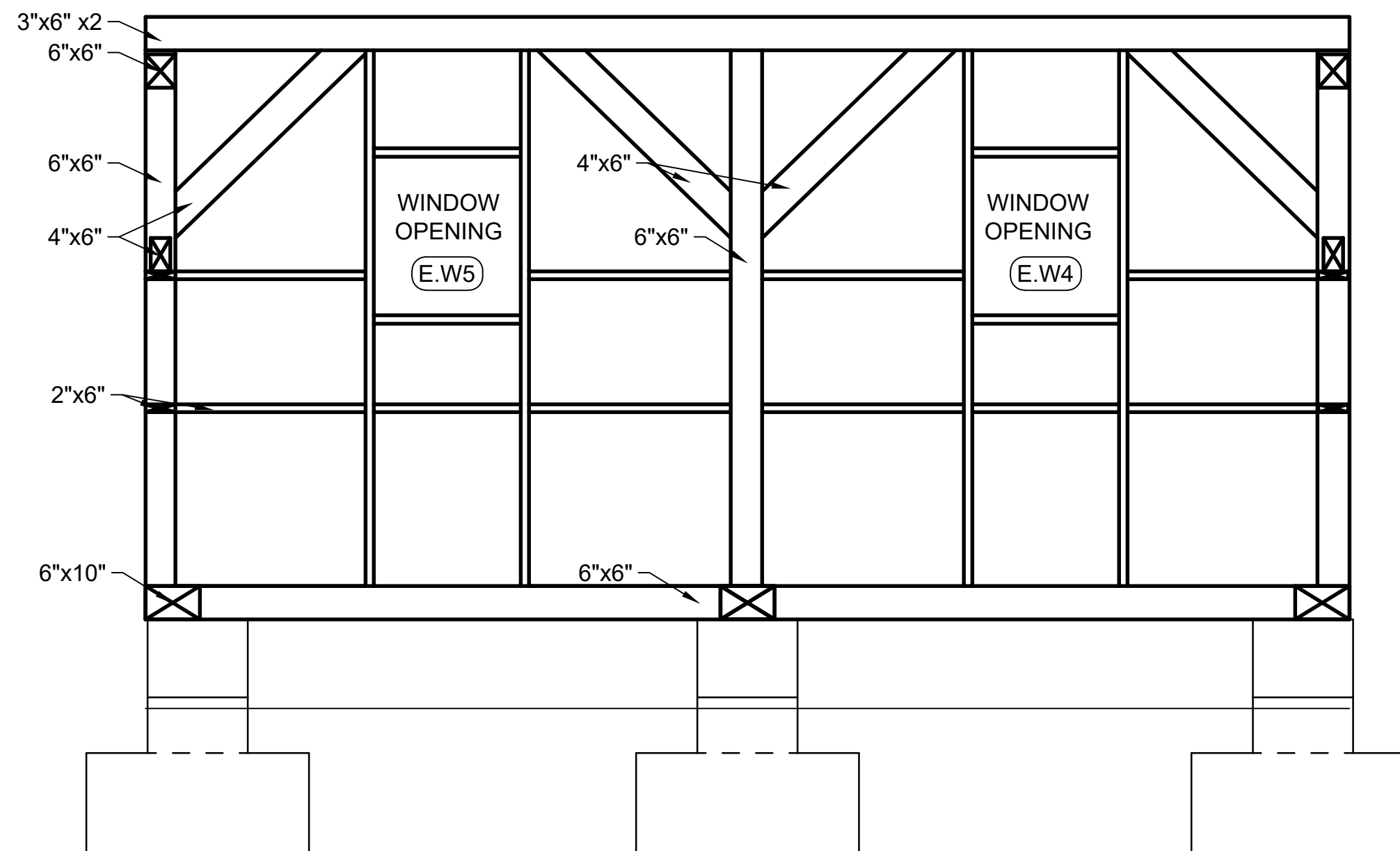
01 LOWER INTERIOR ELEVATIONS: EAST

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



01 LOWER INTERIOR ELEVATIONS: SOUTH

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



01 LOWER INTERIOR ELEVATIONS: WEST

0 2 4 6 feet
SCALE: 1/2" = 1'-0"

Revisions:

Project Information:

Project name:
OFFICE BARN

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

Issue Information:

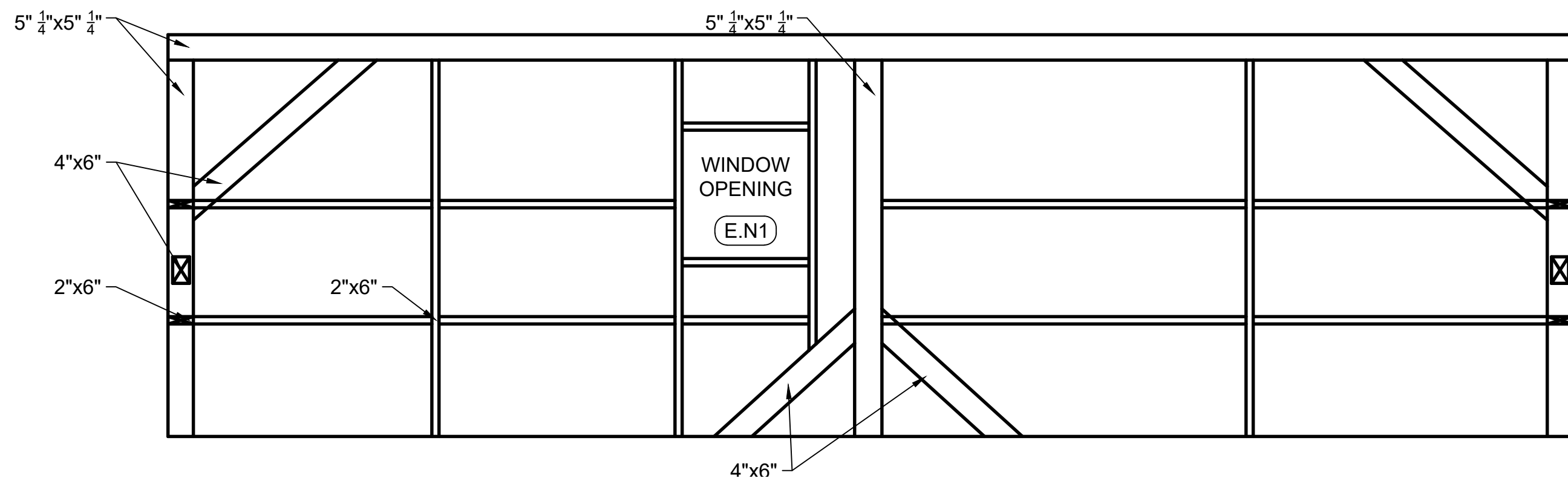
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no. 2023-002
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 4, 2026
Sheet no. 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
UPPER INTERIOR
ELEVATIONS**

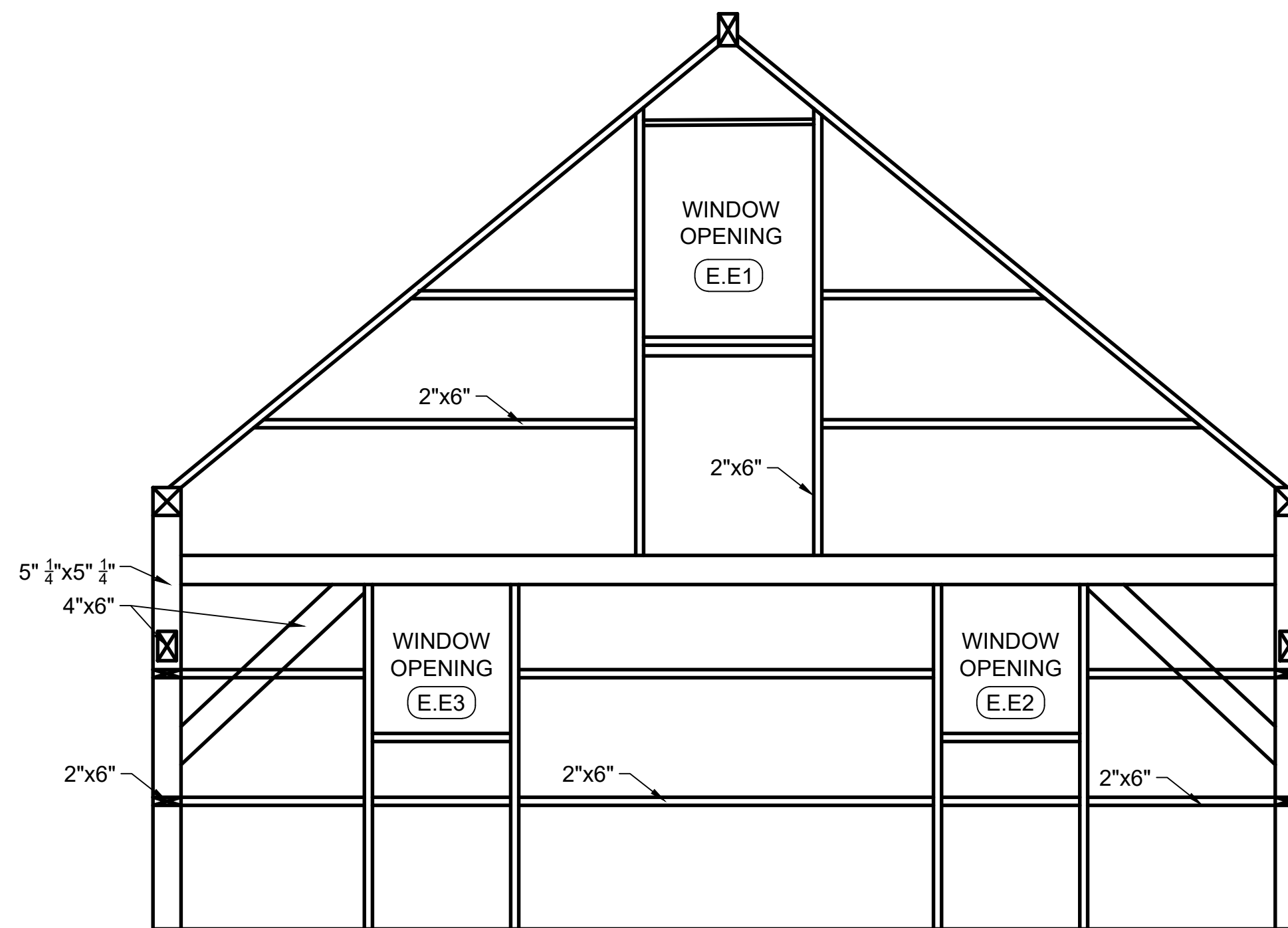
Drawing:

E113



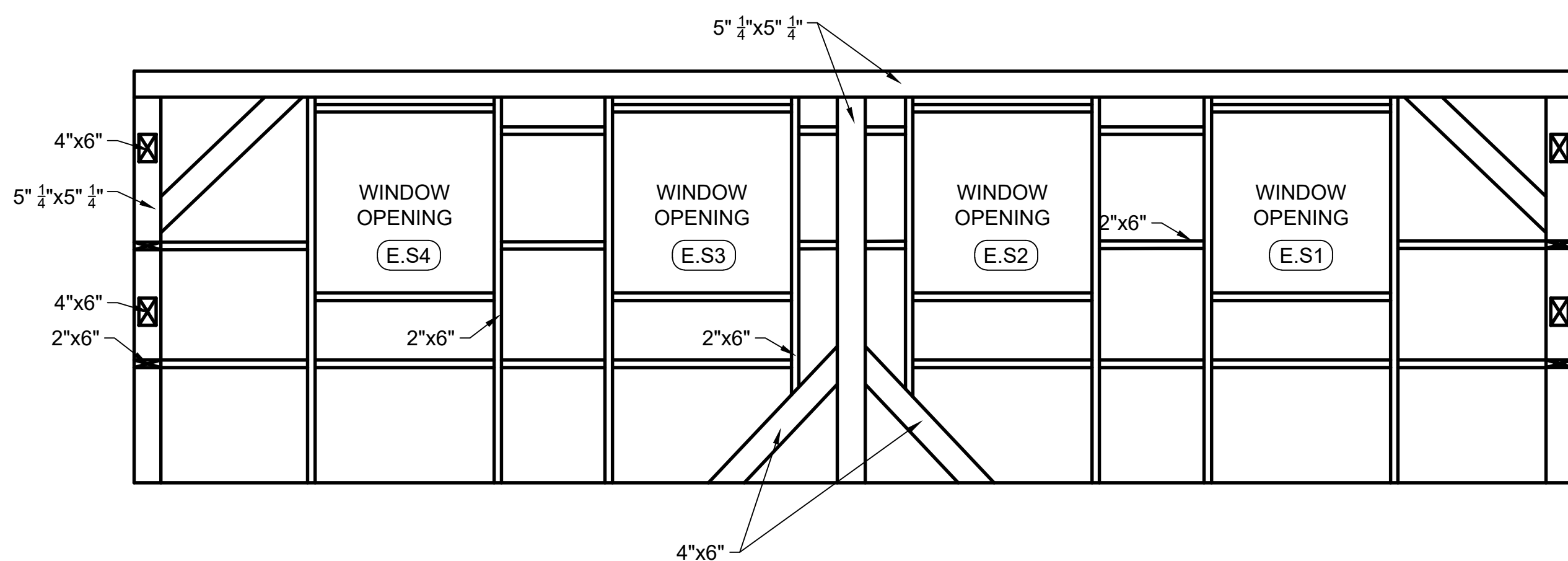
01 UPPER INTERIOR ELEVATIONS: NORTH

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



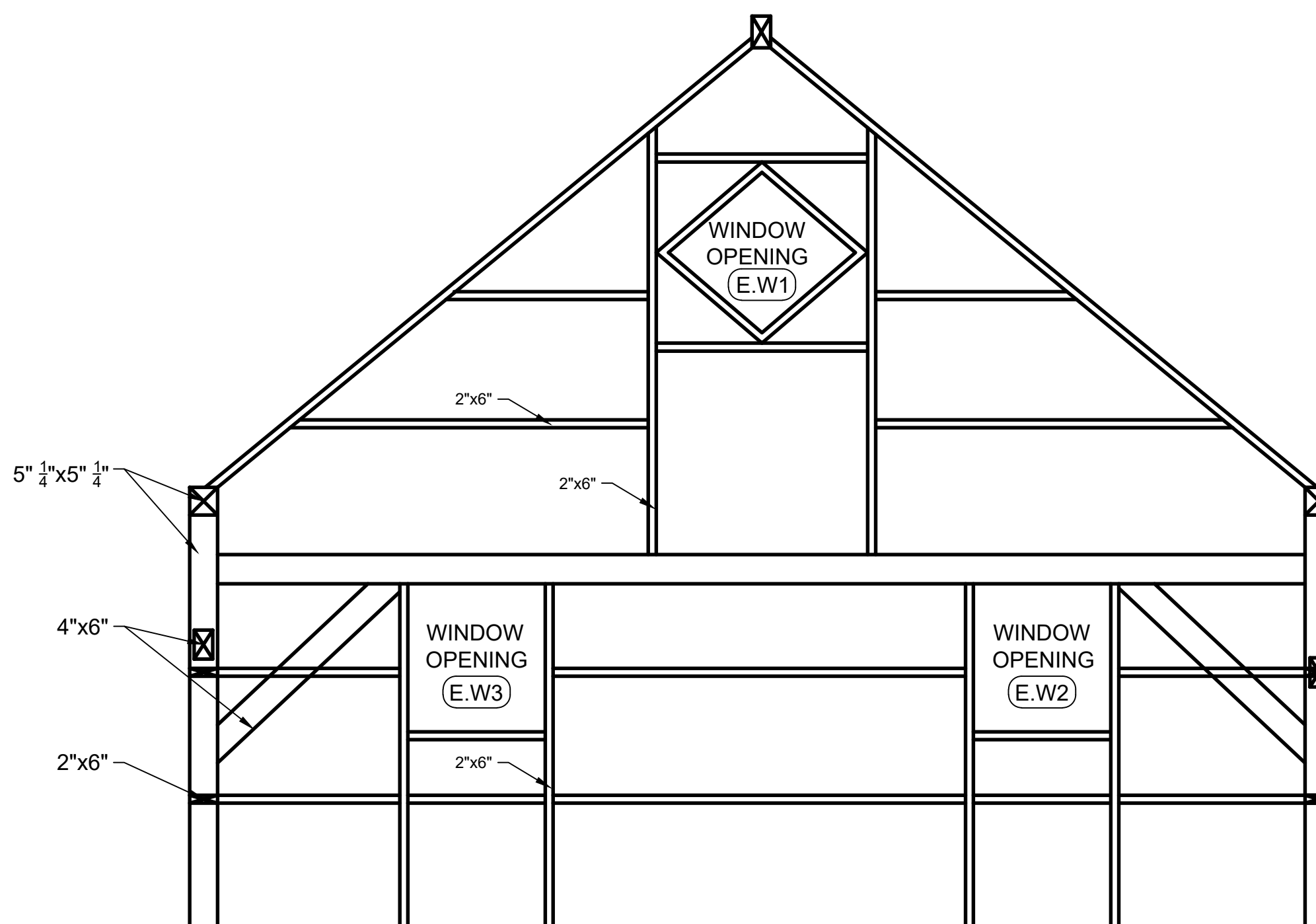
01 UPPER INTERIOR ELEVATIONS: EAST

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



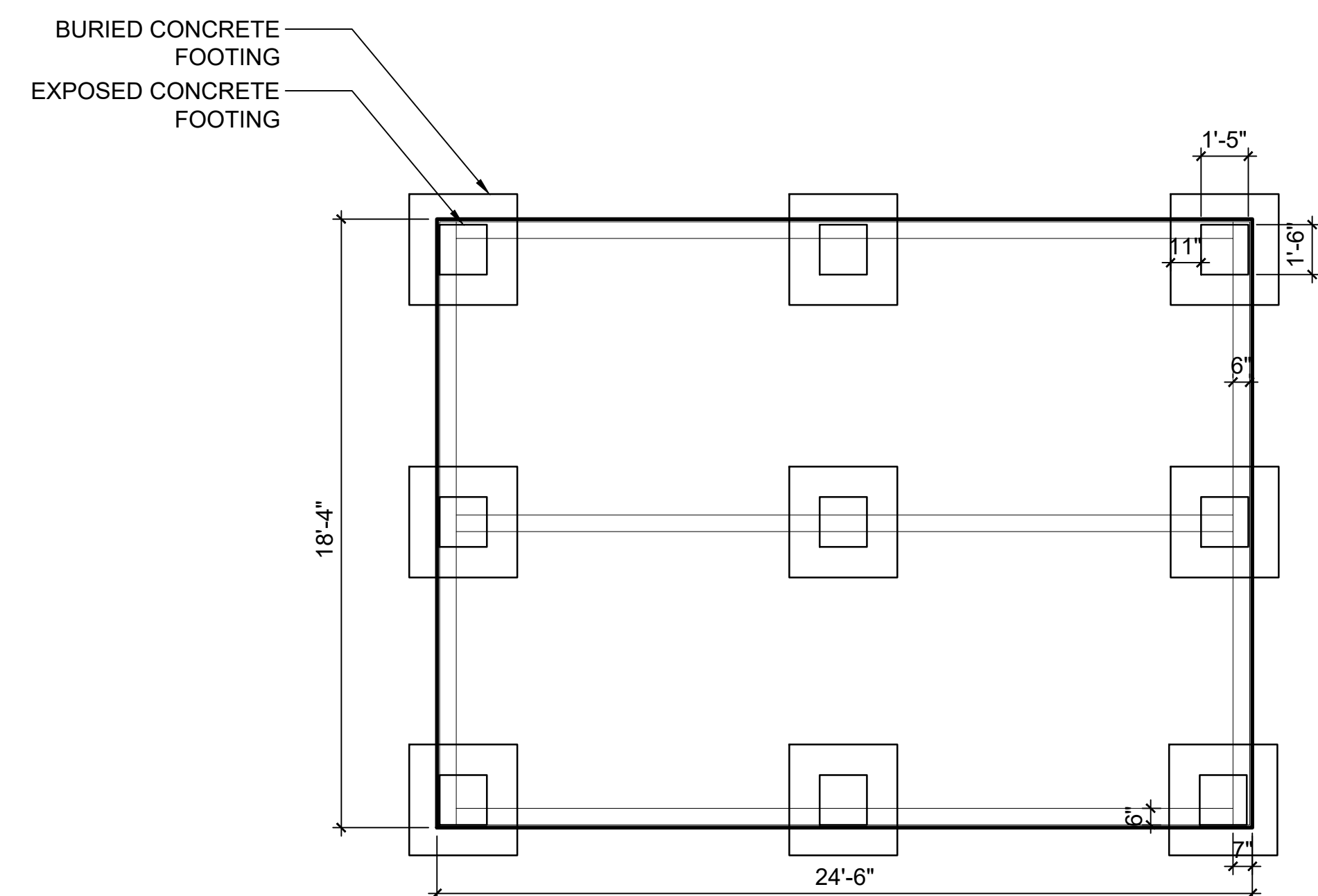
01 UPPER INTERIOR ELEVATIONS: SOUTH

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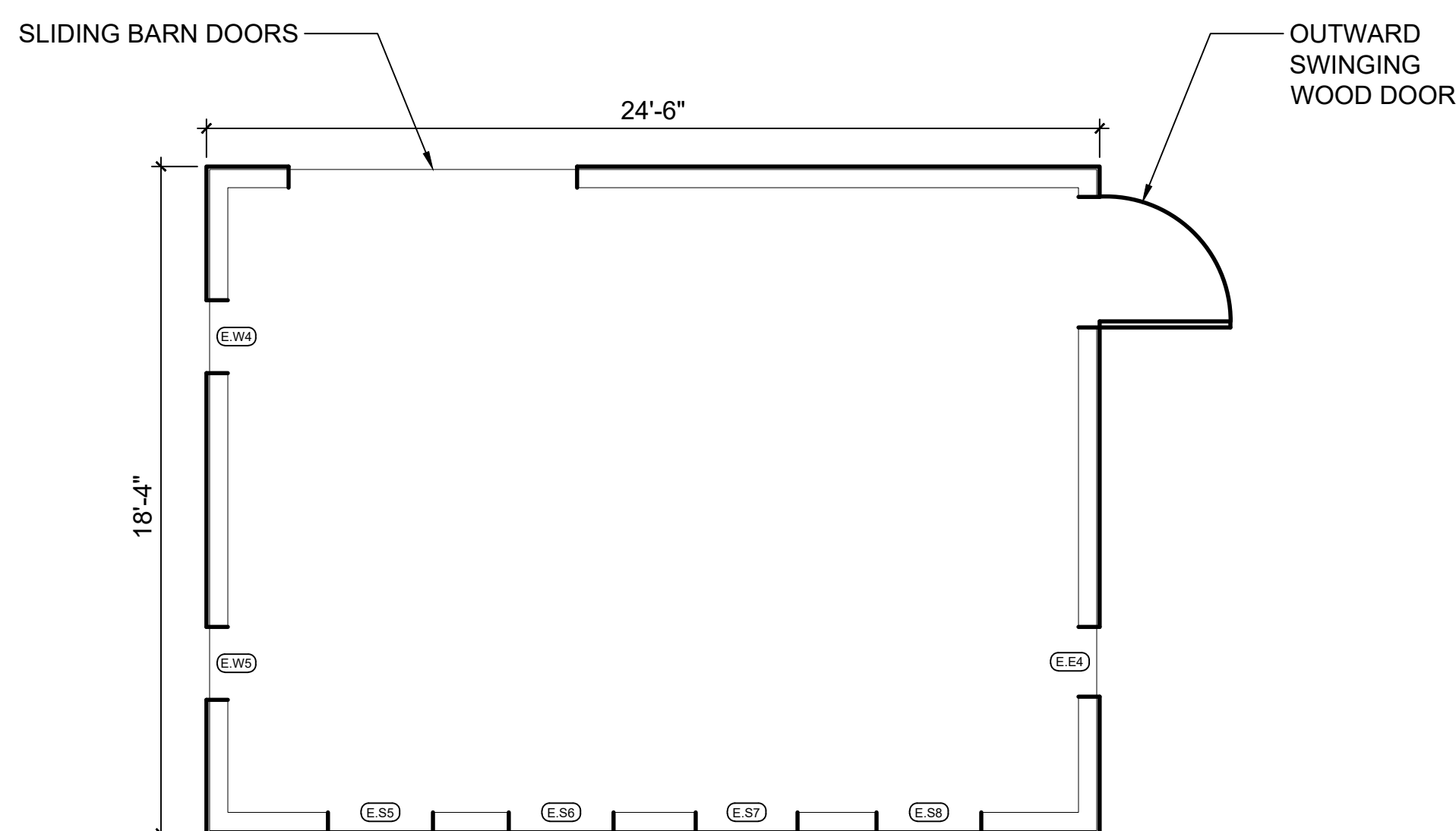
01 UPPER INTERIOR ELEVATIONS: WEST

0 2 4 6 feet
SCALE: 1/2" = 1'-0"



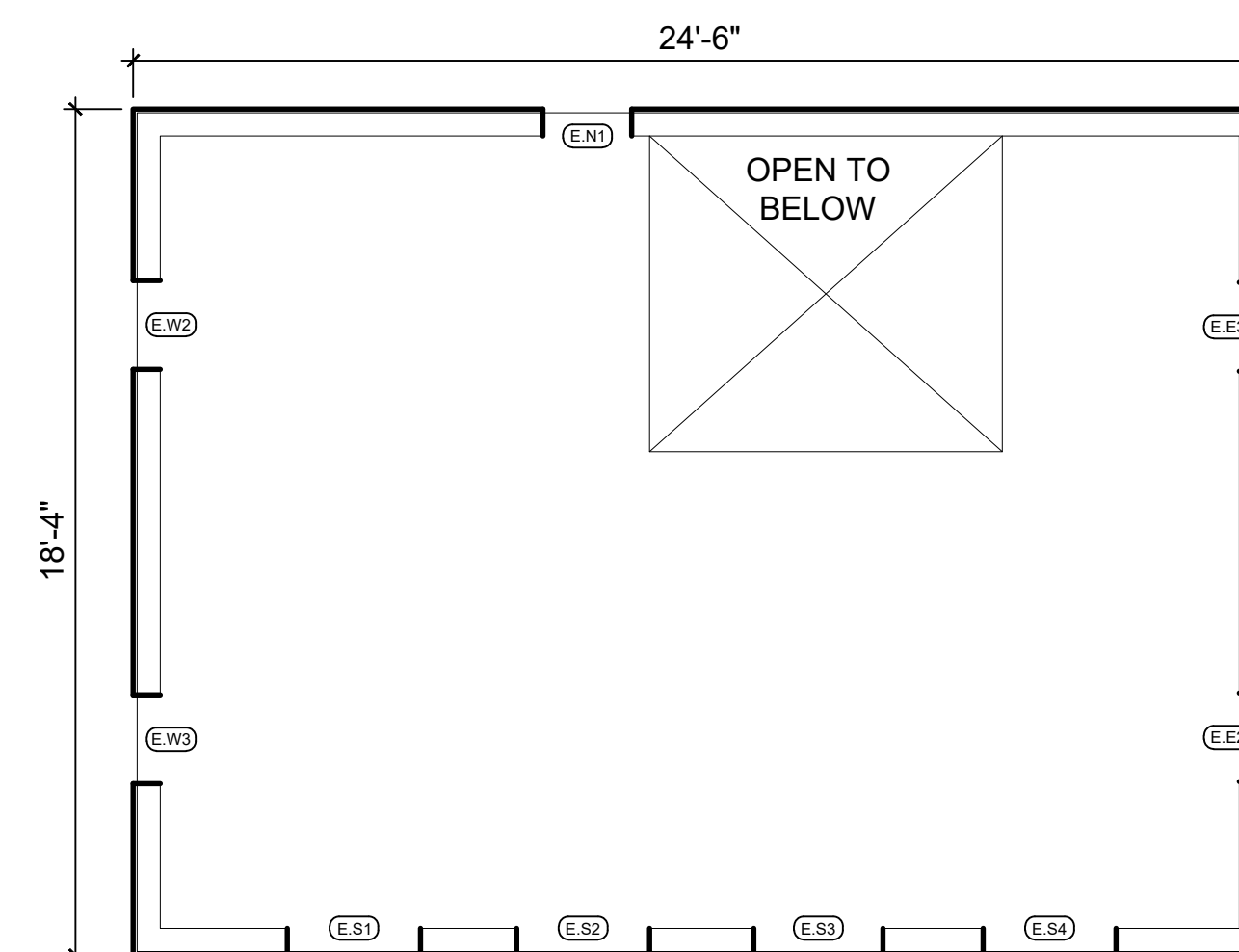
0 4 8 12 feet

SCALE: $\frac{1}{4}" = 1'-0"$



0 4 8 12 feet

SCALE: $\frac{1}{4}'' = 1'-0''$



SCALE: $\frac{1}{4}" = 1'-0"$



Window Schedule - Existing							
Window Number	Width	Height	Glass Type	Frame Material	Style	Color	Comments
North Elevation (N)							
E.N1	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be removed; opening to be infilled
East Elevation (E)							
E.E1	2'-0"	2'-5"	Single Pane	Wood	Fixed	White	To be replaced
E.E2	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.E3	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.E4	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
South Elevation (S)							
E.S1	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S2	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S3	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S4	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S5	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be removed
E.S6	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be removed
E.S7	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S8	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
West Elevation (W)							
E.W1	1'-10"	1'-10"	Single Pane	Wood	Fixed	White	To be replaced
E.W2	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W3	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W4	2'-0"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W5	2'-0"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
Notes: 1. Window naming: Existing (E), Proposed (P), elevation direction (N, E, S, W), and window number (1, 2, etc.)							

E114

Revisions:

Project Information:

Project name:
OFFICE BARN

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

Issue Information:

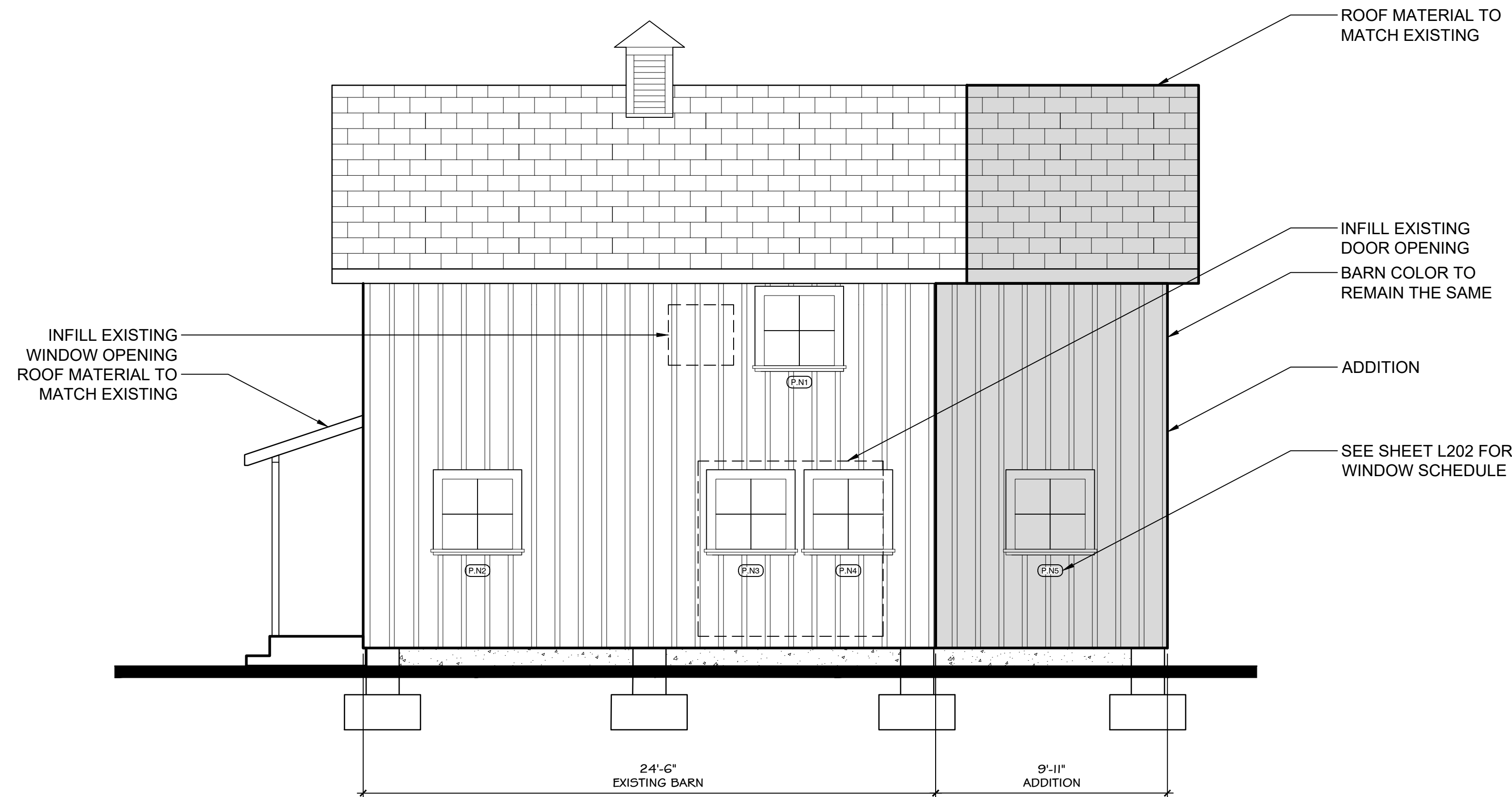
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no.: 2023-002
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 12, 2026
Sheet no.: 1 of 1

PROPOSED
ELEVATIONS

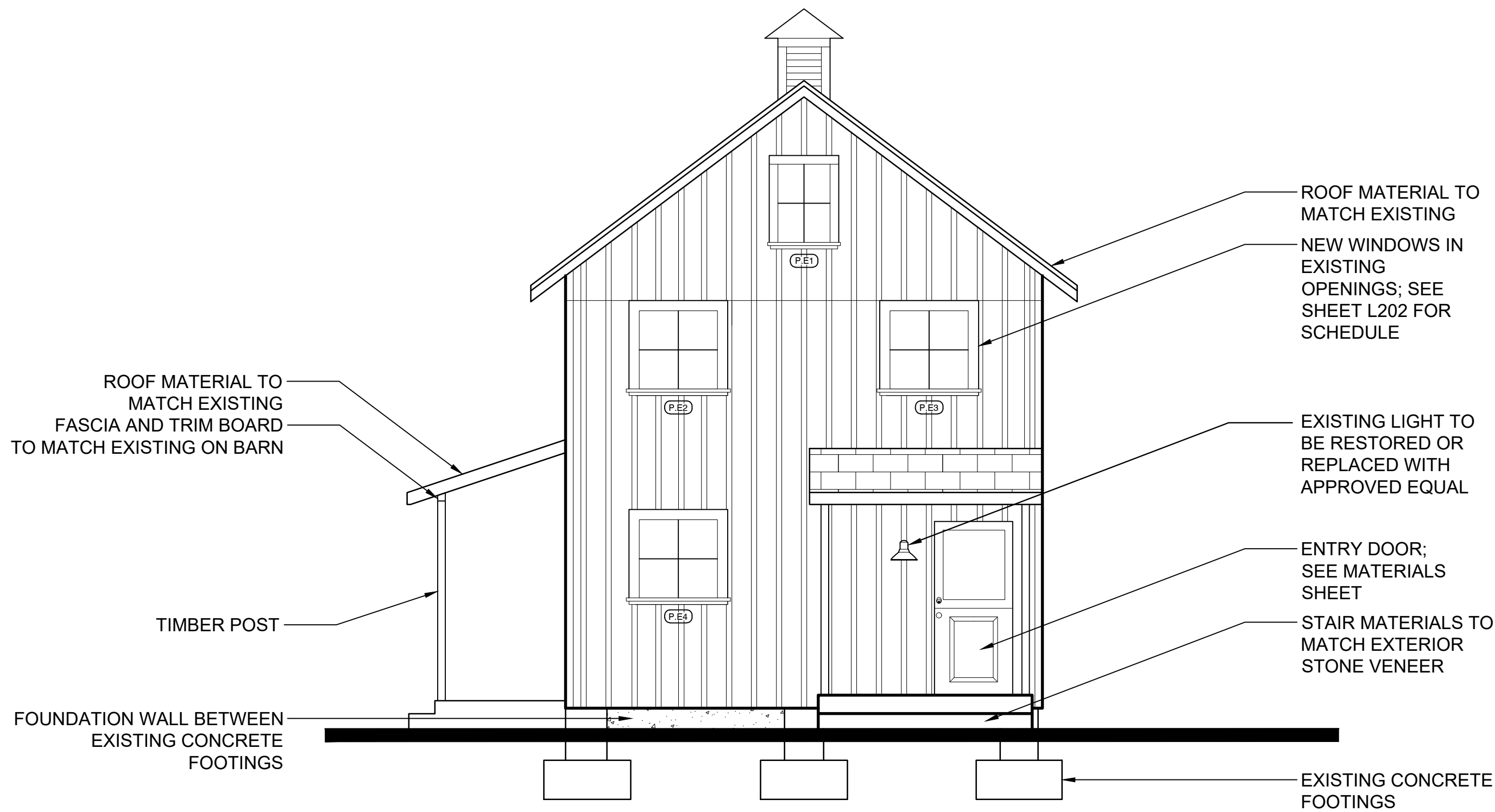
Drawing:

L201



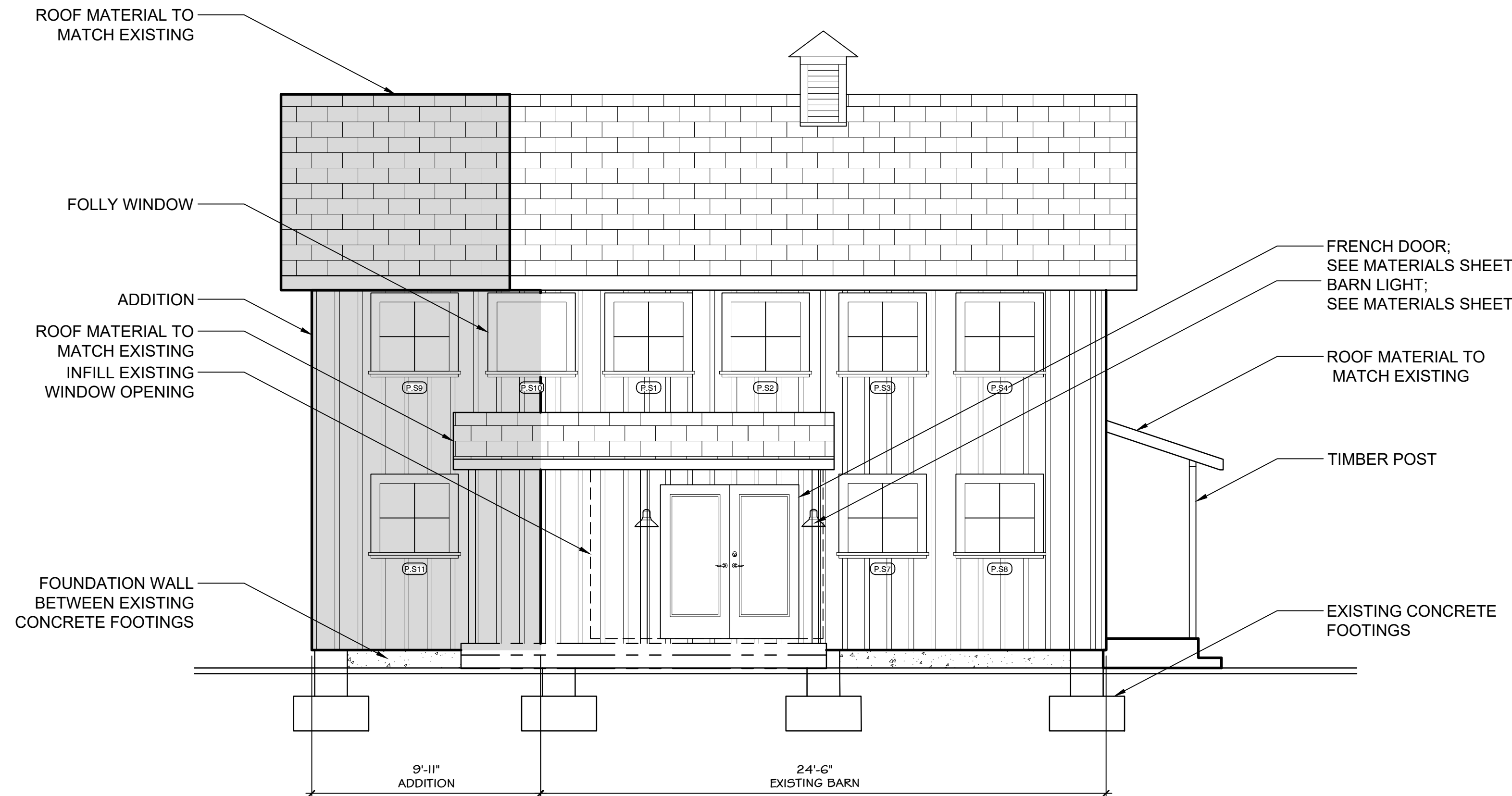
01 NORTH PROPOSED ELEVATION

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



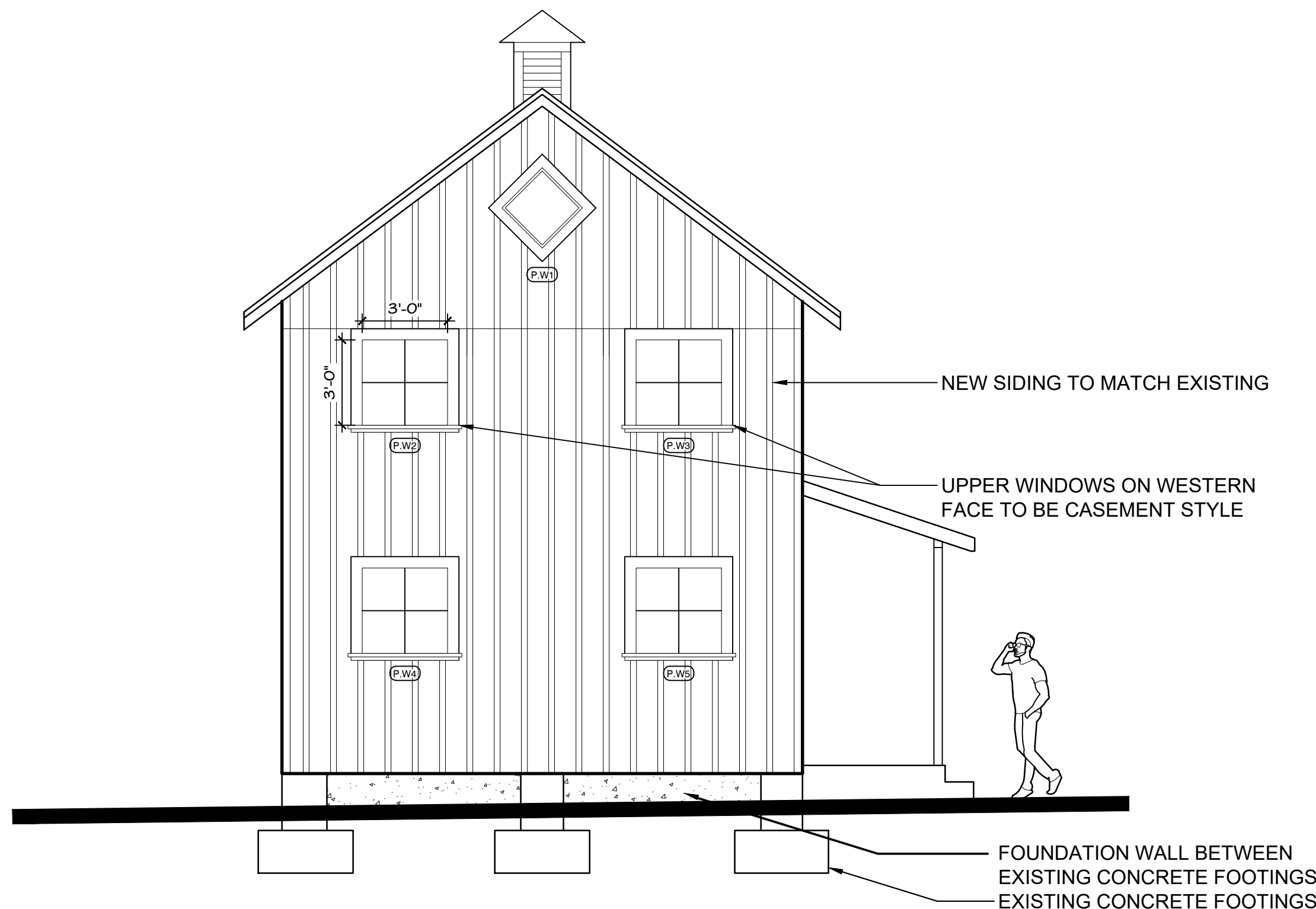
02 EAST PROPOSED ELEVATION

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



03 SOUTH PROPOSED ELEVATION

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



04 WEST PROPOSED ELEVATION

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

Notes:

1. Window naming: Existing (E), Proposed (P), elevation direction (N, E, S, W), and window number (1, 2, etc.)



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

EXTERIOR LIGHTING - NORTH AND EAST ELEVATIONS



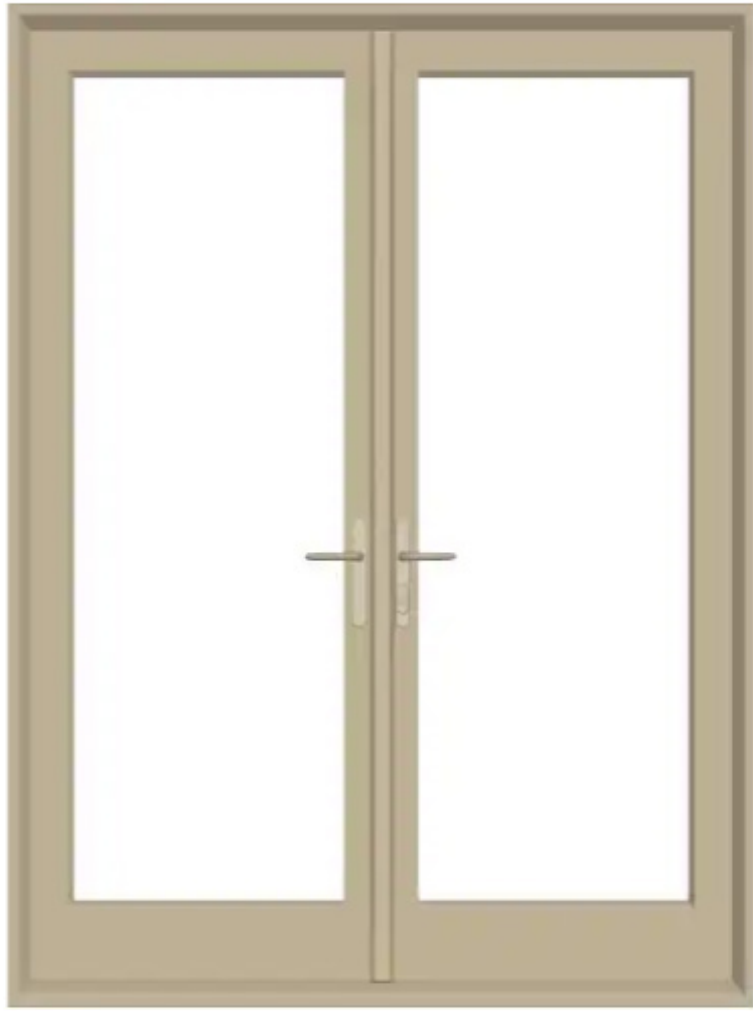
- CONCEPT IMAGE: LIGHTING AT
1798 4TH AVE RESIDENCE
WEST LINN, OR

EXTERIOR LIGHTING - SOUTH ELEVATION



- NOTES:
- EAST ENTRY DOOR TO BE MARVIN MODERN FARMHOUSE IN WALNUT.
 - FINISH TO BE NUTMEG.

EAST ENTRY DOOR



- NOTES:
- SOUTH ENTRY DOORS TO BE MARVIN OUTSWING PATIO DOORS.
 - COLOR TO BE CASHMERE, HARDWARE FINISH IN OIL RUBBED BRONZE.

SOUTH ENTRY DOORS



- NOTES:
- SIDING TO BE LP SMARTSIDE VERTICAL PANEL BOARD AND BATTEN.
 - COLOR TO MATCH EXISTING RED.

EXTERIOR SIDING



- CONCEPT IMAGE: 1808 4th AVENUE
WEST LINN, OR

TIMBER POST AND COLUMN WRAP



- UPSTAIRS WINDOWS: CASEMENT
STANDARD 2x2 SIMULATED DIVIDE LITES

- NOTES:
- EXTERIOR WINDOWS TO BE MARVIN ULTREX FIBERGLASS WINDOWS.
 - COLOR TO BE CASHMERE.

EXTERIOR WINDOWS



- DOWNSTAIRS WINDOWS: SINGLE HUNG
STANDARD 2x2 DIVIDE LITES

Revisions:

Project Information:

Project name:
OFFICE 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: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 16, 2026
Sheet no.: 1 of 1

Sheet title:

MATERIALS

Drawing:
L220

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: CLEMENT WALSH
Address: 1225 13TH STREET, WEST LINN, OR 97068
Phone: 503 726 6760
Email: CLEMENTWALSH@YAHOO.COM
Site Address: 1225 13TH STREET
City: WEST LINN
Map & Tax Lot #: 31E02BD02801
Business Name: N/A
Land Use/Building Jurisdiction: CITY OF WEST LINN
Land Use/ Building Permit # PA-25-03
Choose from: Beaverton, Tigard, Newberg, Tualatin, North
Plains, West Linn, Wilsonville, Sherwood, Rivergrove,
Durham, King City, Washington County, Clackamas County,
Multnomah County, Yamhill County

Project Description

Proposed conversion of a historic barn to an accessory dwelling unit within the Willamette Historic District at 1225 13th Street, West Linn, OR 97068.

Permit/Review Type (check one):

- ☒ Land Use / Building Review - Service Provider Permit
☐ Emergency Radio Responder Coverage Install/Test
☐ LPG Tank (Greater than 2,000 gallons)
☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
☐ Explosives Blasting (Blasting plan is required)
☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
☐ Temporary Haunted House or similar
☐ OLCC Cannabis Extraction License Review
☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2025-0217
Permit Type: SPP-West Linn
Submittal Date: 10-28-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature]
Fire Marshal or Designee

11-20-25
Date

Conditions: See approved fire service plans.

See Attached Conditions: ☐ Yes ☒ No

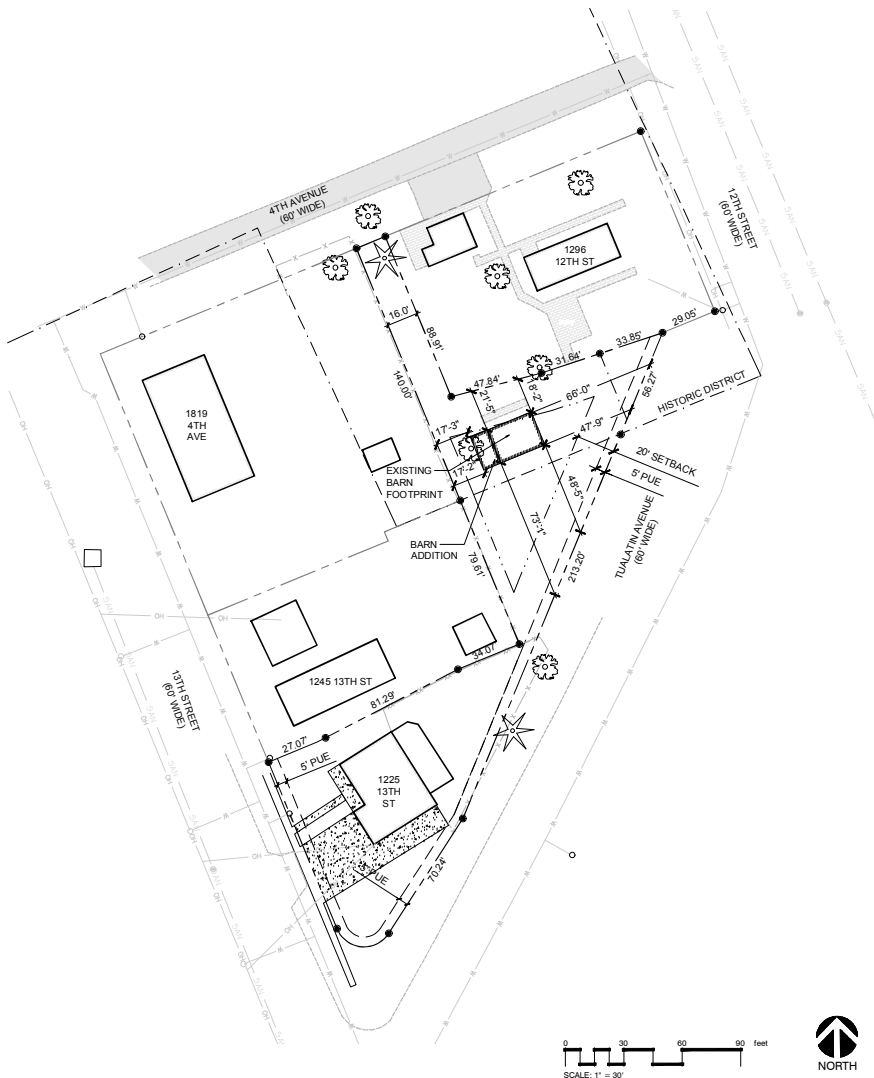
Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date



SITE PLAN

SITE INFORMATION:

TAX LOT NO.: 31E028D02801
 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: 25'
 GROSS SQUARE FOOTAGE OF EXISTING BARN: 896 SF
 LOT COVERAGE (HOUSE + BARN): 13%
 PROPOSED SQUARE FOOTAGE OF ADU: 924.4 SF

VICINITY MAP



LEGEND

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



Revisions

Project Information:

Project name:
BARN

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

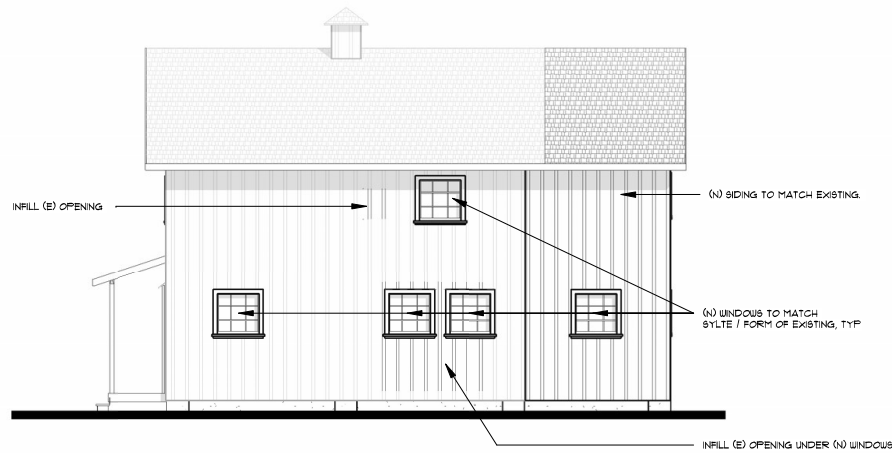
Issue Information:

CLEMENT WALSH
 LANDSCAPE ARCHITECT, INC.
 8215 SW Tualatin-Sherwood Rd. Suite
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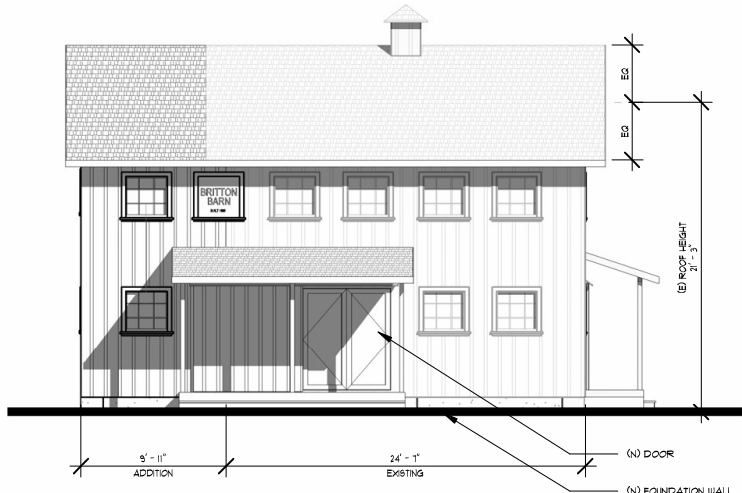
Project no.: 2023-002
 Drawn by: Clement Walsh
 Checked by: Clement Walsh
 Sheet size: 24" x 36"
 Scale: Noted
 Plot date: October 28, 2025
 Sheet no.: 1 of 1

SITE PLAN

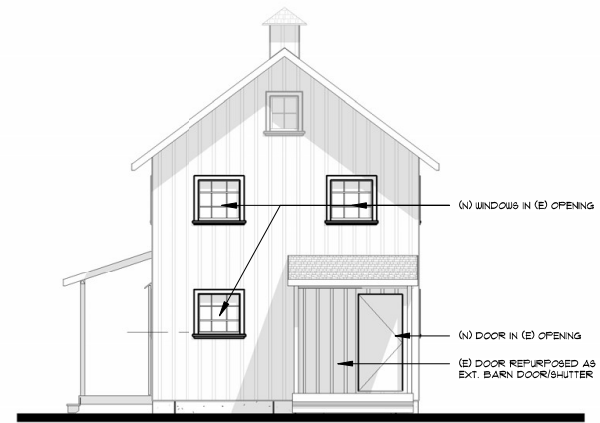
Drawing:
S100



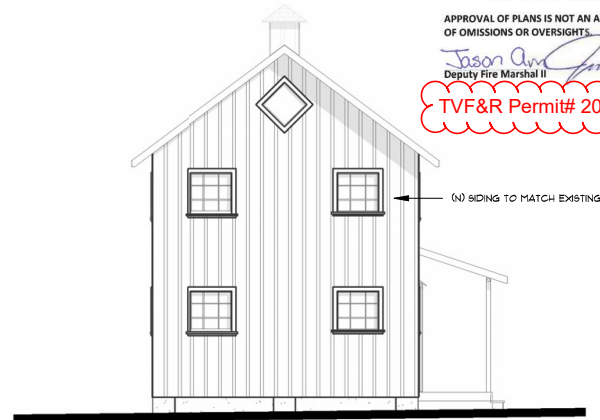
① NORTH ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.
Jason Am...
Deputy Fire Marshal II

TVF&R Permit# 2025-0217

reARCH.design
5950 SE 141ST AVE
PORTLAND, OR 97226
503.875.9837
MOLLYRESEARCHDESIGN

PROJECT NO.
2503

BRITTON BARN
CONVERSION
1225 13TH STREET, WEST LINN, OR 97068

DATE:
08/23/25

DRAWN
BY: MM

SET ISSUE:
SD

REVISIONS:

DWG#:
2

DWG NAME:

EXTERIOR
ELEVATIONS

EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTHERN ELEVATION



EXISTING SOUTHERN ELEVATION



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
		townshp/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	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 dings

Vol. 11 No. 30

WEST LINN, OREGON

Thursday, Aug. 1, 1991

50¢

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 son in 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 Portland 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 7 1/2 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 remain. Schneider said there a minor issues left.

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

"Our representative would have to file a le 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

trict office, based at the c

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

During the past legi 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 Clai a new home is the rec legislative districts. The failed to agree on revis boundaries, so the task ne

Movie/c

is a failing savings and I he arrives, he finds that 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 ne



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

/par
luform

MICHAEL V BUTTS,
Planning Director

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 Pennet
1296 SE 12th Street
West Linn, OR 97068

Robert R. & Deborah K. Rogers
1245 SE 13th St
West Linn, OR 97068

Michael J. & Mary Briney
1808 SE 4th St
West Linn, OR 97068

James E. & Judith D. Hanes
1819 SW 4th Ave.
West Linn, OR 97068

Robert L. JR & Elizabeth
Zielinski
1260 12th ST
West Linn, OR 97068

Richard D. Ellery &
Marie Clydean
1852 SE 4th Street
West Linn, OR 97068

Brian K Jelzerhus
1295 SE 12th Street
West Linn, OR 97068

Ruth Ann Hanning
1247 12th Street
West Linn, OR 97068

Jerry J. & Jane P. Calhoon
1892 SE 4th Avenue
West Linn, OR 97068

JERRY OFFER
WILLAMETTE NEIGHBORHOOD ASSOC.
1831 5th Avenue
West Linn, OR 97068

Mary E. Ventura
1862 SE 4th Ave
West Linn, OR 97068

WalshResidence.122513thStreet.Development Review Application

Final Audit Report

2025-12-06

Created:	2025-12-06
By:	Clement Walsh (clement@clementwalsh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8n_xy393VnFTyN4-6693jPnupc9wQrVG

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