

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
FILE NO. HDR-25-03**

**IN THE MATTER OF A PROPOSAL FOR A CLASS II HISTORIC DESIGN REVIEW TO
CONVERT A BARN WITHIN THE WILLAMETTE HISTORIC DISTRICT TO A
HABITABLE ACCESSORY DWELLING UNIT AND ADD APPROXIMATELY 320
SQUARE FEET OF HABITABLE SPACE AT 1225 13TH STREET.**

I. Overview

At its meeting on July 8, 2026, the West Linn Historic Review Board held a public hearing to consider a request by Clement Walsh to approve a Class II Historic Design Review to convert an existing barn within the Willamette Historic District to a habitable accessory dwelling unit and add approximately 320 square feet of habitable space. The approval criteria are found in Chapters 25, 34 and 99 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Aaron Gudelj, Associate Planner. The applicant(s)/owner(s), Clement Walsh and Laura Scott, presented. Oral comments were provided by Jody Carson in support of the application. The Historic Review Board closed the hearing, deliberated, and Member Edwards made a motion to approve the application. The motion was seconded by Member Saltee and approved 5-1, with Member Borgaard, Member Rohrbacker and Acting Chair Manning voting in the affirmative and Member Steele voting no.

II. The Record

The record was finalized at the July 8, 2026, hearing. The record includes the entire file from HDR-25-03.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Clement Walsh.
- 3) The Historic Review Board finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Historic Review Board adopts the Staff Report for July 8, 2026, with attachments, as its findings, which are incorporated by this reference.

The Historic Review Board concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.
2. Certificate of Occupancy Prior to certificate of occupancy being issued, the applicant must receive Final Inspection Approval from the Community Department for compliance with exterior lighting standards outlined in CDC 25.080(A)(20).

V. Order

The Historic Review Board concludes that HDR-25-03 is approved based on the Record, Findings of Fact, and Findings above.



JAMES MANNING, ACTING CHAIR
WEST LINN HISTORIC REVIEW BOARD

7/9/26

DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 13th day of July, 2026.

Therefore, this decision becomes effective at 5 p.m., 27th, July, 2026.