



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: HDR-25-03

HEARING DATE: July 8, 2026

REQUEST: Class II Historic Design Review to add approximately 320 square feet to an existing barn and convert the barn to an Accessory Dwelling Unit totaling approximately 925 square feet in the Willamette Historic District.

APPROVAL CRITERIA: West Linn Community Development Code

- Chapter 25 Overlay Zones – Historic District
- Chapter 34 Accessory Structures, Accessory Dwelling Units and Accessory Uses
- Chapter 99 Procedures for Decision Making: Quasi-Judicial

STAFF REPORT PREPARED BY: Aaron Gudelj, Associate Planner

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GENERAL INFORMATION

APPLICANT:	Clement Walsh 1225 13 th Street West Linn, OR 97068
OWNER:	Clement Walsh and Laura Scott 1225 13 th Street West Linn, OR 97068
SITE LOCATION:	1225 13 th Street
TAXLOT #:	31E02BD02801
SITE SIZE:	20,435 square feet
ZONING:	R-10 Residential
COMP PLAN DESIGNATION:	Medium Density Residential
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 25: Overlay Zones – Historic District Chapter 34 Accessory Structures, Accessory Dwelling Units and Accessory Uses Chapter 99: Procedures for Decision Making: Quasi-Judicial.
120-DAY PERIOD:	This application became complete on May 18, 2026. The 120-day maximum application processing period ends on September 15, 2026.
PUBLIC NOTICE:	Public notice was mailed to property owners within 500 feet of the subject property, the State Historic Preservation Office, and the Willamette Neighborhood Association on June 11, 2026. The property was posted with a sign on June 25, 2026. The notice was posted on the City's website on January 11, 2026. Therefore, public notice requirements of CDC 99 have been met.

EXECUTIVE SUMMARY

The applicant has requested approval for a 320 sq. ft. addition to an existing barn and to convert the barn into an Accessory Dwelling Unit. After the addition, the barn will total approximately 925 square feet. The existing historic barn (Britton Barn) is an eligible contributing historic resource located within the Willamette Historic District. As part of the extension and conversion other proposed renovations include replacement of all the windows, a covered patio space on the south side, new patio doors on the south side, new covered entrance, and a second level loft space.

The subject lot is uniquely shaped, zoned R-10 Residential, and contains a single-family residence fronting 13th Street on the southernmost portion of the lot. The barn is currently located on the northern portion of the lot – accessed via 4th Avenue - with frontage along Tualatin Avenue. Vehicle access to the proposed Accessory Dwelling Unit is proposed from 4th Avenue.

The shape of the existing lot is a result of previous Partition Plats from 1994 (Partition Plat – PP1994-094; Attachment HRB-4) and 2023 (Partition Plat – PP2023-029; Attachment HRB-3). The Willamette Historic District boundaries currently run through the existing lot from east→west and divide the single-lot into a northern portion within the Willamette Historic District and a southern portion outside of the Willamette Historic District. The subject barn is located on the northern portion of the lot, within the Willamette Historic District.

BACKGROUND AND CONTEXT

The barn was originally located at 1739 Dollar Street prior to 1993 until it was re-located to its current location. City records indicate the address for the barn after the 1993 relocation to be 1296 12th street up until the 2023 Partition Plat PP2023-029 (Attachment HRB-4) when the property lines were adjusted to incorporate the barn into 1225 13th Street.

The City approved the re-location of the barn via Planning Director's Decision MISC-91-23 (Attachment HRB-5). The Oregon Historic Site Record from the Oregon Heritage State Preservation Office (Attachment HRB-6) states the following in regards to the Britton Barn "To the rear of the lot is a small barn that was relocated to this site in the 1990's," and further "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."

City records show a permit from 1991 at 1296 12th Street for a Building Permit for a barn (Attachment HRB-7)

Public comments. As of the publication of this staff report, staff has not received any comments from the public.

RECOMMENDATION

Staff respectfully recommends the Historic Review Board to approve HDR-25-03 based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff

findings included in the Addendum below, and 3) the addition of conditions of approval below. These findings and conditions demonstrate compliance with the applicable approval criteria.

RECOMMENDED CONDITIONS OF APPROVAL:

General:

1. **The applicant shall construct the project in substantial conformance with the submitted application materials, except as modified by these conditions, including all Tentative Plan Sheets in Exhibit HRB-1.**
2. **Certificate of Occupancy. Prior to certificate of occupancy being issued, the applicant must receive Final Inspection Approval from the Planning Department for compliance with exterior lighting standards outlined in CDC 25.080(A)(20).**

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

HDR-25-03

Chapter 11; RESIDENTIAL, R-10

11.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter 34 CDC. (Ord. 1745 § 1 (Exh. A), 2023)

Staff Finding 1: The subject lot is zoned R-10, Residential and Accessory Uses such as the proposed Accessory Dwelling Unit are permitted by right. The criteria are met.

CHAPTER 25, HISTORIC RESOURCES

25.020 USE OF THIS CHAPTER

A. *Applicability. This chapter shall apply to all properties designated as historic resources as shown on the City's zoning map and properties listed on the National Register. Specific sections apply as noted in subsections B and C of this section.*

Staff Finding 2: The subject property is within the Willamette Historic District as shown on the City's zoning map. West Linn Community Development Code Chapter 2 defines a Historic Resource as a "historic landmark or historic district listed on the National Register or designated as a local historic landmark by the City Council."

C. *Applicability of historic design standards. Development subject to this chapter must comply with applicable Historic Design Review standards unless otherwise approved through the modifications process under CDC 25.080. The "X" in the following chart indicates which standards are applicable to different types of development.*

STANDARDS APPLICABILITY MATRIX						
SECTION	PROPOSED ACTIVITY	ADDITIONS AND ALTERATION S	ADDITIONS AND ALTERATION S	NEW CONSTRUCTIO N	ACCESSORY STRUCTURE S	ACCESSORY STRUCTURE S
	LOCATION	HISTORIC LANDMARK	HISTORIC DISTRICT	HISTORIC DISTRICT	HISTORIC LANDMARK	HISTORIC DISTRICT
<u>25.060</u> DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES	A. STANDARDS FOR ALTERATIONS AND ADDITIONS	X	X	X	X	X

STANDARDS APPLICABILITY MATRIX						
SECTION	PROPOSED ACTIVITY	ADDITIONS AND ALTERATION S	ADDITIONS AND ALTERATION S	NEW CONSTRUCTIO N	ACCESSORY STRUCTURE S	ACCESSORY STRUCTURE S
	LOCATION	HISTORIC LANDMARK	HISTORIC DISTRICT	HISTORIC DISTRICT	HISTORIC LANDMARK	HISTORIC DISTRICT
	<i>B. STANDARDS FOR ACCESSORY STRUCTURES</i>				X	X
<u>25.070</u> ADDITION AL DESIGN STANDARDS APPLICABLE TO HISTORIC DISTRICTS	<i>A. STANDARDS FOR ALTERATIONS AND ADDITIONS</i>		X			X
	<i>B. STANDARDS FOR NEW CONSTRUCTIO N</i>			X		X
	<i>C. WILLAMETTE HISTORIC DISTRICT GENERAL STANDARDS</i>		X	X		X

Staff Finding 3: The subject project is an expansion of an existing barn and conversion of the barn into habitable space to a barn located within a historic district. The project is subject to the Design Standards and Additional Design Standards of Chapter 25.060. Findings for the project as it applies to Chapter 25.060 are found later in this report, Findings 6 through Findings 20.

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 4: The existing property is in the R-10 Residential zone and contains a single-family residence. The proposed Accessory Dwelling Unit is permitted by right in the R-10, Residential zone. The criterion is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section...are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review...The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

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A. Exemptions from Historic Design Review. The following are exempt from Historic Design Review:
1. Ordinary maintenance. Ordinary maintenance or repair including a change of facade colors, unless the color is specifically listed in the historic resource inventory, historic resource nomination, or National Register nomination as an attribute that contributes to the resource's historic significance.

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C. Class II Historic Design Review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I Historic Design Review under subsection B of this section, are subject to Class II Historic Design Review and must meet the applicable approval standards. (Ord. 1614 § 6, 2013; Ord. 1735 § 3 (Exh. B), 2022)

Staff Finding 5: The proposed addition of approximately 320 square feet and conversion of a non-habitable building to a habitable building requires a Class II Historic Design Review.

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 resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

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.

Staff Finding 6: The existing barn shows signs of substantial wear and tear. The applicant states that they will maintain the original exterior construction and structural integrity to the greatest extent practicable. The existing board-and-batten siding will be replaced with matching siding; windows will be replaced with similar four-pane muntin pattern windows compliant with current building and safety standards, the front door will be replaced to match the original, and the foundation will be reconstructed to support the proposed building. The criteria are met.

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.

Staff Finding 7: The applicant states the existing footers were installed during the relocation from 1739 Dollar Street in the early 1990's, as well as the existing windows, thereby not qualifying as historic material. The existing barn shows signs of substantial wear and tear. The applicant states that they will maintain the original exterior construction and structural integrity to the greatest extent practicable. The existing board-and-batten siding will be replaced with matching siding; windows will be replaced with similar four-pane muntin pattern windows compliant with current building and safety standards, the front door will be replaced to match the original, and the foundation will be reconstructed to support the proposed building. The criteria are met.

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.

Staff Finding 8: The applicant states that the barn has undergone various non-historical modifications over time, including the addition of windows in 1993 and artwork additions. The proposed modifications will incorporate the barns original historic construction as much as practicably feasible while also incorporating modern building and safety components for compliance with current building and safety codes. The proposed modifications will not create a false sense of historical development. The criteria are met.

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.

Staff Finding 9: The applicant states that the barn has undergone various modifications over time including the footers during the re-location in the early 1990's and installation of windows in 1993. These changes have not acquired a significance over time. The proposed conversion of the barn to habitable space and addition will incorporate the barns original historic construction as much as practicably feasible while also incorporating modern building and safety components for compliance with current building and safety codes. The proposed modifications will not create a false sense of historical development. The criteria are met.

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.

Staff Finding 10: New building elements such as the addition, window installation, siding, and roofing will incorporate the original construction as much as practicably feasible while also incorporating modern building and safety components for compliance with modern building and safety codes. The applicant has provided three-dimensional images of the proposed completed

project as part of the application, indicating the renovation will be compatible with existing historic features like size, scale, and massing, with the original barn. The criteria are met.

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.*

Staff Finding 11: If completed, the proposed addition and conversion of a barn to habitable space could be discontinued and the essential form and integrity of the property as a barn could be re-instated.

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.*

Staff Finding 12: The proposed attached addition is at the rear of the building and the proposed window openings on the new building element are consistent with the existing window proportions. The addition (17'-4" x 9'-5") is smaller in scale to the original building (23'-7" x 9'-5"). The criteria are met.

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

Staff Finding 13: The proposed addition will be the same building height and roof pitch as the existing building. The criteria are met.

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.*

Staff Finding 14: The applicant proposes to replace roof materials to match with the existing shingle roofing. The criteria are met.

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.*

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.*

Staff Finding 15: The applicant proposes to incorporate the original exterior walls and siding as much as practicably feasible. Replacement of any exterior walls and siding will match the existing walls and siding. The criteria are met.

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.

Staff Finding 16: The applicant did not provide details regarding gutter and downspouts, however the applicant states that gutters and downspouts will comply with the requirements of this section. Staff recommends a condition of approval to require Final Planning Approval from the Community Development Department prior to issuance of Certificate of Occupancy in order to verify compliance with Gutters and downspouts and other conditions. As conditioned, the criteria are met.

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.

14. Storm windows.

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Staff Finding 17: The applicant proposes to replace existing windows due to the existing poor condition and replace the windows with four-pane muntin pattern windows matching the existing. Two (2) new four-pane muntin pattern windows are proposed along the south elevation and one (1) new four-pane muntin pattern window is proposed as part of the proposed building addition. The proposed new windows and replacement windows are consistent with the previous four-pane pattern windows and will comply with modern building and safety codes. No storm windows are proposed. The criteria are met.

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.

Staff Finding 18: Existing window sizes do not meet modern building code standards for egress. The applicant proposes replacing the existing four-pane muntin windows with new, resized, matching, four-pane, muntin windows for compliance with modern building codes. The criteria are met.

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.

Staff Finding 19: The applicant proposes to repurpose the existing front door along the eastside of the building and replace the door along the southside of the building with a matching shutter door. The eastside re-purposed door and southside replacement door will match the appearance of the original doors. The criteria are met.

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.*

Staff Finding 20: The existing barn structure does not have a front porch. The existing barn structure is considered an accessory structure and the applicable criteria for accessory structures (see Staff Findings 24 to 25) does not prohibit a front porch. The proposal is to convert the accessory structure into a habitable accessory dwelling unit with a small front porch (approximately 50 square feet) to provide weather protection for the entrance to the structure. The proposed front porch will not be enclosed. The criteria are met.

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.

Staff Finding 21: The applicant proposes a ground-level deck behind the front half of the structure, along the southern side of the building, facing Tualatin Avenue. The criteria are met.

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).*

Staff Finding 22: The Applicant states that the existing footings were installed in 1993 when the barn was moved to its current location and is not considered historic. The applicant proposes to remove the existing footings and replace with a foundation based on the recommendations of a structural engineer. The criteria are met.

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.

Staff Finding 23: The applicant states that existing light fixtures will be refurbished when feasible. The applicant does not provide details of the lighting or lighting fixtures. Staff recommends a condition of approval requiring all lighting to be compatible with the architectural character of the

building to be verified by the Community Development Department prior to issuance of a Certificate of Occupancy. As conditioned, the criteria are met.

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.

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.

Staff Finding 24: The proposed Accessory Dwelling Unit is proposed to be 17'-3" feet from the property line to the west, 18'-2" from the property line to the north, 47'-9" from the property line to the east, and 48'-5" from the property line to the south. Findings for CDC 25.070(C)(1)through(4) are found later in this report; findings 29 through 31. The existing building height – approximately 25-ft - is not proposed to change. The criteria are met.

2. Conversions 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)

Staff Finding 25: The proposed Accessory Dwelling Unit is located behind the single-family residence fronting 13th Street. A new second level 'loft' of approximately 360 square feet is proposed as part of the conversion to habitable space and minimum setback requirements of CDC 25.070(C)(1) through (4) are met. Findings for CDC 25.070(C)(1) through (4) are found later in this report; findings 29 through 31. The criteria are met.

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.

Staff Finding 26: The proposed conversion, alterations, and addition to the structure are designed to match the scale and mass of the existing building and surrounding properties. The structure is oriented towards Tualatin Ave to the southeast and the nearest building element is 17'-2" from a property line. The criteria are met.

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.

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.

Staff Finding 27: City records indicate the subject barn was built in 1906 and moved to its current location in 1993 from 19th and Dollar Street, and is classified as an eligible contributing historic resource. The existing barn exhibits a mix of historical (siding) and non-historical elements (windows, foundation). The proposed addition, alterations, and conversion to habitable space will re-use existing materials like the board and batten siding, lighting fixtures, and doors when practically feasible and replacement materials will match the existing materials. A false sense of history will be avoided, and the proposed building will not detract from the district's historic character. The criteria are met.

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).

Staff Finding 28: The proposed project is not classified as new construction. The criteria do not apply.

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.

1. Front yard setback.

a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side

and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.

b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.



2. **Figure 4: Front Yard Setback**

Staff Finding 29: The proposed structure has a front door facing east towards Tualatin Ave. The proposed setback from the property line nearest Tualatin Ave is 47'-9". The criteria are met.

3. *Side yard setback. Side yard setbacks shall be five feet, except:*

a. *Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and*

b. *One-story accessory structures may be sited within three feet of the side property line and two-story accessory structures shall be a minimum of 15 feet from the side property line.*

4. *Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:*

a. *Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and*

b. *One- and two-story accessory structures may be sited within five feet of the side street property line.*

Staff Finding 30: The proposed two-level building is setback from the property line to the north 18'-2" and 48'-5" from the property line to the south. The criteria are met.

4. *Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.*

Staff Finding 31: The proposed two-level building is proposed to be 17'-3" from the property line to the west. The criteria are met.

5. *Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.*
6. *Repealed by Ord. 1675.*

Staff Finding 32: The proposed building is a conversion of an existing building and is not classified as new construction. The criteria are not applicable.

7. *Building height.*
 - a. *Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.*
 - b. *Repealed by Ord. 1735.*
 - c. *Repealed by Ord. 1735.*
 - d. *Accessory structures shall not exceed the height of the primary dwelling.*

Staff Finding 32: Building height for the primary single family residence fronting 13th Street is not provided however existing conditions show a structure with two levels plus a semi-subterranean garage. The proposed Accessory dwelling unit will not alter the existing height and will not exceed 28-ft in height. The criteria are met.

8. *Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.*

Staff Finding 33: The proposed building is 17'-4" wide. The criterion is met.

9. *Roof pitch. Roofs shall have a pitch of at least 6:12.*
10. *Garage access and parking areas.*
 - a. *Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.*
 - b. *Parking areas.*
 - 1) *No residential lot shall be converted solely to parking use.*
 - 2) *No rear yard area shall be converted solely to parking use.*
 - 3) *When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014; Ord. 1675 § 33, 2018; Ord. 1735 § 3 (Exh. B), 2022)*

Staff Finding 34: The existing roof pitch will not be altered, and no garage is proposed. The criteria are met.

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)

Staff Finding 35: The proposed conversion of a barn to an Accessory Dwelling Unit and a 17'-4" x 9'-5" addition will not exceed 1,000 square feet of habitable square feet. The building is setback from the nearest property line to the west by 17'-2", 18'-2" from the property line to the north, 47'-9" from the property line to the east, and 48'-5" from the property line to the south. The height of the proposed building will not be altered and does not exceed the height of the primary dwelling fronting 13th Street. The criteria are met.

Chapter 99

PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL

.....

99.030 APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE, REQUIREMENTS, REFUSAL OF APPLICATION, FEES

....

B. Pre-application conferences.

....

f. Historic Design Review (Class II);

Staff Finding 36: The application held a pre-application conference with City Staff on February 6th, 2025 (Attachment HRB-8). The criterion is met.

99.060 APPROVAL AUTHORITY

D. Historic Review Board authority. The Historic Review Board shall review an application for compliance with Chapters 25 and 58 CDC, as applicable. The Historic Review Board shall have the authority to:

1. Approve, deny, or approve with conditions an application regarding the following:
 - a. Class II Historic Design Review;

.....

Staff Finding 37: The application is being presented to the Historic Review Board at its July 8, 2026 meeting. The criteria is met.

99.080 NOTICE

Notice shall be given in the following ways:

A. Class A Notice. Notice of proposed....

.....

B. Class B Notice. Notice of a proposed action on a development application pursuant to CDC 99.060 shall be given by the Director in the following manner:

- 1. At least 14 days prior to the decision date, a notice shall be sent by mail to:*
 - a. The applicant or their agent;*
 - b. The affected recognized neighborhood association or citizens advisory committee; and*
 - c. All property owners of record within 300 feet of the site perimeter;*
- 2. At least 10 days prior to the earliest date that the approval authority can take action on the application, the applicant shall place a sign, provided by the Community Development Department, on the subject property in plain view. The sign shall state, "This property is the subject of a land use decision," with the type of use or request indicated.*
- 3. The Director shall cause an affidavit of mailing of notice and posting of notice to be filed and made part of the administrative record.*
- 4. At the conclusion of the land use action the signs shall be removed.*

Staff Finding 38: The applicants proposal has been properly noticed per exhibit HRB-9. Public notice was mailed to the Willamette Neighborhood Association and affected property owners within 300 feet of the site on June 11, 2026. The notice requirements of CDC Chapter 99 have been met.

EXHIBIT HRB-1 - APPLICANT SUBMITTAL

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
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
Consultant Name: Address: City State Zip:	Phone: Email:

1. 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.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. 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 Date	Review Board Staff Representative
--	------------------	--	------------------	-----------------------------------

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)
	OVERHEAD ELECTRICAL
	SANITARY SEWER SERVICE LINE
	WATER LINE (MAIN AND LATERAL)
	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 #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

Sheet title:
SITE PLAN

Drawing:
S100



reARCH.design

5950 SE 141ST AVE
PORTLAND, OR 97236
971.825.2857
MOLLY@RESEARCH.DESIGN

PROJECT NO. 2503

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

DATE: 08/29/25

DRAWN BY: MM

SET ISSUE:

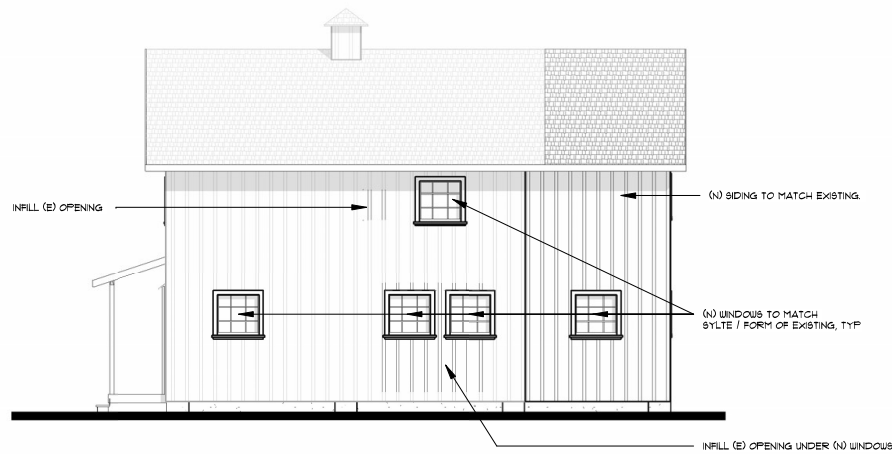
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DWG#:

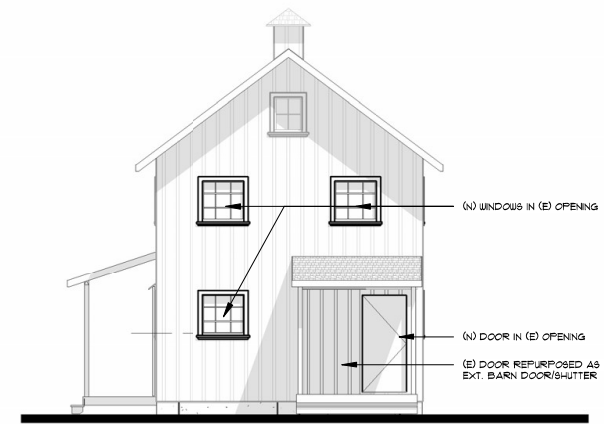
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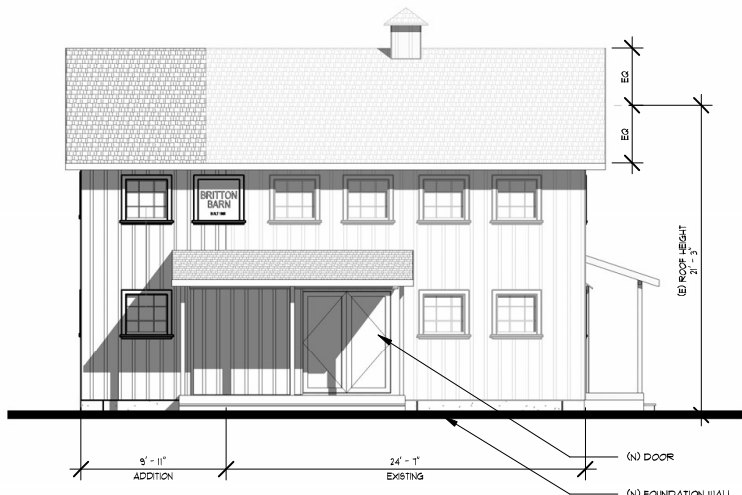
FLOOR PLANS



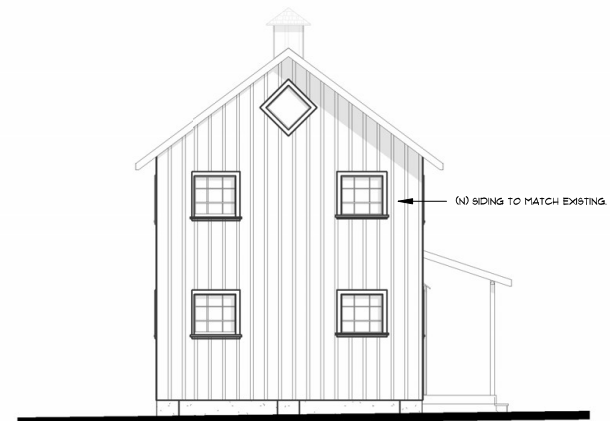
① NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"

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

SHEET ISSUE:
SD

REVISIONS:

DWG#:
2

DWG NAME:

EXTERIOR
ELEVATIONS



① VIEW FROM SOUTH

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

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
MOLLY@REARCH.DESIGN

PROJECT NO.
2503

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

DATE: **08/23/25**

DRAWN
BY: **MM**

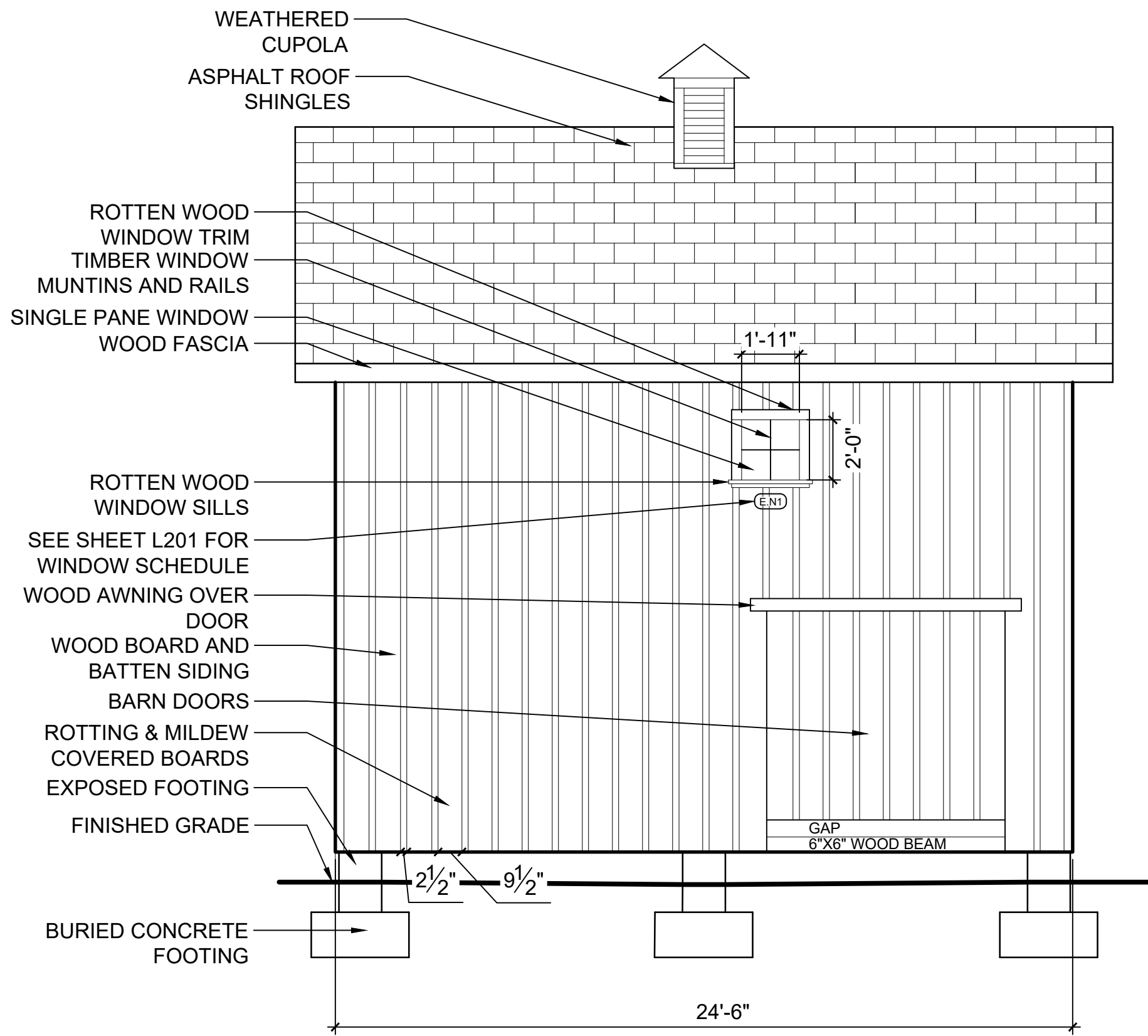
SET ISSUE: **SD**

REVISIONS:
Description Date

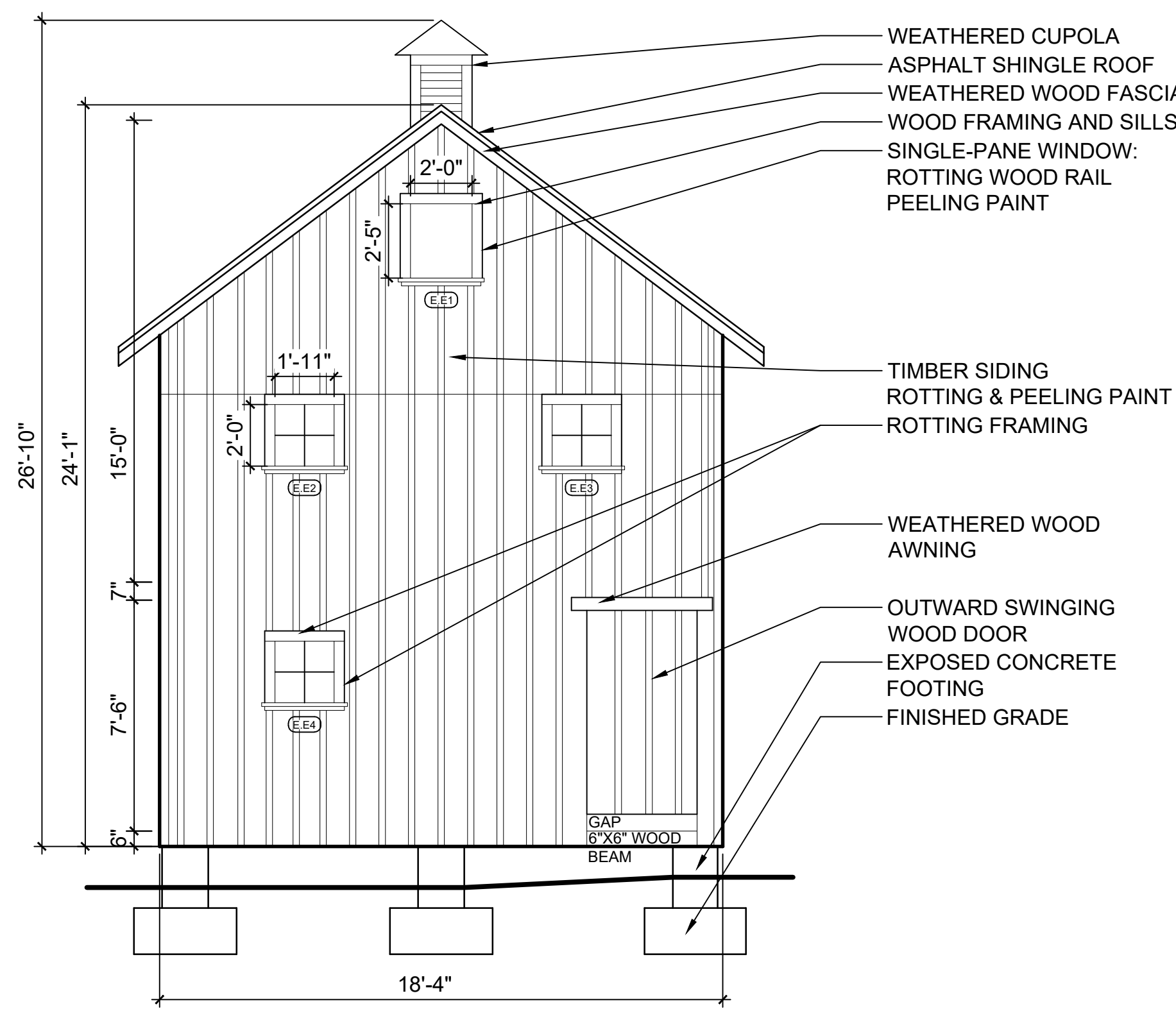
DWG#:
5

DWG NAME:

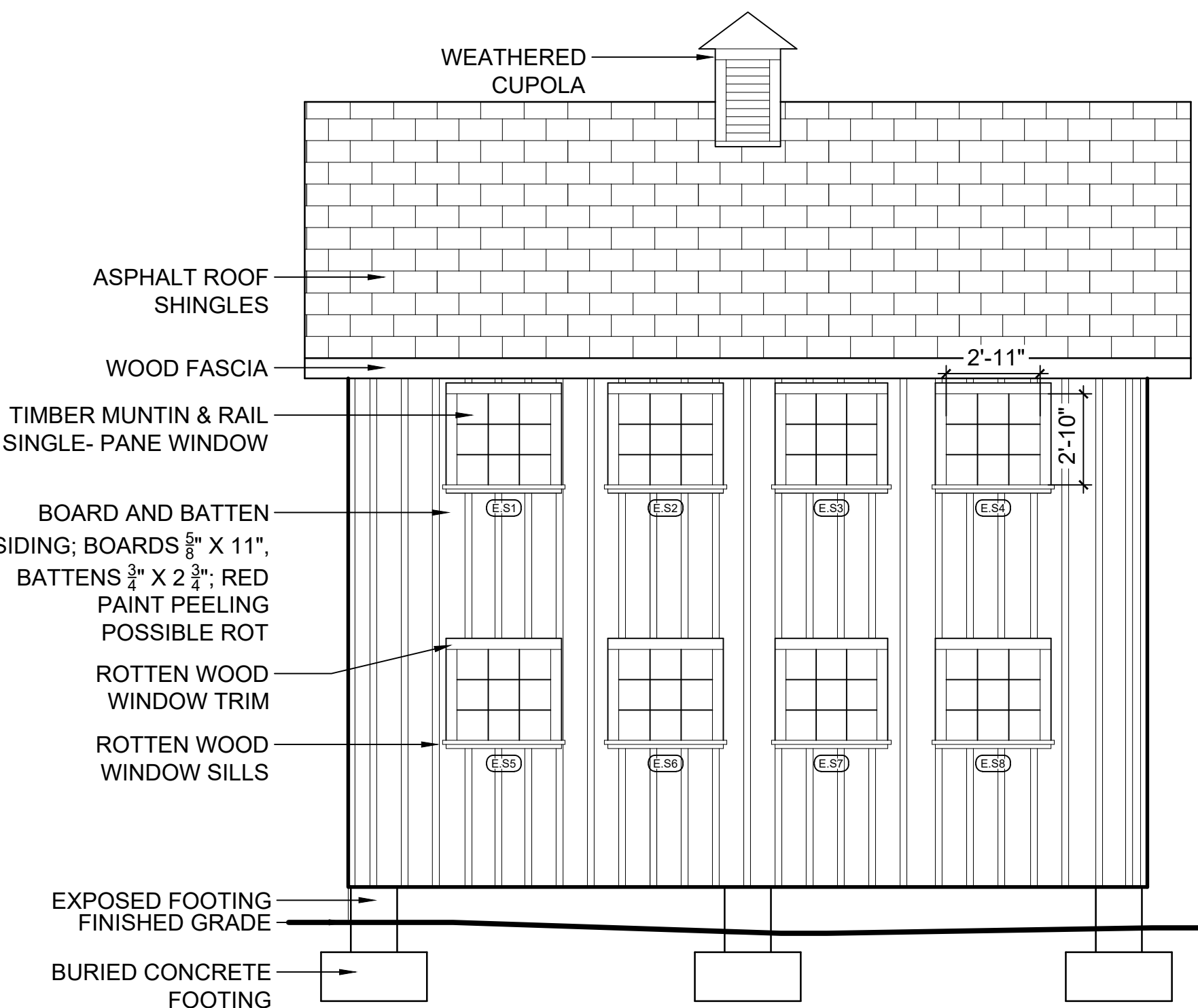
INTERIOR VIEW



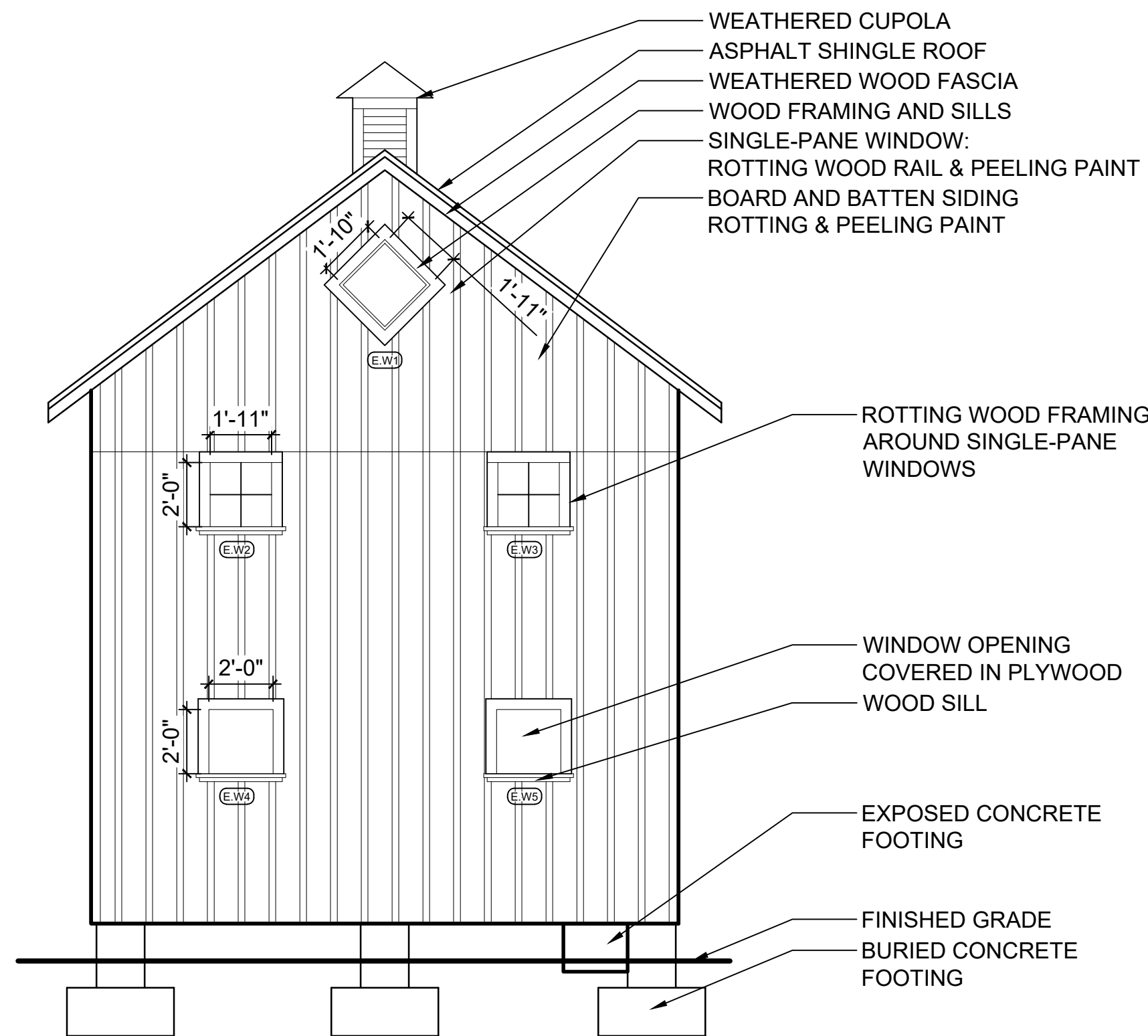
01 EXTERIOR ELEVATIONS: NORTH
SCALE: 1/4" = 1'-0"



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:

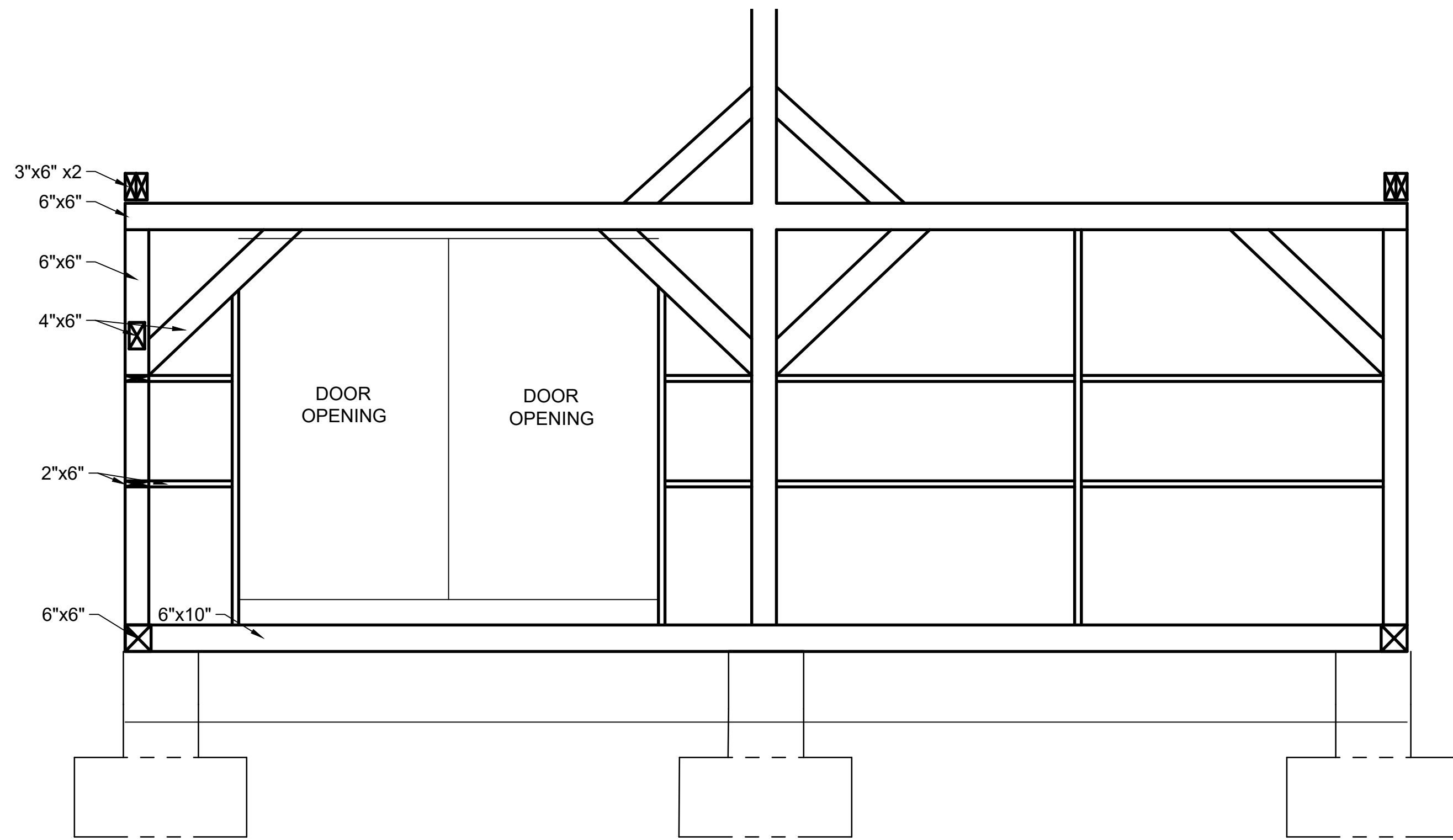
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

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**

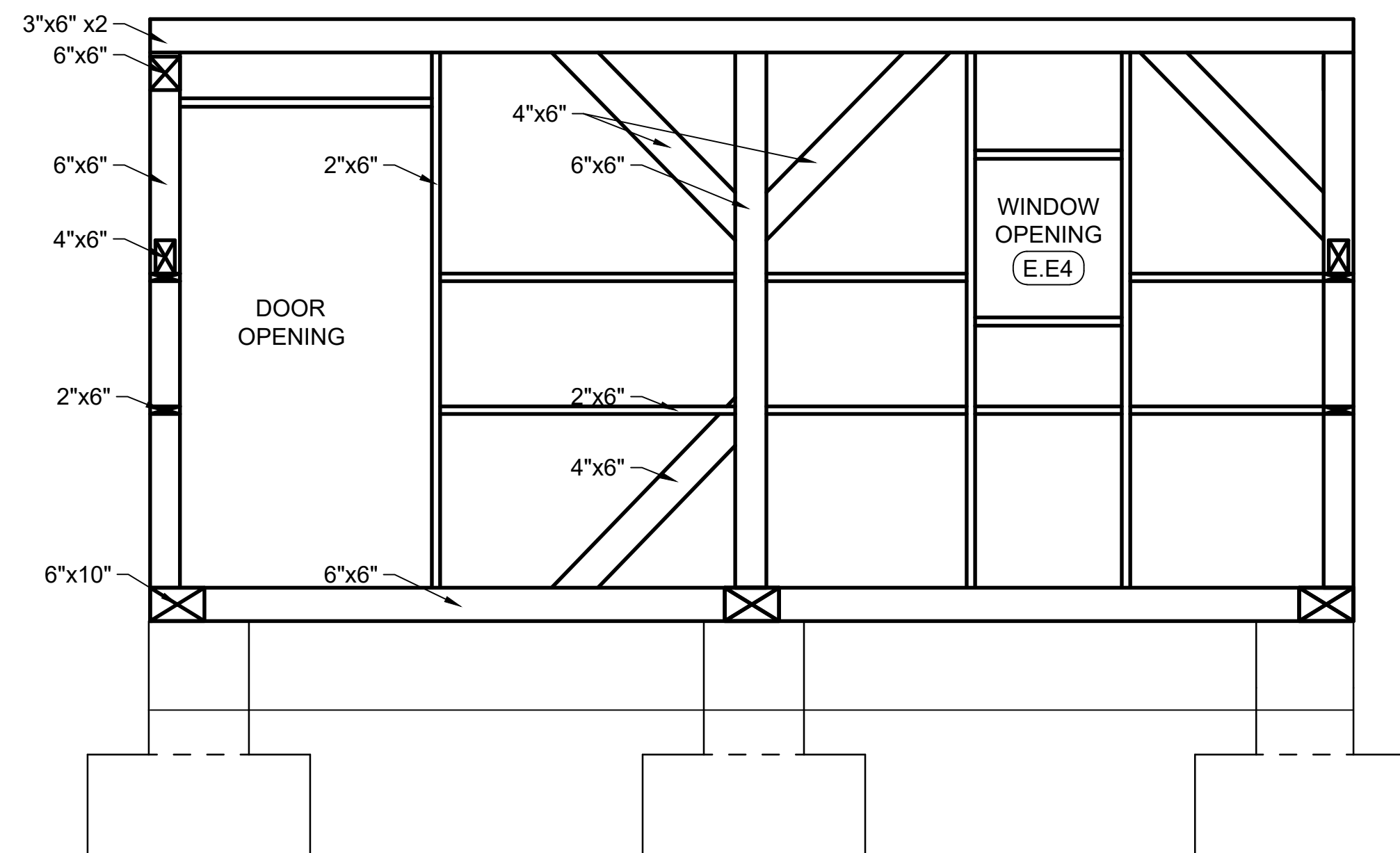
Drawing:

E112



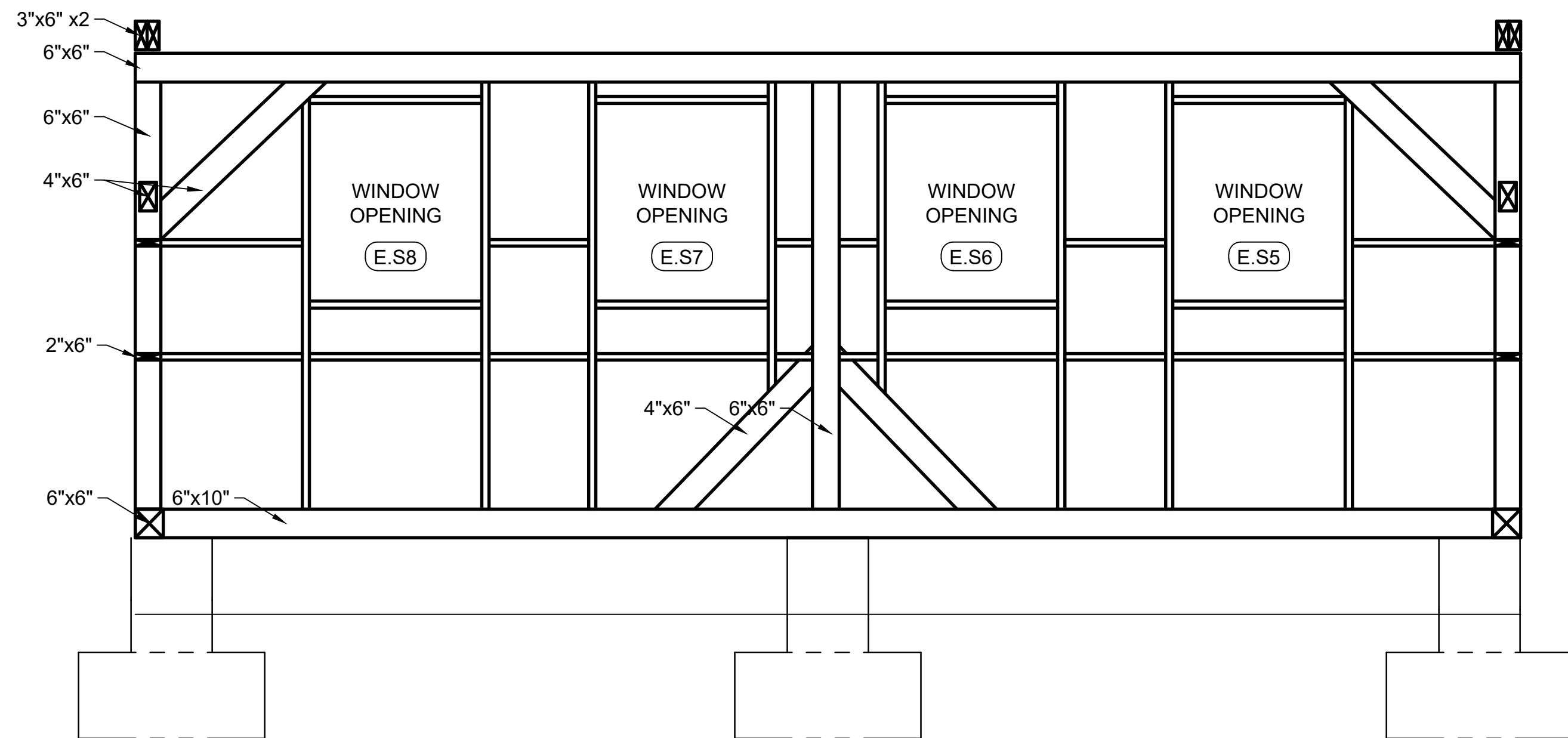
01 LOWER INTERIOR ELEVATIONS: NORTH

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



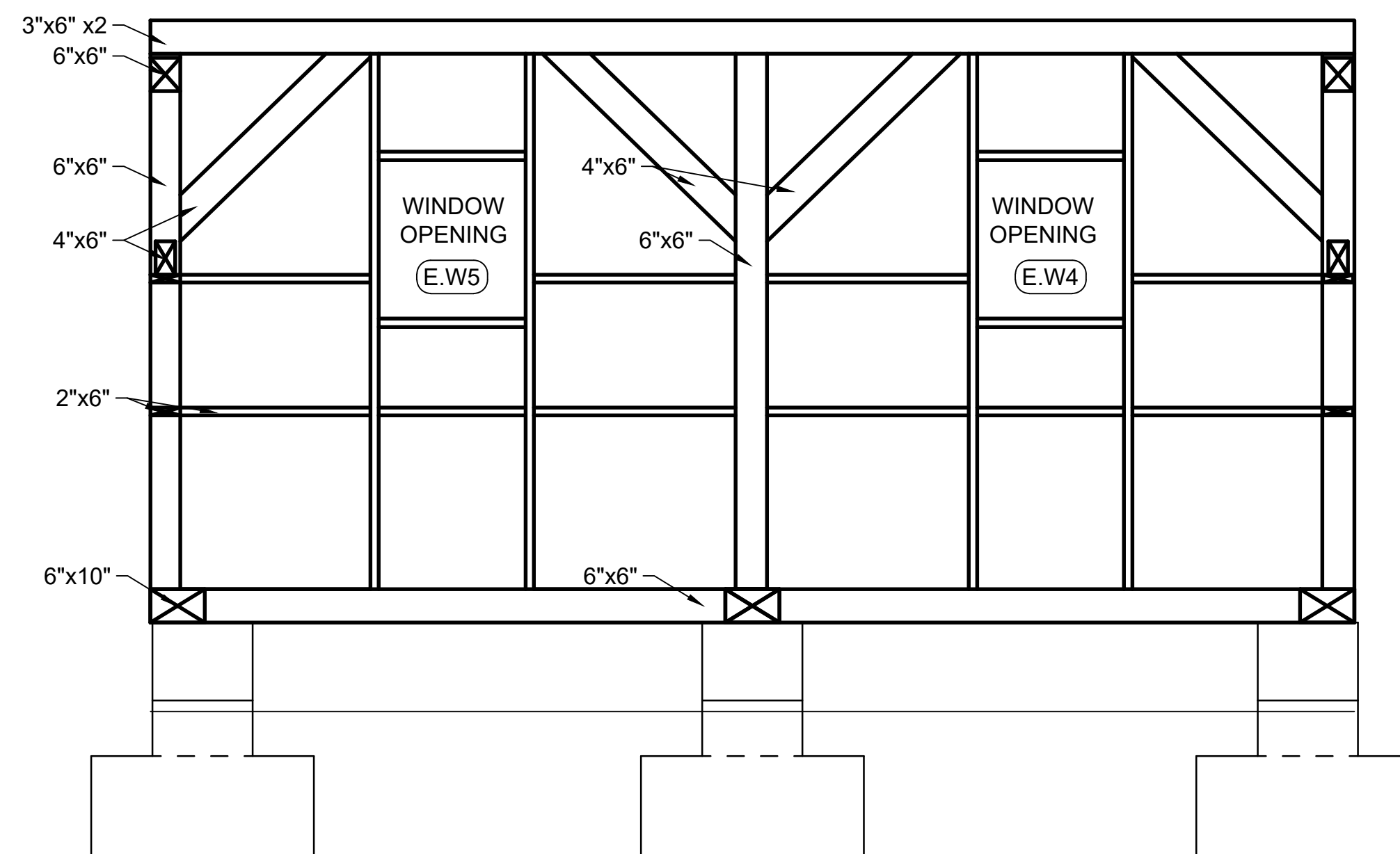
01 LOWER INTERIOR ELEVATIONS: EAST

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:

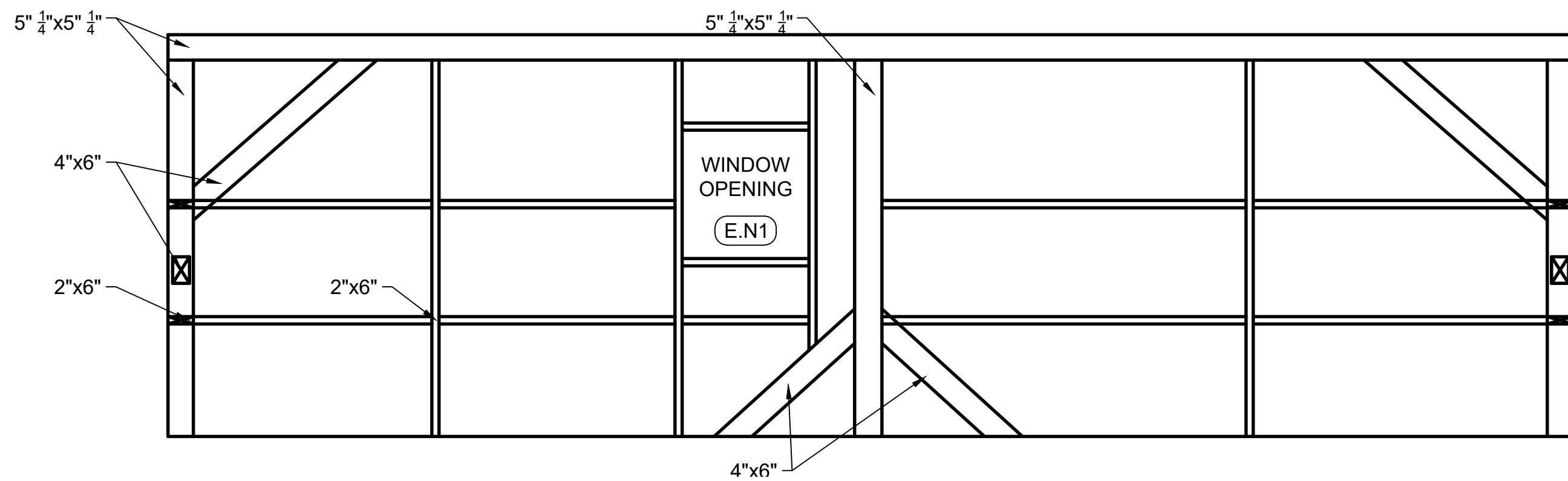
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

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**

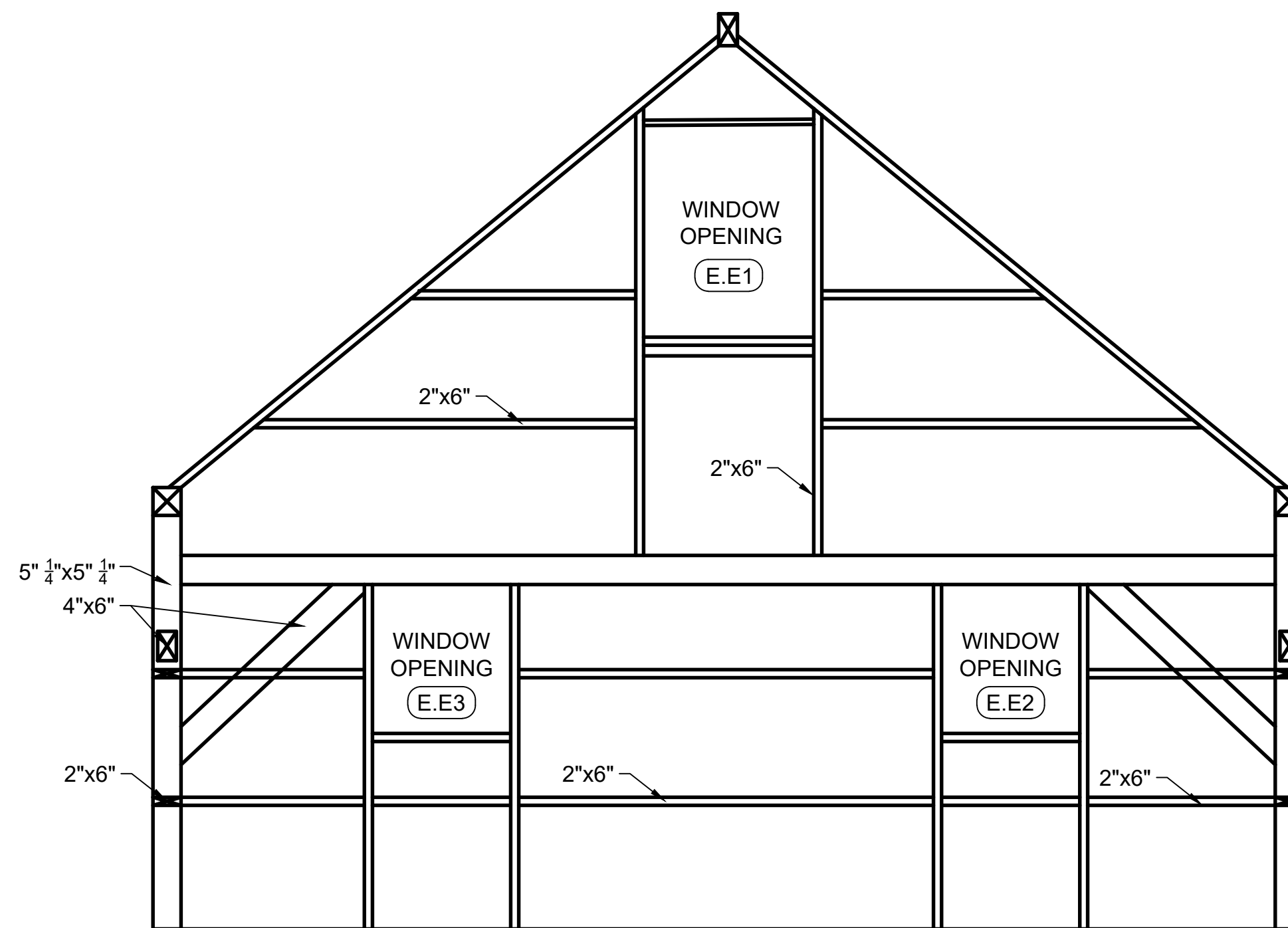
Drawing:

E113



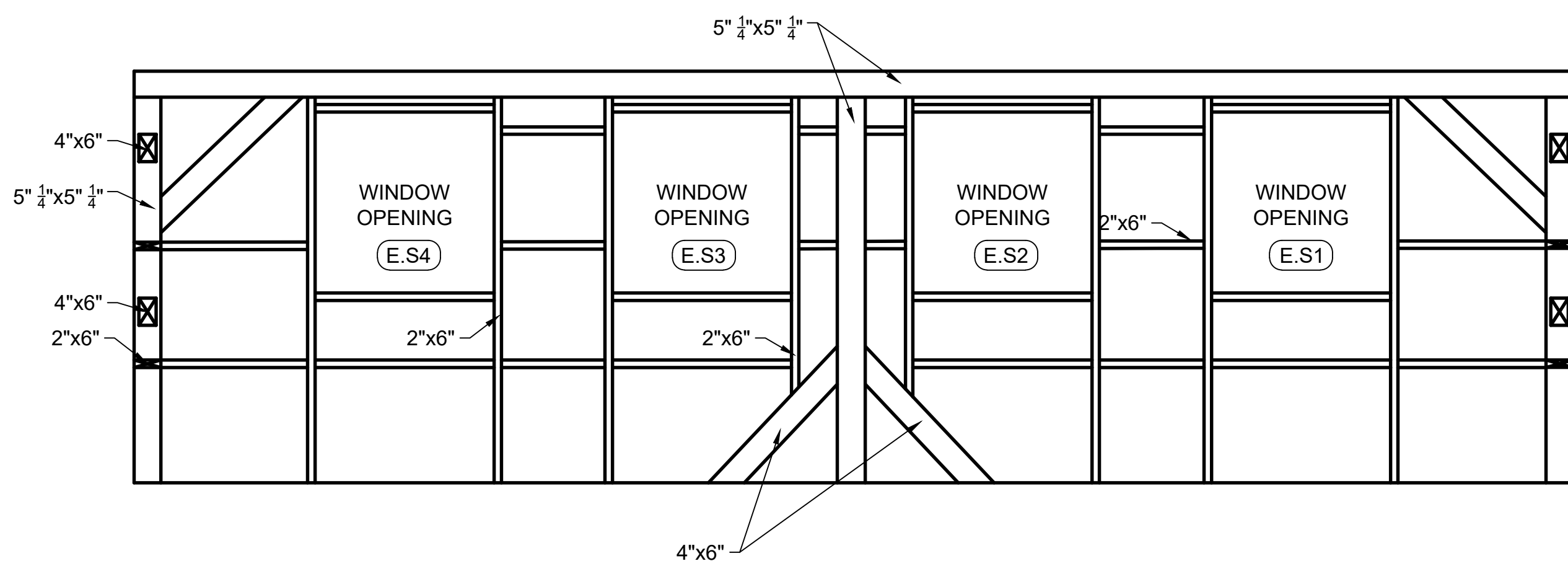
01 UPPER INTERIOR ELEVATIONS: NORTH

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



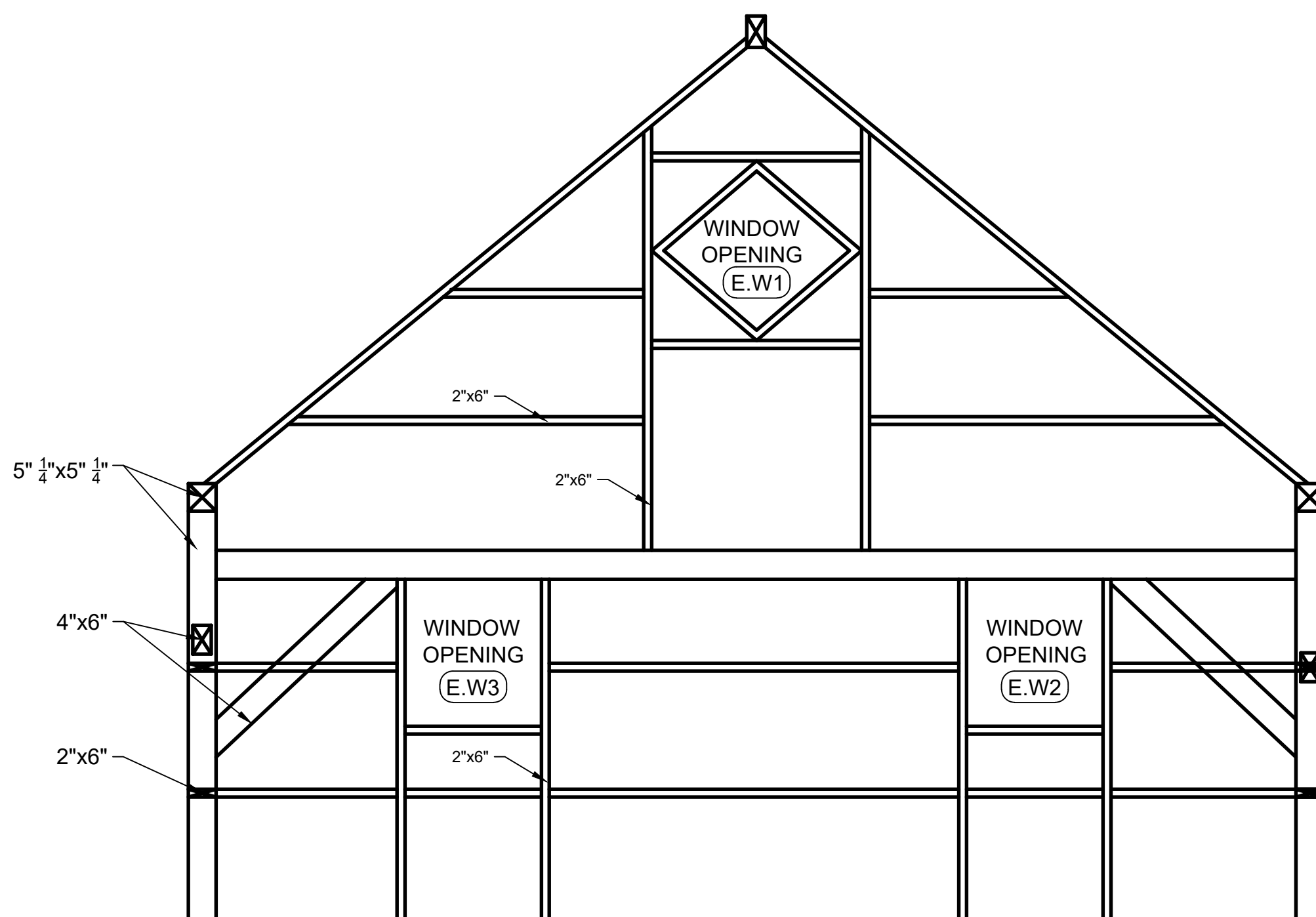
01 UPPER INTERIOR ELEVATIONS: EAST

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



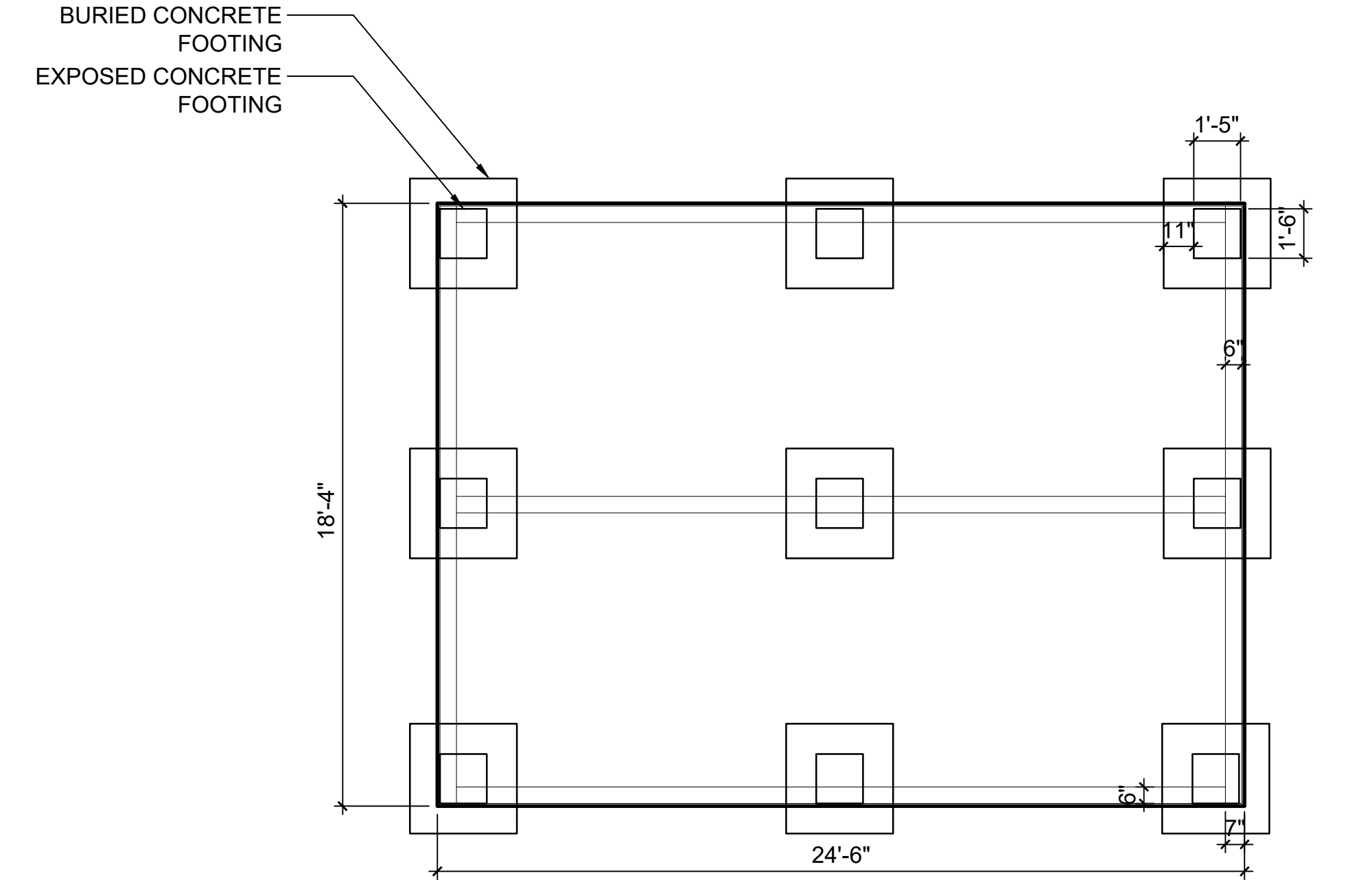
01 UPPER INTERIOR ELEVATIONS: SOUTH

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

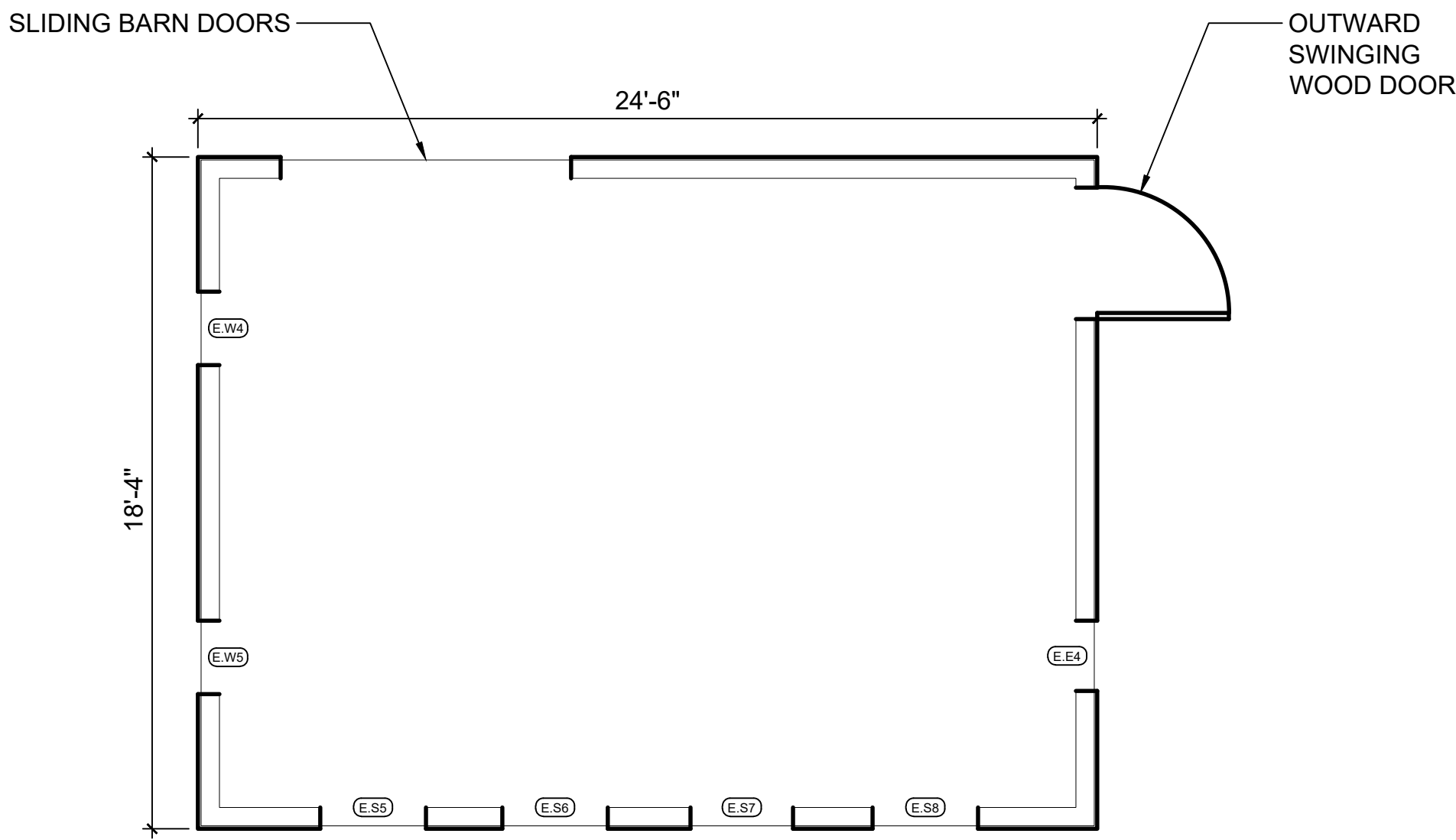
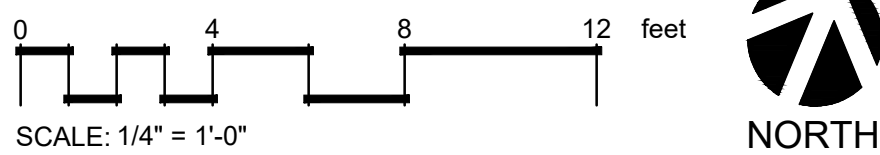


01 UPPER INTERIOR ELEVATIONS: WEST

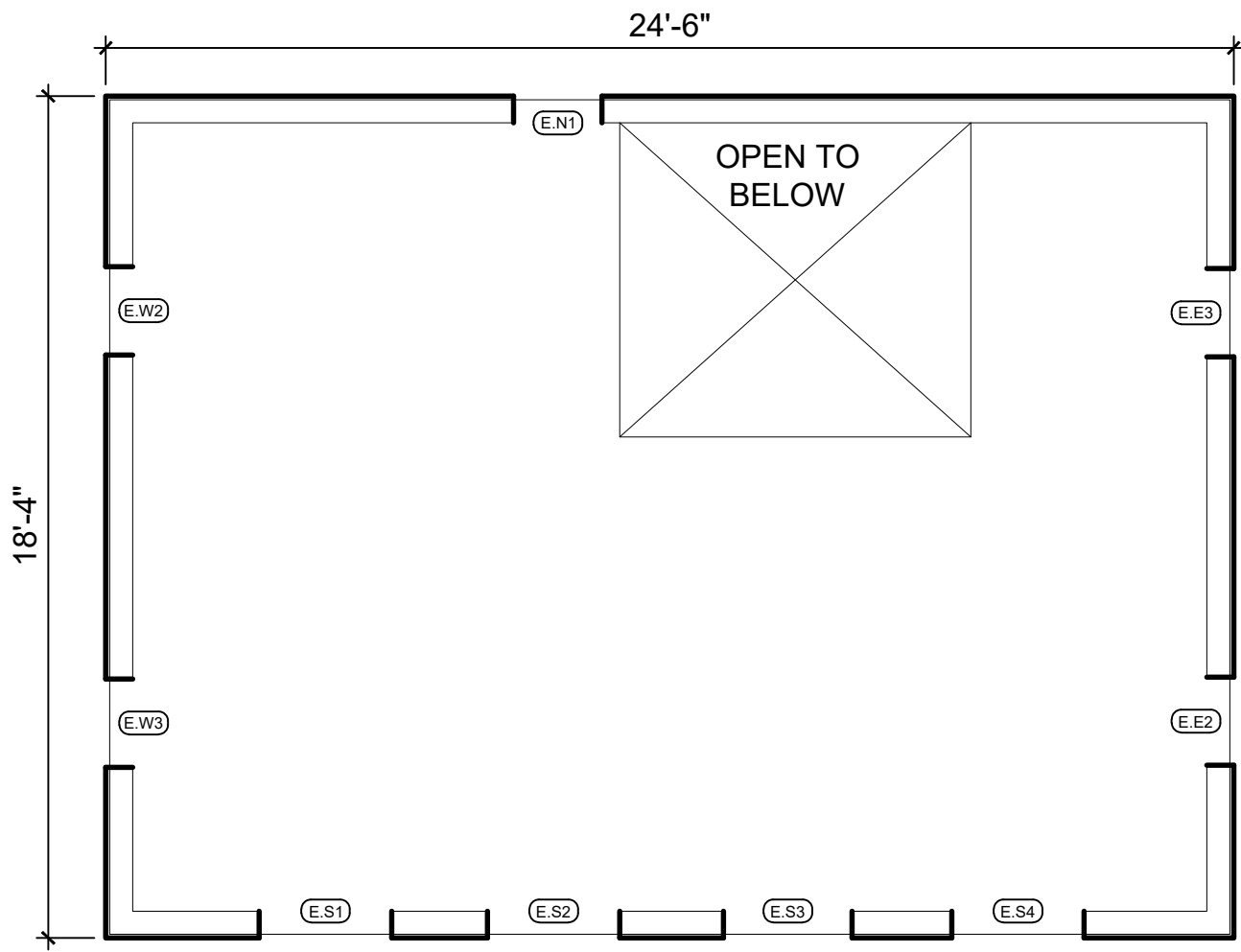
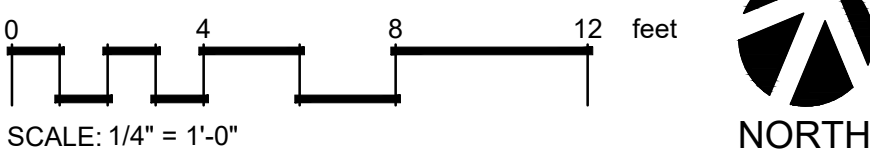
0 2 4 6 feet
SCALE: 1/2" = 1'-0"



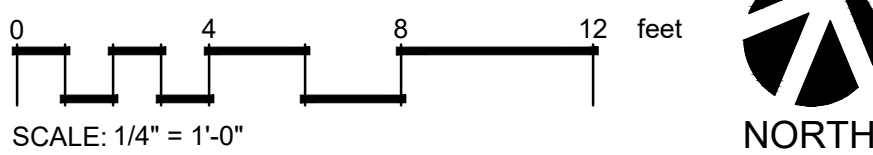
01 FOUNDATION PLAN



02 FIRST FLOOR PLAN



03 SECOND FLOOR PLAN



Square Footage - Existing	
First Floor	449.17
Second Floor	397.15
Total (sf.)	846.32
Notes: Current barn square footage is not habitable.	

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.)							

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 10, 2026
Sheet no. 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
FLOOR PLAN AND
WINDOW SCHEDULE**

Drawing:

E114

Revisions:

Project Information:

Project name:
OFFICE BARN

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

Issue Information:

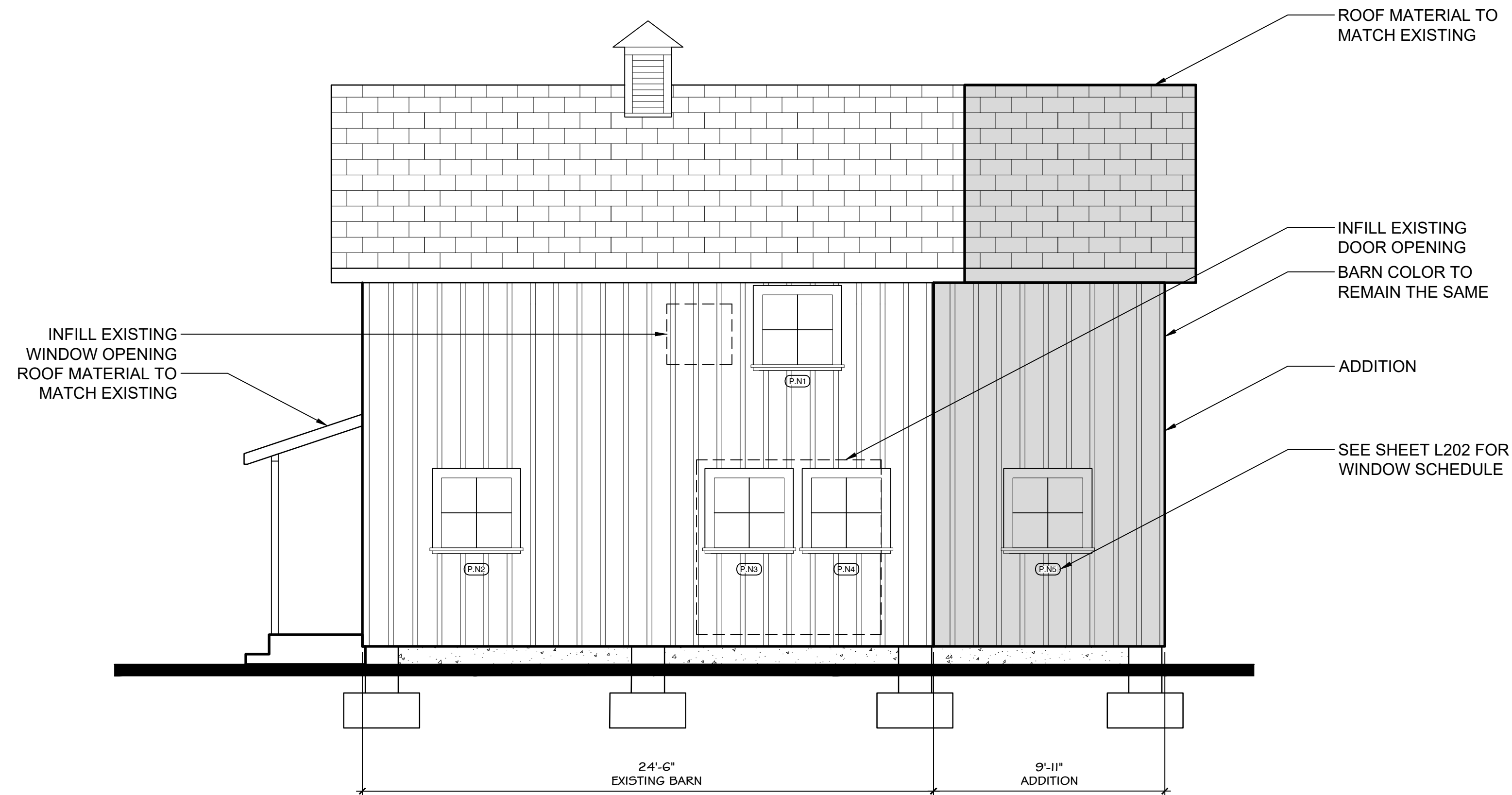
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

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

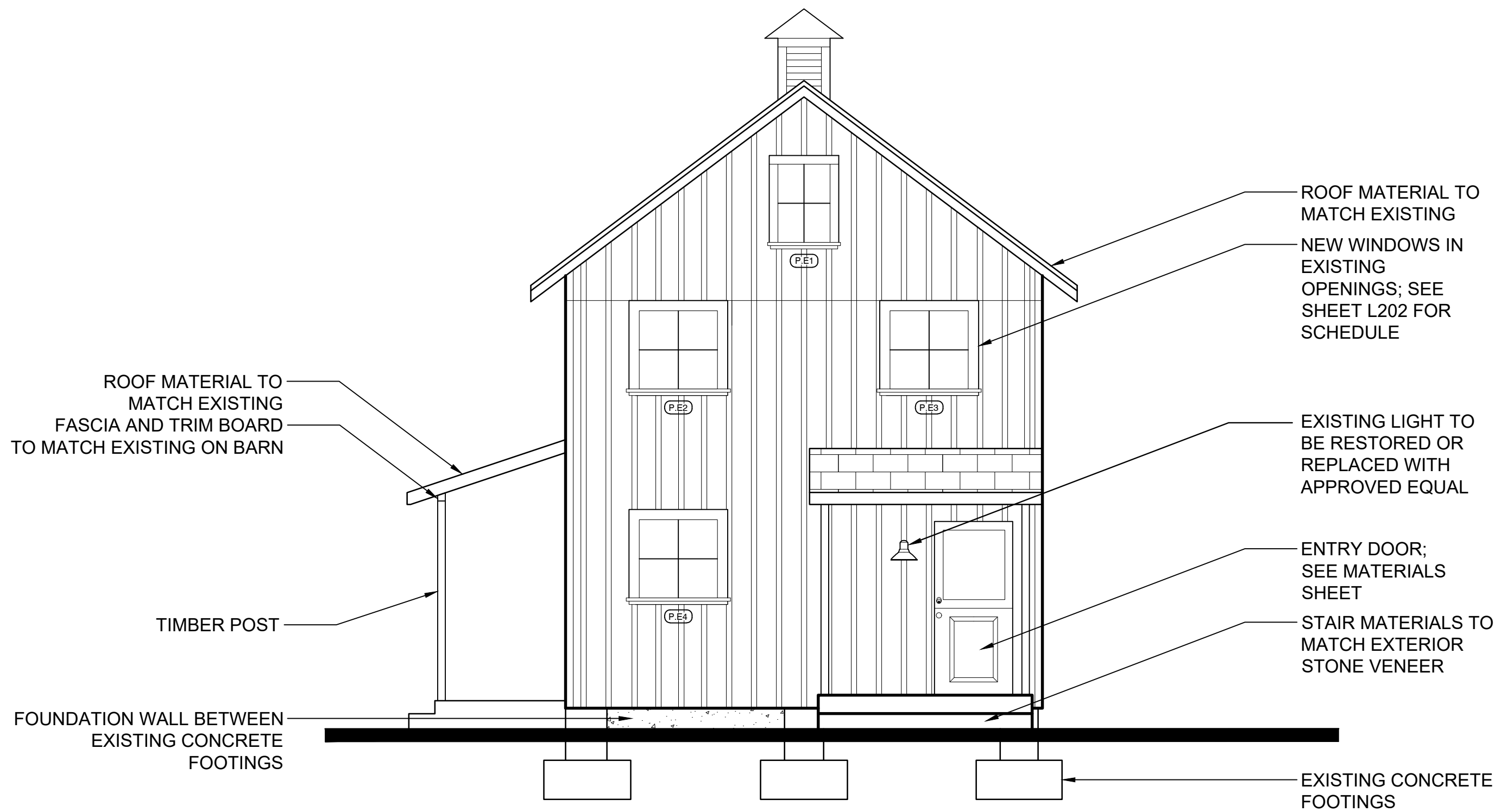
Drawing:

L201



01 NORTH PROPOSED ELEVATION

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



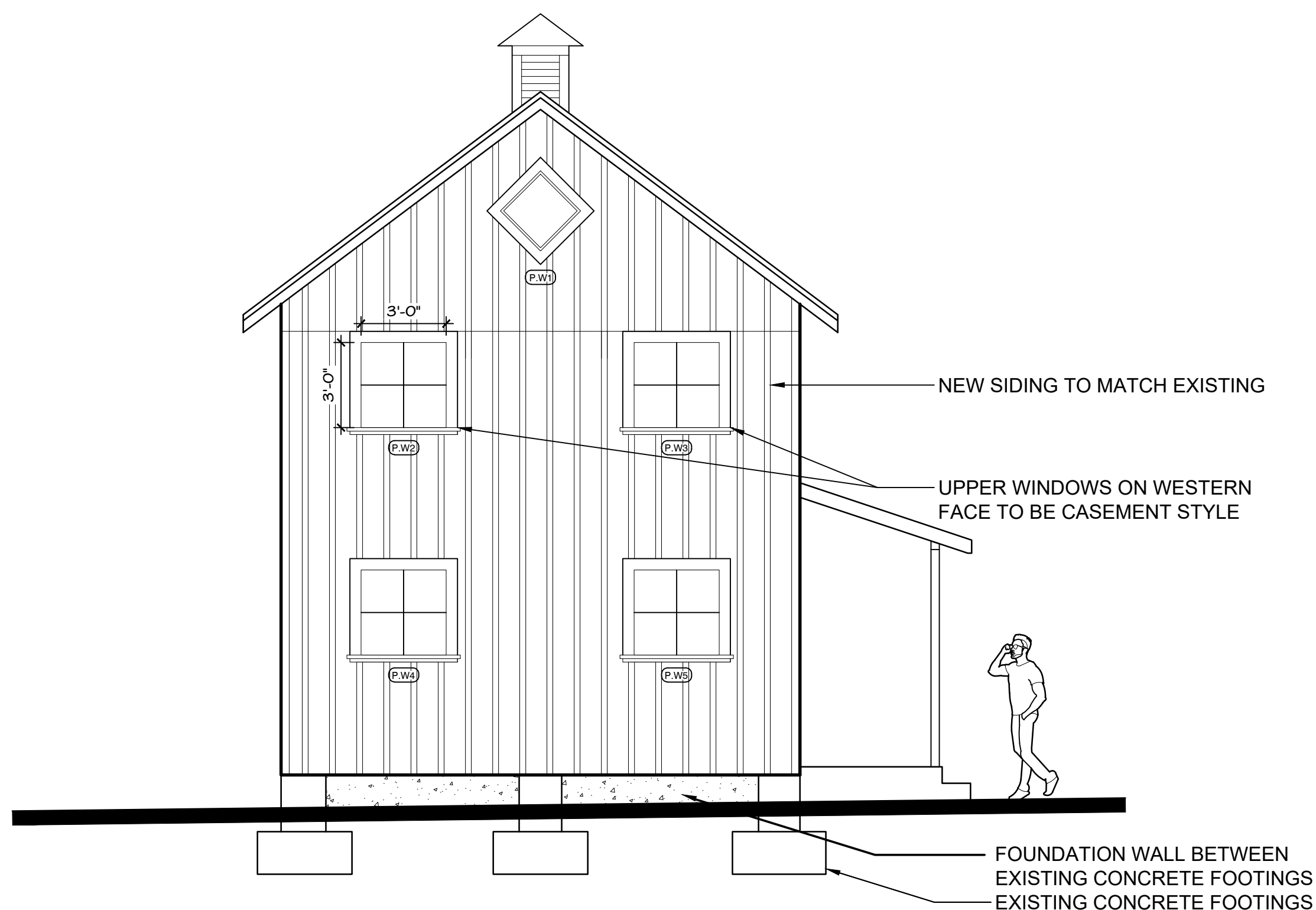
02 EAST PROPOSED ELEVATION

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



03 SOUTH PROPOSED ELEVATION

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



04 WEST PROPOSED ELEVATION

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

Revisions:

Project Information:

Project name:
OFFICE BARN

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

Issue Information:

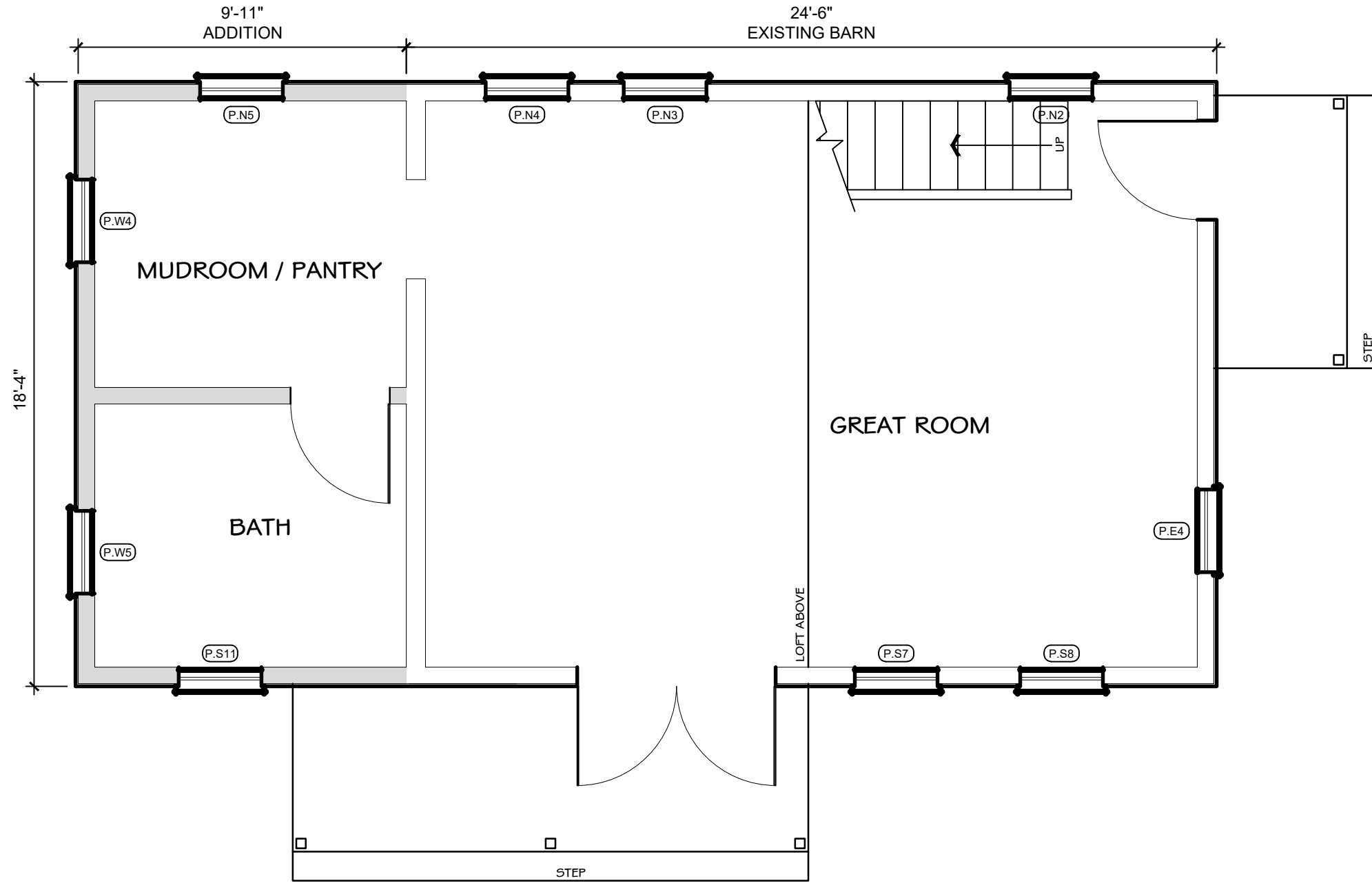
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

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

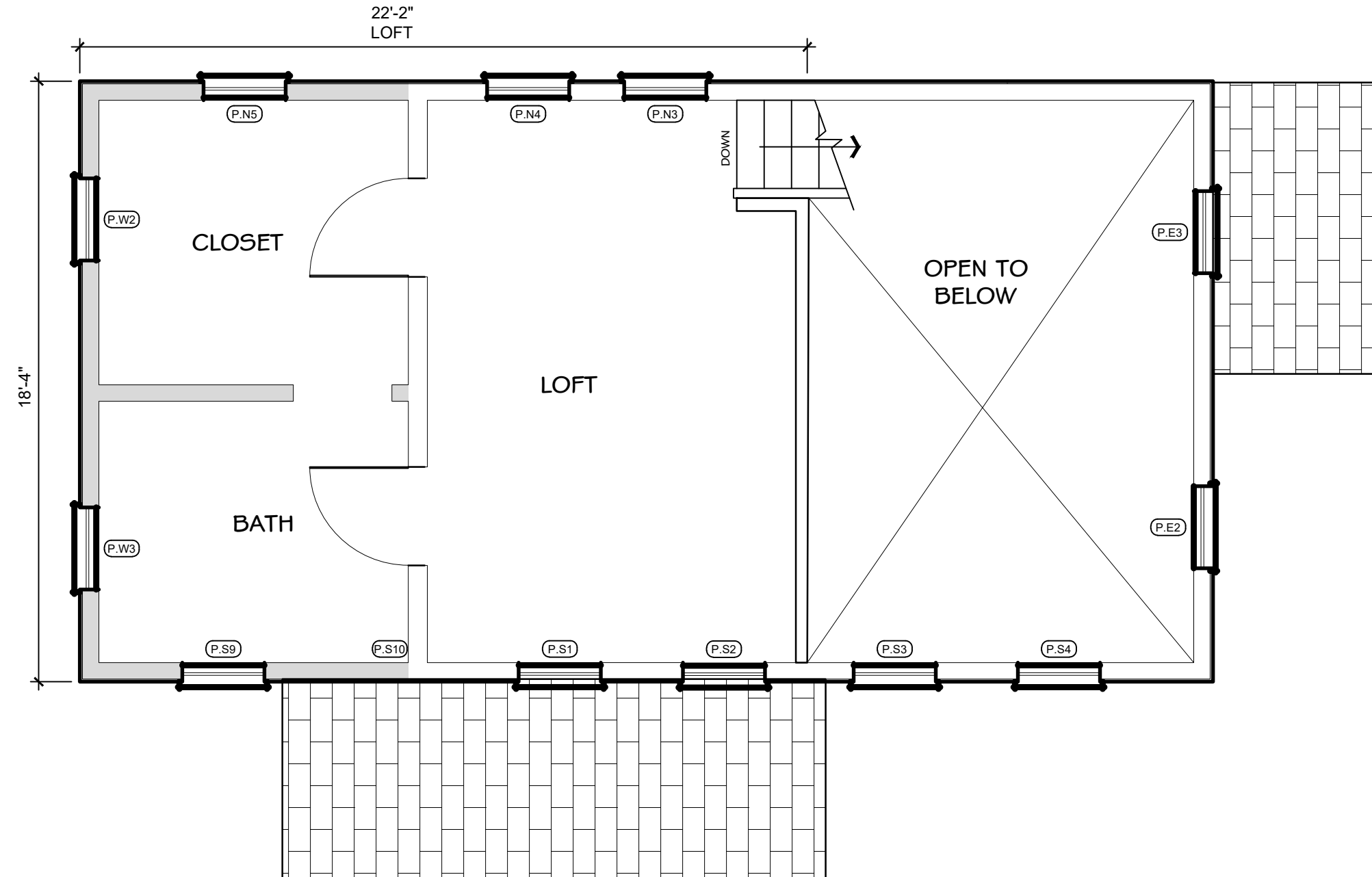
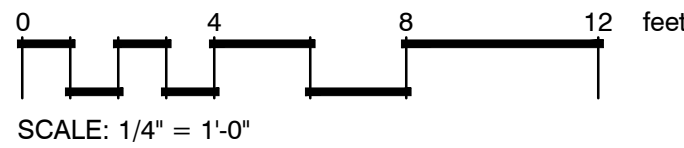
Sheet title:
**PROPOSED
FLOOR PLAN AND
WINDOW SCHEDULE**

Drawing:

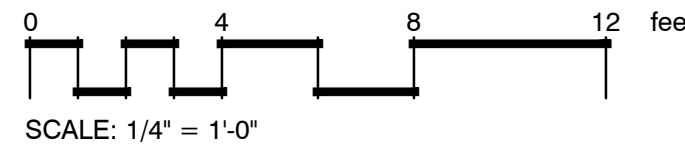
L202



01 PROPOSED FIRST FLOOR PLAN



02 PROPOSED SECOND FLOOR PLAN



Square Footage - Existing	
First Floor	448.14
Second Floor	396.12
Total (sf.)	844.26
Notes:	
Current barn square footage is not habitable.	

Square Footage - Proposed	
First Floor	629.53
Second Floor	405.2
Total	1034.73
Notes:	

Window Schedule - Proposed							
Window Number	Width	Height	Glass Type	Frame Material	Style	Color	Comments
North Elevation (N)							
P.N2	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N3	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N4	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N5	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
East Elevation (E)							
P.E1	2'-0"	2'-5"	Double Pane			Cashmere	New; in existing opening
P.E2	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
P.E3	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
P.E4	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
South Elevation (S)							
P.S1	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S2	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S3	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S4	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S7	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S8	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S9	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S10	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.S11	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
West Elevation (W)							
P.W1	1'-10"	1'-10"	Double Pane			Cashmere	New; in existing opening
P.W2	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W3	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W4	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W5	3'-0"	3'-0"	Double Pane			Cashmere	New
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



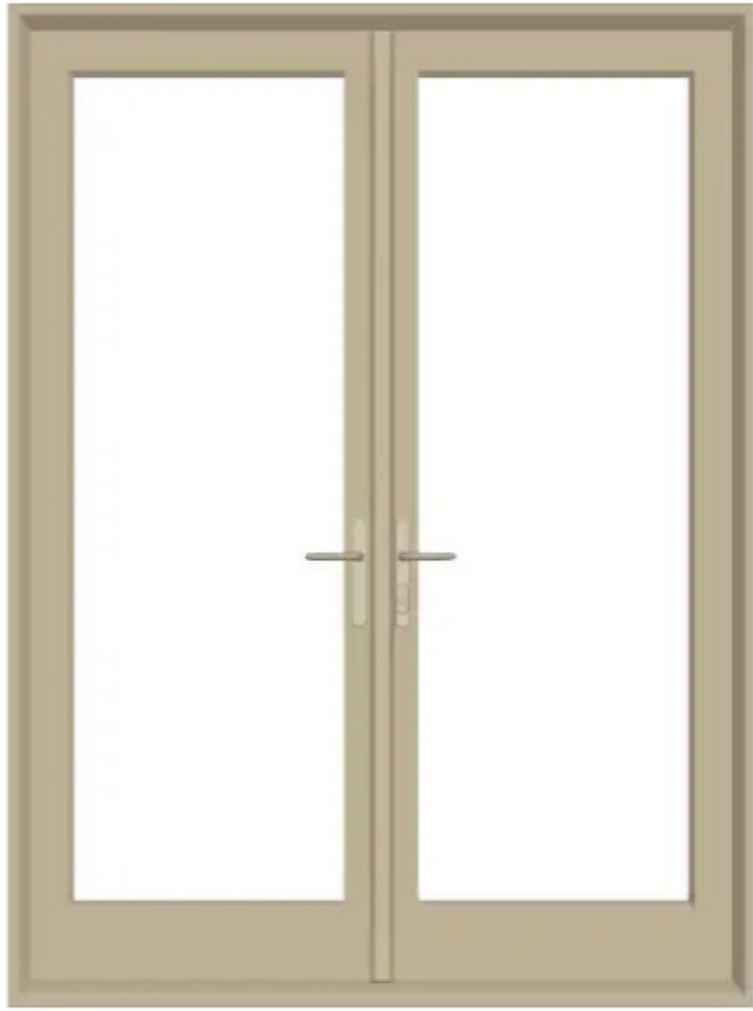
- CONCEPT IMAGE: LIGHTING AT
1798 4TH AVE RESIDENCE
WEST LINN, OR

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: DEM 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] 0430
Fire Marshal or Designee

11-20-25
Date

Conditions: See approved fire service plans.

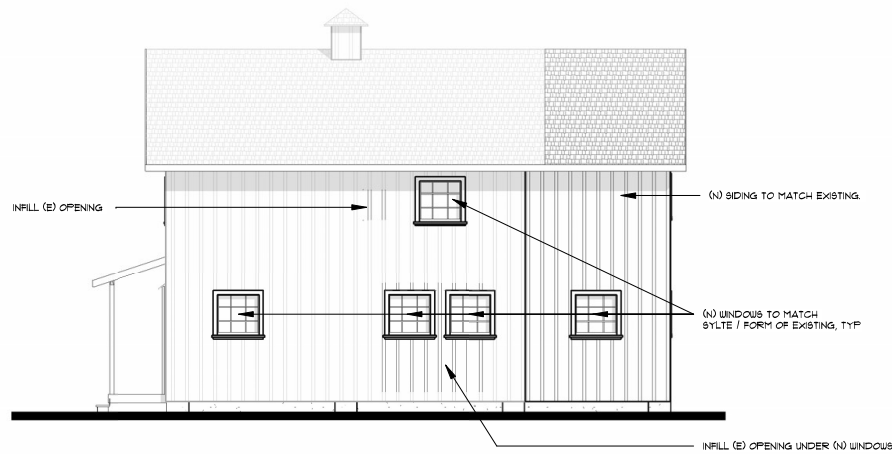
See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

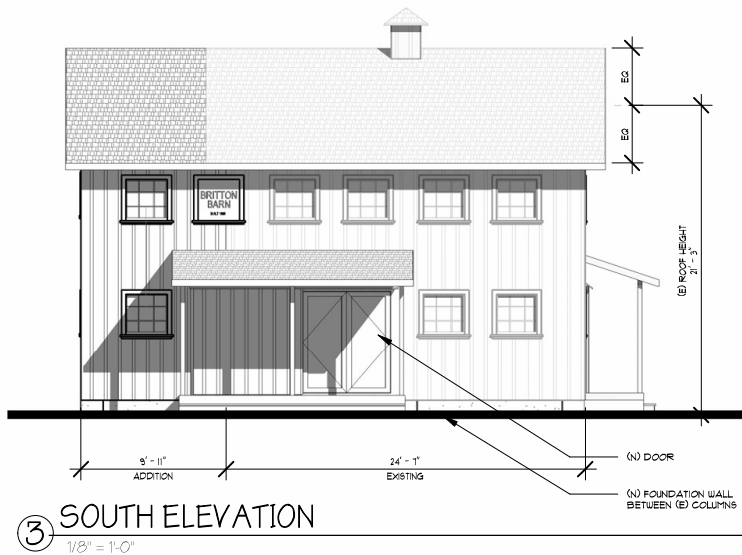
This section used when site inspection is required

Inspection Comments:

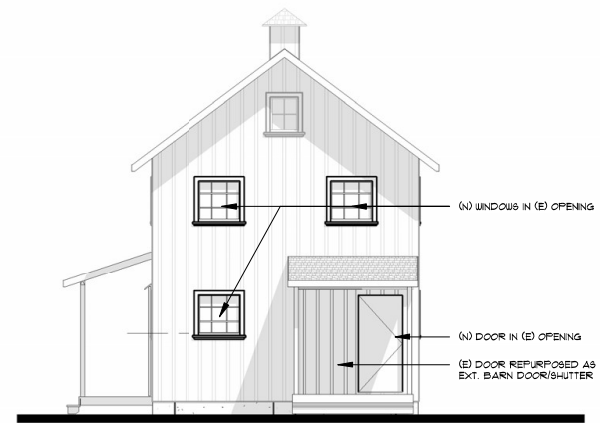
Final TVFR Approval Signature & Emp ID _____ Date _____



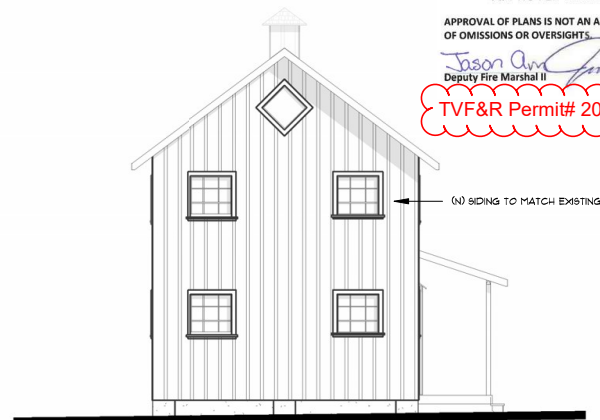
① NORTH ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



APPROVED PLANS

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 archival 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.

HDR-25-03

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

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 No. 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

"WalshResidence.122513thStreet.Development Review Application" History

-  Document created by Clement Walsh (clement@clementwalsh.com)
2025-12-06 - 10:36:55 PM GMT
-  Document emailed to Clement Walsh (clementwalsh@yahoo.com) for signature
2025-12-06 - 10:37:10 PM GMT
-  Document emailed to Laura Scott (lauralscott@yahoo.com) for signature
2025-12-06 - 10:37:10 PM GMT
-  Email viewed by Clement Walsh (clementwalsh@yahoo.com)
2025-12-06 - 10:37:23 PM GMT
-  Document e-signed by Clement Walsh (clementwalsh@yahoo.com)
Signature Date: 2025-12-06 - 10:38:19 PM GMT - Time Source: server
-  Email viewed by Laura Scott (lauralscott@yahoo.com)
2025-12-06 - 10:39:28 PM GMT
-  Document e-signed by Laura Scott (lauralscott@yahoo.com)
Signature Date: 2025-12-06 - 10:40:02 PM GMT - Time Source: server
-  Agreement completed.
2025-12-06 - 10:40:02 PM GMT



EXHIBIT HRB-2 - COMPLETENESS LETTER



CITY OF West Linn

May 18, 2026

Clement Walsh
1225 13th Street
West Linn, OR 97068

Subject: HDR-25-03 – 1225 13th Street; Class II Historic Design Review – Completeness Determination

Dear Clement Walsh:

The Planning Department has reviewed your Class II Design Review application re-submitted on April 27, 2026 for 1225 13th Street and has determined that it is **complete**. As provided in ORS 227.178, the City must take final action within 120 days, making the final decision due by September 15, 2026.

Please note that a completeness determination is not an approval of your application. It only means the City has received all the required information and can now begin the review process.

The City will mail a public notice to property owners within 500 feet of the site, the neighborhood association, and relevant agencies. The notice will explain how to submit comments during a 20-day public comment period and will list the earliest date a decision could be made. All comments received will be reviewed and considered before deciding on whether the application meets the relevant standards in the Community Development Code.

This application requires a public hearing. The Historic Review Board will make the decision after the hearing. Applicants should attend and present their request to the Historic Review Board. Persons with party status may appeal the decision within 14 days from the day the final decision was mailed pursuant to CDC 99.240.

Please contact me at 503-742-6057, or by email at agudelj@westlinnoregon.gov if you have any questions about the process.

Sincerely,

Aaron Gudelj

Aaron Gudelj; Associate Planner

EXHIBIT HRB-3 - PARTITION PLAT – 2023-029

PARTITION PLAT

FOR: JODY CARSON

BEING A REPLAT OF PART OF TRACT 31, "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 0198), PARCEL 2 & PART OF PARCEL 1, PARTITION PLAT NO. 1994-094 IN THE NW 1/4 SECTION 2, T.3S, R.1E, W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SURVEYED: JULY 7, 2022
CITY OF WEST LINN LAND USE FILES
LLA-22-03 AND LLA-22-04

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THOSE TRACTS OF LANDS AS DESCRIBED IN FEE NUMBERS 2018-019986, 2021-094445, 2021-089391, & 2014-062451, CLACKAMAS COUNTY DEED RECORDS, PER CITY OF WEST LINN LAND USE FILE DECISIONS LLA-22-03 AND LLA-22-04.

BASIS OF BEARINGS

HELD N67°39'00"E ALONG THE CENTERLINE OF 4TH AVENUE PER PLAT, HOLDING MONUMENTS 'A' AND 'B' FOR LINE, PER SURVEY NUMBER 8038.

NARRATIVE

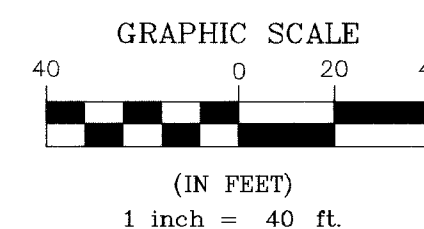
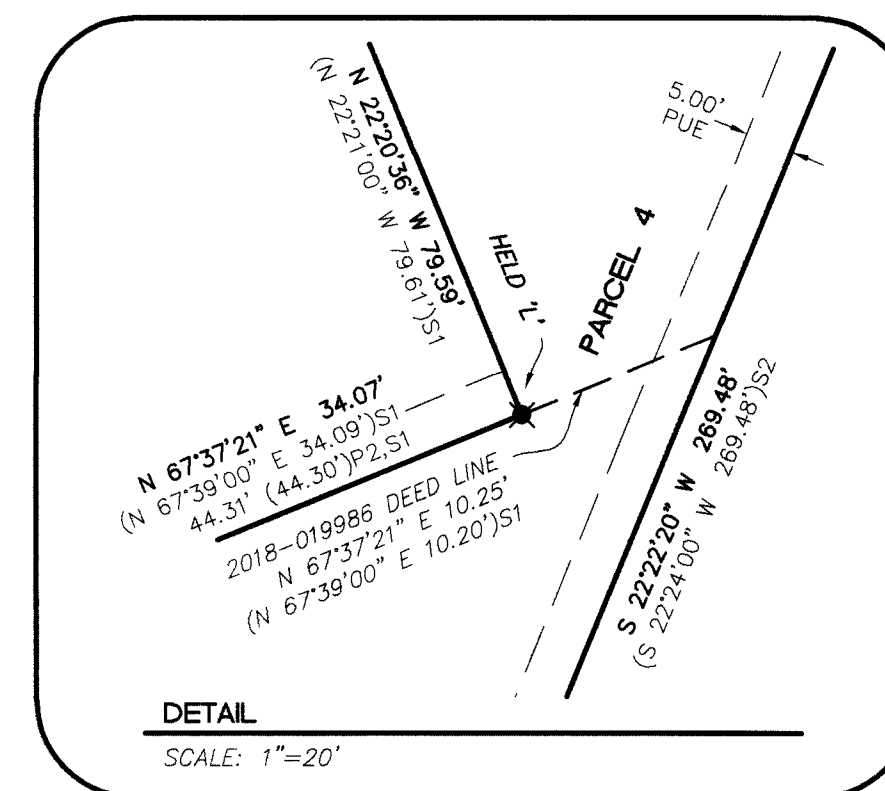
THE SOUTHEASTERLY RIGHT OF WAY LINE OF 4TH AVENUE (60' WIDE) WAS HELD PARALLEL WITH AND 30.00' SOUTHEASTERLY OF A CENTERLINE HELD THROUGH MONUMENTS 'A' & 'B' (ORIGINS UNKNOWN), AND A POINT BEING 30.00' NORTHWESTERLY OF MONUMENT 'C' SET IN S2.

PER S2, HOLDING MONUMENTS SET IN S2, THE NORTHEASTERLY LINE OF 13TH STREET I HELD PARALLEL WITH AND 30.00' NORTHEASTERLY OF A CENTERLINE HELD FROM MONUMENT 'B' TO A POINT BEING 30.00' SOUTHWESTERLY OF MONUMENT 'D'. RESULTING RIGHT OF WAY LINE INTERSECTS MONUMENT 'O' (SET IN P2). PER P2 & S2, HOLDING MONUMENTS SET IN S2: I HELD A 15.00' RADIUS CURVE, TANGENT BETWEEN RIGHT OF WAY LINES OF 13TH STREET AND TUALATIN AVENUE (60' WIDE); THE NORTHWESTERLY LINES OF TUALATIN AVENUE I HELD FROM MONUMENTS 'D' TO 'E'; FROM 'E' THROUGH 'F' TO 'G'; AND FROM 'G' TO 'H'. THE SOUTHWESTERLY LINE OF 12TH STREET (80' WIDE) I HELD FROM MONUMENT 'H' TO MONUMENT 'C'.

THE MOST WESTERLY CORNER OF FEE NO. 2016-077514 (LABELED 'CP1') I RE-ESTABLISHED PER P2, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 81.61' NORTHWESTERLY OF MONUMENT 'O'.

THE SOUTHERLY LINES OF SAID FEE NO. 2016-077514, WERE HELD PER P2 AND S1, HOLDING LINES FROM MONUMENTS 'O' TO 'N' AND 'N' TO 'M' SET IN P2, AND FROM 'M' TO 'L' SET IN S1. THE EASTERLY LINE OF SAID FEE NO. WAS HELD PER S1, FROM MONUMENTS 'L' TO 'K' SET IN S1. THE NORTHERLY LINES OF SAID FEE WERE HELD FROM SAID POINT 'CP1' TO MONUMENT 'I' SET IN P2, FROM MONUMENTS 'I' TO 'J' SET IN S2, FROM 'J' TO 'K' SET IN S1.

THE INTERIOR PARCEL LINES WERE LOCATED AT LANDOWNERS DIRECTION, AND PER CITY LAND USE FILES LLA-22-03 AND LLA-22-04.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS
RENEWS: DEC. 31, 2024



ANDY PARIS & ASSOCIATES
LAND SURVEYORS, SINCE 1952

15450 BOONES FERRY ROAD, SUITE 7, LAKE OSWEGO, OR 97035
PH 503.636.3341 | WWW.ANDYPARIS.COM
PROJECT: 22104 | DRAWING: 22104PP | DRAFTED: BL 5/11/23

LEGEND:

- ✱ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MKD. "PARIS & ASSOC PLS 2264" SET IN S1 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MKD. "PARIS & ASSOC PLS 2264" SET IN S2 UNLESS OTHERWISE NOTED
- ⬤ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MKD. "PARIS & ASSOC PLS 2264" SET IN P2 UNLESS OTHERWISE NOTED
- ▲ FOUND MONUMENT AS NOTED
- SET 5/8"x30" IR W/YPC MKD. "ANDY PARIS & ASSOC, INC." ON 12/28/22
- P1 "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 0198), CCPR
- P2 PARTITION PLAT NO. 1994-094, CCPR
- S1 SN 26011
- S2 SN 24534
- S3 SN 2007-278
- S4 SN 8038
- HFL HELD FOR LINE
- MKD. MARKED
- OU ORIGIN UNKNOWN
- SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- CCPR CLACKAMAS COUNTY PLAT RECORDS
- PUE PUBLIC UTILITIES EASEMENT PER P2, AFFECTS PARCEL 3 AS SHOWN
- WF WOOD FENCE
- W/YPC WITH YELLOW PLASTIC CAP
- 'CP1' CALCULATED POINT 1
- () ENCLOSES RECORD DATA
- [] PROBABLE ORIGIN OF MONUMENT

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JODY CARSON, TRUSTEE OF THE KLATT-CARSON FAMILY TRUST, NICHOLAS T. HARVICK, WHITNEY H. TALBOTT, CLEMENT M. WALSH, AND LAURA L. SCOTT ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, SUBJECT TO THE RESTRICTIONS AS NOTED AND SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS FOR PUBLIC AND PRIVATE USE AS SHOWN AND NOTED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

JODY CARSON, TRUSTEE OF THE KLATT-CARSON FAMILY TRUST

NICHOLAS T. HARVICK

CLEMENT M. WALSH

WHITNEY H. TALBOTT

LAURA L. SCOTT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF CLACKAMAS) S.S.

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 20th DAY OF MAY 2023, JODY CARSON, TRUSTEE OF THE KLATT-CARSON FAMILY TRUST, NICHOLAS T. HARVICK, WHITNEY H. TALBOTT, CLEMENT M. WALSH, AND LAURA L. SCOTT PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

BY [Signature]
NOTARY SIGNATURE

Zachary John Ohman, Notary Public
NOTARY PUBLIC - OREGON
COMMISSION NO. 2025044

MY COMMISSION EXPIRES June 06, 2026

APPROVALS

APPROVED THIS 23 DAY OF MAY 2023
[Signature]
CITY OF WEST LINN

APPROVED THIS 1st DAY OF June 2023
[Signature]
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS THROUGH JUNE 30, 2023.

APPROVED THIS 01 DAY OF June 2023
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR.
[Signature]
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) S.S.

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD

ON THIS 6th DAY OF June 2023
AT 9:26 O'CLOCK A.M.,

AS PARTITION PLAT NO. 2023-029

AS DOCUMENT NO. 2023-019027

CATHERINE McMULLEN, CLACKAMAS COUNTY CLERK.
[Signature]
DEPUTY

PARTITION PLAT

FOR: JODY CARSON

BEING A REPLAT OF PART OF TRACT 31, "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 0198), PARCEL 2 & PART OF PARCEL 1, PARTITION PLAT NO. 1994-094
IN THE NW 1/4 SECTION 2, T.3S, R.1E, W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SURVEYED: JULY 7, 2022
CITY OF WEST LINN LAND USE FILES
LLA-22-03 AND LLA-22-04

SURVEYORS CERTIFICATE

I, BRIAN LEGGS, REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING PORTIONS OF TRACT 31 OF "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 0198), CLACKAMAS COUNTY PLAT RECORDS, AND A PORTION OF SAID NORTHWEST ONE-QUARTER OF SECTION 2, AS DESCRIBED IN FEE NUMBERS 2021-094445, 2018-019986, 2014-062451, AND 2021-089391, CLACKAMAS COUNTY DEED RECORDS, THAT AT THE INITIAL POINT, I FOUND A 5/8-INCH IRON ROD ON THE NORTHEASTERLY RIGHT OF WAY LINE OF 13TH STREET (60' WIDE), MARKING THE MOST WESTERLY CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1994-094, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTHERLY LINES OF THEREOF, N67°37'21"E A DISTANCE OF 27.07 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE N62°40'52"E A DISTANCE OF 81.29 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE N67°37'21"E A DISTANCE OF 34.07 FEET TO THE MOST EASTERLY CORNER OF FEE NUMBER 2016-077514 AND A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE ALONG THE EASTERLY LINE THEREOF, N22°20'36"W A DISTANCE OF 79.59 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE ALONG THE NORTHERLY LINES OF SAID FEE, S67°39'00"W A DISTANCE OF 42.15 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE S22°07'52"E A DISTANCE OF 5.02 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE S67°38'04"W A DISTANCE OF 99.95 FEET TO THE AFOREMENTIONED 13TH STREET RIGHT OF WAY LINE AND A SET 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "ANDY PARIS & ASSOC"; THENCE ALONG SAID RIGHT OF WAY LINE, N22°20'36"W A DISTANCE OF 145.05 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF 4TH AVENUE (60' WIDE) AND A SET 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "ANDY PARIS & ASSOC"; THENCE ALONG SAID 4TH STREET RIGHT OF WAY LINE, N67°39'00"E A DISTANCE OF 299.91 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF 12TH STREET (80' WIDE) AND A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE ALONG SAID 12TH STREET RIGHT OF WAY LINE, S22°20'36"E A DISTANCE OF 99.93 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF TUALATIN AVENUE (VARIABLE WIDTH), AND A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE ALONG SAID RIGHT OF WAY LINE, S67°40'30"W A DISTANCE OF 29.05 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264"; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S22°22'20"W A DISTANCE OF 269.48 FEET TO A FOUND 5/8-INCH IRON ROD; THENCE S32°54'24"W A DISTANCE OF 70.24 FEET TO A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "PARIS & ASSOC PLS 2264" AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD BEARING N84°43'06"W 26.58 FEET; THENCE WESTERLY ALONG SAID CURVE 32.66 FEET THROUGH A CENTRAL ANGLE OF 124°45'00" TO THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF 13TH STREET AND A SET 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "ANDY PARIS & ASSOC"; THENCE ALONG SAID RIGHT OF WAY LINE N22°20'36"W A DISTANCE OF 92.43 FEET TO THE INITIAL POINT. CONTAINING 54,496 SQUARE FEET.

PLAT NOTES

- COVENANTS, CONDITIONS, AND RESTRICTIONS AS SHOWN ON PARTITION PLAT NO. 1994-094, CLACKAMAS COUNTY PLAT RECORDS, AFFECTING PARCEL 3 AS SHOWN HEREON.
- PER ORS 92.185(4) PUBLIC UTILITIES WERE NOTIFIED BY MAIL OF THE LANDOWNERS INTENT TO MODIFY AND OMIT CERTAIN PUBLIC UTILITIES EASEMENTS CREATED BY PARTITION PLAT 1994-094, AFFECTING PARCEL 4 HEREON. NO UTILITY COMPANY RESPONDED WITH OBJECTION TO THE LANDOWNERS, LANDOWNERS ATTORNEY, OR THE GOVERNING BODY.
- A VIEW EASEMENT FOR THE BENEFIT OF PARCEL 5 HAS BEEN RECORDED AS DOCUMENT NO. AS DOCUMENT NO. 2023-019026 CLACKAMAS COUNTY PLAT RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS
RENEWS: DEC. 31, 2024



ANDY PARIS & ASSOCIATES

LAND SURVEYORS, SINCE 1952
15450 BOONES FERRY ROAD, SUITE 7, LAKE OSWEGO, OR 97035
PH. 503.636.3341 | WWW.ANDYPARIS.COM
PROJECT: 22104 | DRAWING: 22104PP | DRAFTED: BL 5/11/23

EXHIBIT HRB-4 - PARTITION PLAT – P1994-094

EXHIBIT HRB-5 - MISC-91-23 – HISTORIC REVIEW – RELOCATE BARN

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 Board Staff REGON 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 Woebke 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.

Woebke 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 Woebke

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.

Woebke 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 thre said.

"Our representative 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 th 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/c

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

"It's a romantic con 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


MICHAEL V BUTTS,
Planning Director

Affidavit of Publication

CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE

FILE NO. ~~MISC-91-16~~ 115C-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 lo. 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

EXHIBIT HRB-6 - OREGON SITE HISTORIC RECORD – 1296 12th STREET

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	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:			

EXHIBIT HRB-7 - BUILDING PERMIT – 1991 – 198-091 – 1296 12th STREET

Ent c/p 9/93
Bar

APPLI



POOL ☐ MOBILE HOME

Zoning 1500

Occupancy M-1

Plan Ck. Fee 40.63

Check No. 1845

Date Received 5/9/91

By [Signature]

APPLICANT MUST COMPLETE FORM IN INK DOWN TO THE HEAVY LINE. TWO SETS OF PLANS MUST BE FURNISHED WITH APPLICATION.

SPECIAL INFORMATION

Lot No. _____ Block No. _____ Plat _____

Architect or Engineer _____

Architect's Address _____

*Owner John Klatt/Jody Carson *Phone No. 657-0523, 644-3761 work

Owner's Address 1296 SE 12th St., West Linn 97068

Builder Scime Phone No. _____

X Builder's Address _____

☒ Building Use: ☐ Single Residence ☐ Multiple Residence ☐ Commercial ☐ Industrial ☒ Barn

Type of Construction Wood Frame Estimated Value \$ 7000⁰⁰

X No. Stories 2 Total Height 21 ft Area of Lot 8

✓ Set Backs: Front 20' Back 67' Sides 15', 107'

Water Meter Size _____ Water Service Pipe Size _____

Building Main Sewer Outlet Pipe Size _____ Sewage Disposal: ☐ City Sewer ☐ Septic Tank

Driveway Width _____ Ft. Existing Road: ☐ Curb & Gutter ☐ Drainage Ditch

Topo map

I agree to build according to above description, plans, and specifications, and that all work is to conform with all applicable codes and ordinances of the State of Oregon and the City of West Linn, Oregon. I further agree that the building will not be occupied until a Certificate of Occupancy has been issued by the City. I hereby certify that my registration with the Builder's Board is in full force and effect as required by ORS 701.055; that if exempt, the basis for exemption is noted hereon; and that only subcontractors and employees who are in compliance with ORS 701.055 will be used on this project.

I now have (or have applied for) a City of West Linn Business License to do business in the City of West Linn.

City of West Linn Bus. Lic. No. _____

X Owner/Applicant John Ball Registration No. _____

THIS SPACE TO BE FILLED IN BY THE BUILDING DEPARTMENT.

Type of Construction: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Address Assigned 1297 12th Street

HDR-25-03 Page 76 of 85 Historic Review Board Staff Report

SEE REVERSE SIDE

CCP-CWL31 (Rev. 5/90)

EXHIBIT HRB-8 - PRE-APPLICATION CONFERENCE 02.06.2025 SUMMARY NOTES

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 within 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 within 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, whichever 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 if 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 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 indicates 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

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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	NR Status:	Listed in Historic District
	second date:	total inelig resources:	1
primary orig use:	Single Dwelling	date indiv listed:	
second orig use:		orig use comments:	
primary style:	Queen Anne	prim style comments:	
secondary style:	Vernacular	sec style comments:	
primary siding:	Horizontal Board	siding comments:	Shiplap
secondary siding:		architect:	
plan type:	Side Passage/Entry	builder:	Sheriff E. Mass. Original builder
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
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RESEARCH INFORMATION			
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✓ 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 Board Staff REGON 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 representative 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 th 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/c

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

"It's a romantic con 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



**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

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 lo. 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

EXHIBIT HRB-9 - AFFIDAVIT AND NOTICE PACKET

**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. HDR-25-03**

The West Linn Historic Review Board will hold a hybrid public hearing on **Wednesday, July 8, 2026 at 6:00 pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for Class II Historic Design Review at 1225 13th Street. The applicant is requesting to convert an existing barn within the Willamette Historic District to a habitable accessory dwelling unit and add 320 square feet of habitable space.

The HRB will make its decision based on applicable criteria found in Chapters 25, 34, and 99. of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some members, staff, presenters, and public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online on YouTube: https://youtube.com/live/FYn_dj4vQ8A?feature=share

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day to agudelj@westlinnoregon.gov or mail them to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can join online or dial in by phone.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue (CDC Section 99.090).

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the final decision notice pursuant to CDC [99.240](#).

For additional information, please contact Aaron Gudelj, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6057.

Scan this QR Code to go to Project Web Page:





CITY OF West Linn

AFFIDAVIT OF NOTICE HISTORIC REVIEW BOARD DECISION

We, the undersigned, certify that, in the interest of the party initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **HDR-25-03**

Address: **1225 13th Street**

Applicant's Name: **Clement Walsh**

Scheduled Decision Date: **Historic Review Board hearing on 07/8/2026**

MAILED NOTICE

Notice of Upcoming HRB Decision was mailed at least 14 days before the decision date, per Section 99.080 of the Community Development Code to:

Clement Walsh, applicant	06/11/26	<i>Lynn Schroder</i>
Property owners within 300ft of the site perimeter	06/11/26	<i>Lynn Schroder</i>
OR SHPO	06/11/26	<i>Lynn Schroder</i>
Willamette Neighborhood Association	06/11/26	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming HRB Decision was emailed at least 14 days before the decision date to:

Willamette Neighborhood Association	06/11/26	<i>Lynn Schroder</i>
Clement Walsh, applicant	06/11/26	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website 14 days before the decision date.

06/11/26	<i>Lynn Schroder</i>
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SIGN

A sign was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

06/25/2026	<i>Aaron Gudelf</i>
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FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City's website, per Section 99.040 of the Community Development Code.

	<i>Lynn Schroder</i>
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**NOTICE OF UPCOMING
HISTORIC REVIEW BOARD DECISION**

**PROJECT # HDR-25-03
MAIL: 06/10/26 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

HDR-25-03 Notified Properties within 300 feet of 1225 13th Street

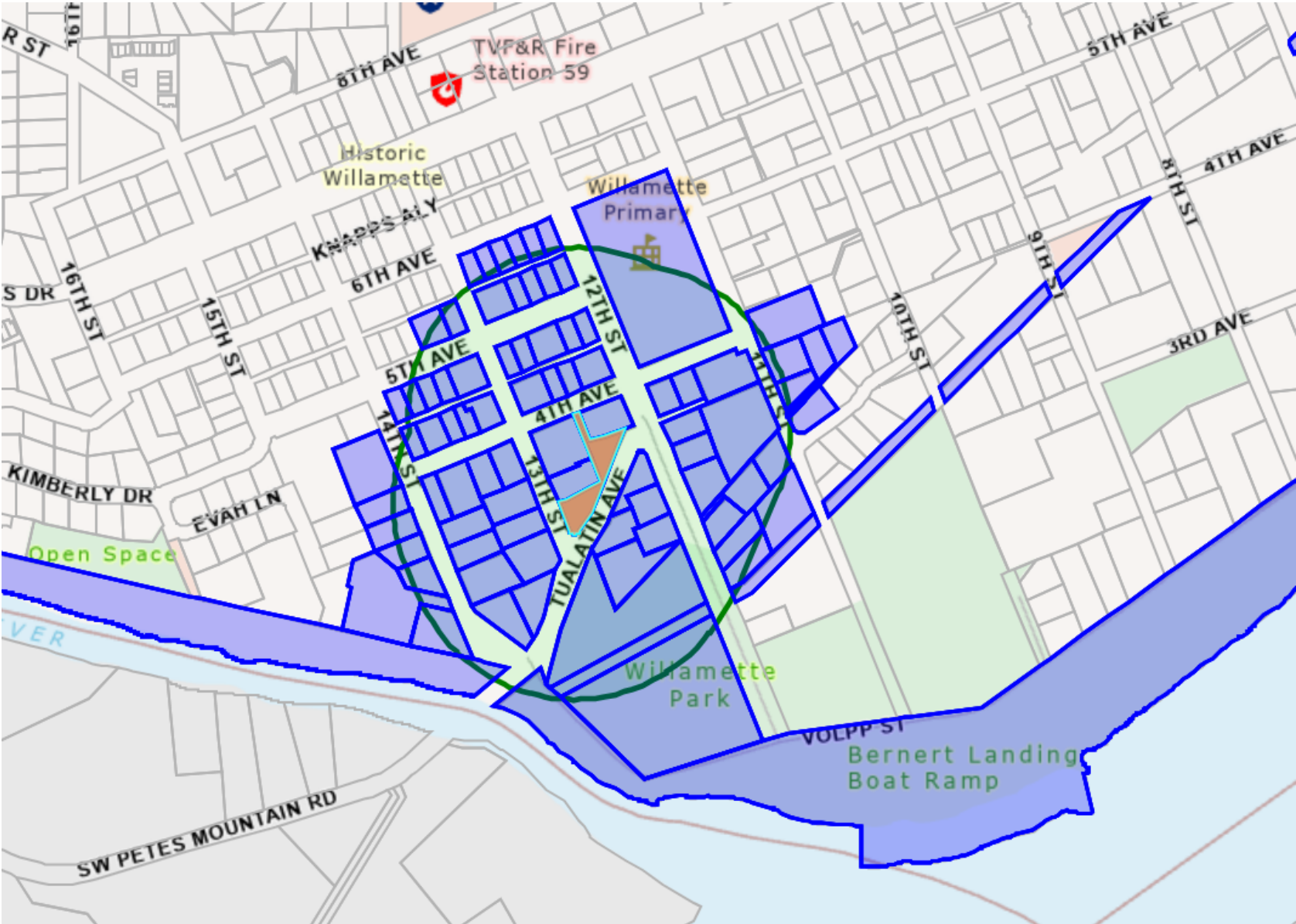


EXHIBIT HRB-10 – DRAFT FINAL DECISION AND ORDER

**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 AN EXISTING 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/owner, Clement Walsh, presented as the applicant. No written or oral comments were submitted. The Historic Review Board closed the hearing, deliberated, and Member XXXX made a motion to approve the application. The motion was seconded by Member XXXX and approved XXX, with Member XXXX, Member XXXX, Member XXXX, and Member XXXX voting in the affirmative.

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 Planning 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.

KIRSTEN SOLBERG, CHAIR
WEST LINN HISTORIC REVIEW BOARD

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 _____ day of _____, 2026.

Therefore, this decision becomes effective at 5 p.m., _____, 2026.