



CITY OF OREGON CITY HISTORIC REVIEW BOARD WORK SESSION AGENDA

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City, OR
97045

Tuesday, February 25, 2025 at 6:00 PM

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email ocplanning@orc.city.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)
 - Email ocplanning@orc.city.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
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1. CALL TO ORDER AND ROLL CALL

2. DISCUSSION

- a. New Construction- Window Details and Template Condition of Approval

3. COMMUNICATIONS

4. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the [Oregon City's website](https://www.oregoncity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

To:	Historic Review Board	Agenda Date:	February 25, 2025
From:	Christina Robertson-Gardiner, Senior Planner		

SUBJECT:

New Construction- Window Details and Template Condition of Approval

STAFF RECOMMENDATION:

The purpose of the February meeting is to share window samples and background information, as well as to facilitate a general discussion about desired window attributes. The consultant will attend a future meeting with a draft of the condition of approval template for HRB review, which will incorporate the direction from HRB. Please note that the discussion in the February meeting is not intended to be technical in nature; rather, it aims to provide policy direction to the consultant and city staff. They will return to a future meeting with a draft template based on this guidance.

EXECUTIVE SUMMARY:

Over the last few years, board members have been frustrated that the fiberglass windows installed in infill projects do not sufficiently meet the Board's goal of closely mimicking wood windows. To address this, a goal of adopting a standard template condition of approval with more specificity was added to the 2023-205 HRB work plan.

This project aims to identify and define the characteristics of windows that the Historic Review Board considers appropriate for new construction in Oregon City's Historic Districts and on Landmark properties based on the adopted [Design Guidelines for New Construction](#).

Ultimately, the consultant will write a template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. The template condition will note dimensional, material, and/or performance-related factors that must be met in order for a contractor to obtain a permit for proposed windows in new construction in these areas. These metrics are intended to provide applicants, their contractors, and frontline planning staff with clear directions on the allowed windows for new construction projects.

BACKGROUND:

See attached memo for more information.

NEXT STEPS:

In April, the consultant will provide potential language for a standard window condition meeting the parameters noted in the February meeting. Based on feedback, the Board will approve the template condition of approval and direct staff to incorporate it in future staff

reports at either the April or May HRB meeting.

OPTIONS:

Staff is seeking feedback but no decision is required at this work session.

MEMO OVERVIEW

Over the last few years, board members have been frustrated that the fiberglass windows installed in infill projects do not sufficiently meet the Board's goals of closely mimicking wood windows. A goal of adopting a standard template condition of approval with more specificity was added to the 2023-205 HRB work plan.

This project aims to identify and define the characteristics of windows that the Historic Review Board sees as appropriate for new construction in Oregon City's Historic Districts and on Landmark properties, based on the adopted [Design Guidelines for New Construction](#). Windows that are typically installed in new infill projects run the gamut from high-end wood or aluminum-clad wood to fiberglass to more inexpensive options. After the Historic Review Board looks at various window samples in the February meeting, the goal will be to identify those windows that would-- or could under certain conditions-- meet the guidelines. The focus will be on fiberglass windows, but samples of aluminum-clad wood and vinyl windows will also be provided.

Ultimately, the consultant will write a template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. The template condition will note dimensional, material, and/or performance-related factors that must be met in order for a contractor to obtain a permit for proposed windows in new construction in these areas. These metrics are intended to provide applicants, their contractors, and frontline planning staff with clear directions on the allowed windows for new construction projects.

The purpose of the February meeting is to share window samples and background information, as well as to facilitate a general discussion about desired window attributes. The consultant will attend a future meeting with a draft of the condition of approval template for HRB review, which will incorporate the direction from HRB. Please note that the discussion in the February meeting is not intended to be technical in nature; rather, it aims to provide policy direction to the consultant and city staff. They will return to a future meeting with a draft template based on this guidance.

Note that only samples from two companies (Marvin and Pella) will be represented at the meeting, and reps from these companies will also attend to answer questions. This is not meant to prejudice the board members in any way towards Marvin and Pella products; the condition of approval will be based only on defined characteristics.

BACKGROUND INFORMATION

In Oregon City's document, [Guidelines for New Construction, OREGON CITY HISTORIC DISTRICTS](#), windows and fenestration are covered in the Element Guidelines. Three of these are listed below.

Commercial Windows

Principle: "Single or grouped main level and upper level windows: similar in design and materials to residential styled; possible slightly larger member scale."

Design: "Wood, or clad wood designed to provide an appearance of traditional wood windows. Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved."

Not allowed: "Narrow profile metal, or frameless windows; butt or flush glazed systems."

Residential Windows

Principle: "Match the member sizing, thickness and shadowline of painted wood windows."

Design: "Double, single hung; Casement, Fixed if style allows. Wood clad acceptable if matching and if in suitable color and finish. Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved. Divided lights: with exterior muntins only and if style allows."

Not allowed: "Sliding, and non rectangular windows. Awning, hopper upon HRC review. Prefinished windows of unsuitable colors; Unfinished or stained finish. Grids between glass; Tinted or reflective glass, glass block."

Trim [at] Doors, Windows

Principle: "Trim at openings allows opportunity for design detail and some ornamentation while providing weather protection of enclosure."

Design: Commercial or residential buildings with wood siding: Typically flat painted boards consistent with architectural style, 4" nominal width or greater, often 6", with hood molding; Simple designs with appropriate decoration; Main entry doors are often embellished with decorative moldings. Plaster and Masonry Finishes: trim is less detailed; painted wood, masonry."

Not allowed: "Excessive or out of scale ornamentation."

QUESTIONS TO BE CONSIDERED BY THE HRB FOR FEBRUARY

The consultant seeks direction on the following questions.

QUESTION #1: *Depth. Should the window glass plane always be inset from the face of finish siding? Thicker trim can help create a shadow line.*

QUESTION #2: *Material. Does the HRB support vinyl windows if "high end"? What about Andersen "Fibrex"?*

QUESTION #3: *Profile. Is one "stepback" enough to provide the "shadow line" noted in guidelines? Potentially, a deeper setback in the wall might be an OK tradeoff for a window with a flat frame.*

QUESTION #4: *Grids. Guidelines say use exterior applied divider grids or none at all; are flat exterior grids OK?*

QUESTION #5: *Trim. Is a projecting sill a minimal requirement in a new window opening?*

QUESTION #6: *Cost. How should the price be factored into the analysis?*

QUESTION #7: *Anything else? Is there anything missing from this discussion?*

NEXT STEPS

In April, the consultant will provide potential language for a standard window condition meeting the parameters noted in the February meeting. Based on feedback, the Board will approve the template condition of approval and direct staff to incorporate it in future staff reports at either the April or May HRB meeting.

Windows Project

For consideration by the Oregon City Historic Review Board

Window terms handout

February 2025



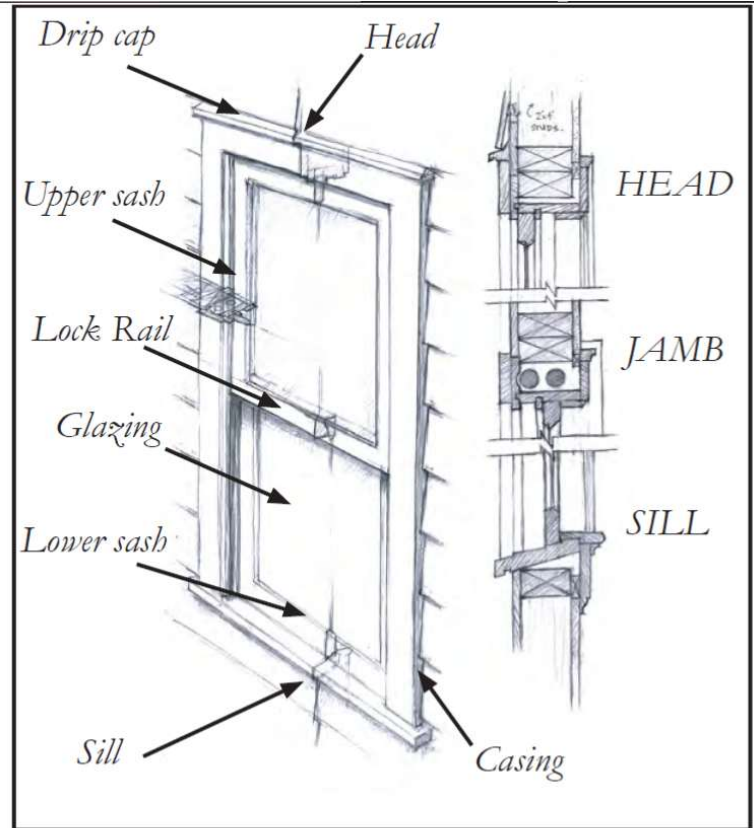
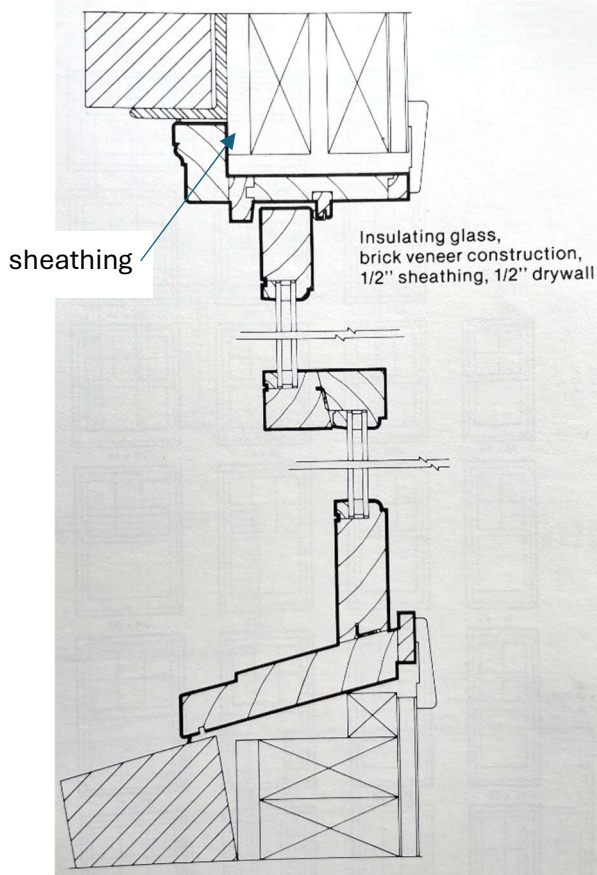
These two windows look very different. The traditional details seen in the first window were all developed over time to shed water.

Window casings (trim) are one way to spot a window replacement. Traditional windows have water-shedding components at top and at bottom.

A window and its casing were made with lapped joints, not miters which allow water straight down into the window.

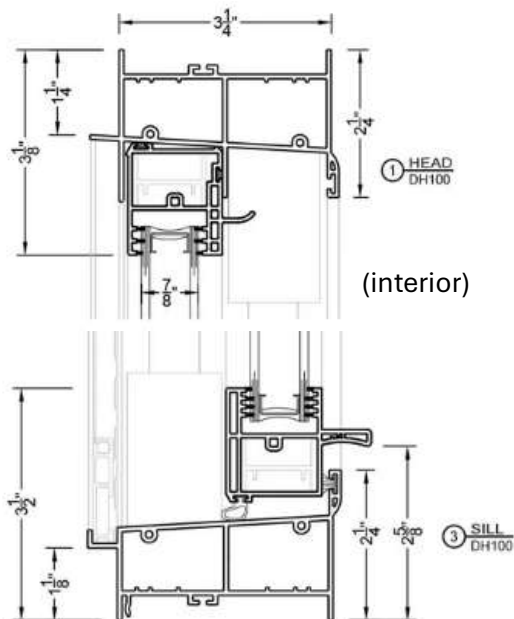


The drip cap, at the top of the window, can be minimal (top right) or decorative (top left). The sill, at the bottom of the window, projects from the wall and is slightly sloping.



Components of a traditional, double-hung wood window.

The drawings above illustrate a traditional double-hung wood window in a wood-framed wall; on the right with horizontal siding and on the left with brick siding. The wall sheathing plane is important in window installation as this is also where the waterproofing membrane wraps the building (once, tar paper was common; now Tyvek is often used). Note: the single-pane window shown on the right is not very energy-efficient.



The details on the left are from a big-box retailer vinyl window (single-hung operation, so upper window is fixed while lower window slides up and down). The wall construction is not shown, but the rough framing, sheathing, and siding would all fit within the 3 1/4" dimension. Some trim could be added at the front.

The 3 1/8" visible frame dimension for this type of window is comparatively flat and wide.

In new construction in historic districts, something between these two illustrated methodologies would probably be appropriate.

Window comparison sheet- Oregon City Historic Review Board

<i>Product line</i>	<i>Ext material</i>	<i>finish? (Ext.)</i>	<i>Depth sheathing to outer edge of frame</i>	<i>multipane divisions avail?</i>	<i>operations avail?</i>	<i>Repairable? paintable?</i>	<i>Man'f war-ranty</i>	<i>Glass inset; notes</i>	<i>width of frame (jamb SH or DH)</i>	<i>cost (incl. installation unless noted)</i>
Marvin signature Ultimate	Alum-clad wood (or wood)	Various powder coat colors or custom						Glass sits almost an inch back from sheathing plane (a bit less than 2" from frame face).	3 17/32", highly profiled	\$1200 to \$3k
Pella Reserve Traditional	Alum-clad wood	Var. powd. coat colors/ custom	Frame projects 1 5/16" from sheathing plane				If SF, "life," or 10 y	Glass and sheathing are about coplanar	2 15/16", profiled	
Pella reserve Contemporary	Alum-clad wood	Var. powd. coat colors/ custom		Ext flat grids with spacer; spacers only	Cs, Aw, Fixed		If SF, "life," or 10 y			
Andersen E-Series	Alum-clad wood	Various powder coat colors or custom	Highly profiled frame projects 1 1/16" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed, slider			Glass sits almost an inch back from sheathing plane (a bit less than 2" from frame face).		\$1k to \$3800
Pella Lifestyle	Alum-clad wood	12 powder coat colors		Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed					
Marvin Essential	Fiberglass "ultrex"	6 acrylic colors	Frame projects 1 3/32" from sheathing	Spacers only	DH, SH, Aw, Cs, Fixed, Slider	Yes (small),can replace glass; and Yes.	10y	Note glass and sheathing are about coplanar.	2 15/32", flatter than "elevate"	\$800 to \$2K
Marvin Signature Modern	Fiberglass "ultrex"		Frame projects 1 3/32" from sheathing	Ext flat grids with spacers	Aw, Cs, Fixed	Yes (small), can replace glass; and Yes.		Glass plane sits well outboard of sheathing plane.	2 25/32", very flat. (casemt)	\$1100 to \$2400
Marvin Elevate	Fiberglass "ultrex"	6 acrylic colors	Frame projects 1 3/32" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, Aw, Cs, Fixed, slider	Yes (small), can replace glass; and Yes.	10y	Glass and sheathing are about coplanar	2 15/16", profiled	\$1k to \$2400
Pella Impervia	Fiberglass	5 powder coat colors	Frame projects 1 5/16" from sheathing, or 7/8" using offset flange	Spacers only	DH, SH, Aw, Cs, Fixed, slider	Yes (small). Paint will VOID WARRANTY	If SF, "life," or 10 y/ glass 20	Glass plane sits well outboard of sheathing, even in offset version	3 1/16", fairly flat	\$1100 to \$2400
Andersen Fibrex Composite 100 series	Fibrex (40% Wood fibers/ 60% vinyl)	5 colors	Frame projects 1 3/8" from sheathing.	Ext profiled grids with & w/out spacer; spacers only	DH, SH, Aw, Cs, Fixed, slider	Yes (small); can repl glass. Yes to paint, but void warranty if painting over dark colors.	20y	Face of glass well forward of sheathing plane, only ~3/8" back from frame. [Mat'l not as durable as fiberglass; more than vinyl]	3 1/8", very flat	\$400 to \$1500
Andersen A-Series	Fiberglass and Fibrex over wood	11 colors	Frame projects 1 5/16" from sheathing	Ext profiled grids with & w/out spacer; spacers only	DH, SH, Aw, Cs, Fixed	Yes (small). Whole sash repl. rather than glass unit.		Face of glass sits a little bit further back than sheathing plane.		\$1100 to \$4K
Pella 250 series	Vinyl		Frame projects ~2" from sheathing	spacers only			If SF, "life," or 10y/ glass 20	Face of glass ~1" back from frame, but still ~3/4" in front of sheathing plane	3 1/8", profiled	\$450 to \$1350

PAINT. Vinyl windows cannot be painted (Andersen says its Fibrex can). Fiberglass windows can.

DURABILITY- vinyl windows will last ~20 years. Composite (fiberglass or aluminum clad) can last 40 years. Fiberglass windows will last 30-40+ years.