



CITY OF OREGON CITY HISTORIC REVIEW BOARD WORK SESSION AGENDA

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

Tuesday, April 22, 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. COMMUNICATIONS

- a. Compatible Change- New Construction Review in Historic Districts
- b. New Construction- Window Details and Template Condition of Approval

3. 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 WFMC 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:	April 22, 2025
From:	Christina Robertson-Gardiner, Senior Planner		

SUBJECT:

Compatible Change- New Construction Review in Historic Districts

STAFF RECOMMENDATION:

Listen to a presentation by Kristen Minor, Minor Planning & Design, Review the draft approach and discuss the topics presented in her memo, and provide directions as requested.

EXECUTIVE SUMMARY:

This spring, the Historic Review Board will consider amending city regulations covering alterations, additions, and new construction in the McLoughlin Conservation District (MCD). The District, a subset of the larger McLoughlin Neighborhood, was first designated in the 1980s when the code language was adopted. The code stipulates that any additions exceeding a specified square footage, as well as any new freestanding construction larger than a small garage, must receive approval through a public hearing by the Historic Review Board. The regulations intend to allow change but not lose any historic buildings. The City is evaluating the code language and whether it strikes the right balance for the neighborhood.

The Historic Review Board will discuss this topic throughout the spring of 2025 at noticed HRB meetings, through a survey postcard sent to residents and owners in the MCD and through city channels, and at an Open House/McLoughlin Neighborhood Association meeting on March 6, 2025 at the Library.

Historic Review Board's Recommendation to the City Commission

The HRB will present its recommended approach to the City Commission in the Summer of 2025, requesting approval to move forward with the Type IV Legislative adoption process. This process requires public hearings with the Planning Commission and City Commission, the final decision-makers in adopting ordinances and revising the municipal code.

BACKGROUND:

Below is a tentative project timeline, which can also be found on the Compatible Change Project Website

Public comment is encouraged throughout the process and can be sent to crobertson@orc.org, who will forward it to the Historic Review Board or in person at any Historic Review Board meeting. Staff will also include all interested parties in an e-blast list to keep all parties up to date with the project.

Project Dates

Jan 28, 2025 Historic Review Meeting	Listen to a presentation by Kristen Minor, Minor Planning & Design, discuss the topics presented in her memo- and provide direction as requested.
Feb 25, 2025 Historic Review Meeting	No Compatible Change update/HRB will discuss another work item regarding template window conditions of approval.
Late Feb-Mid March (3 weeks)	Online survey available to the public on the project website, postcards mailed to property owners and residents of MCD/sent electronically through city channels
March 6, 2025	Open House/McLoughlin Neighborhood Association Meeting- Library
March 25, 2025 Historic Review Meeting	Feedback from survey and open house presented
April 22, 2025 Historic Review Meeting	Review the draft recommended approach for revising the trigger for the historic review of non-designated resources
May 27, 2025 Historic Review Meeting	Review the draft recommended approach for revising the trigger for the historic review of non-designated resources
June 24, 2025 Historic Review Meeting	HRB formally recommends revising the trigger for the historic review of non-designated resources staff schedules work session with City Commission

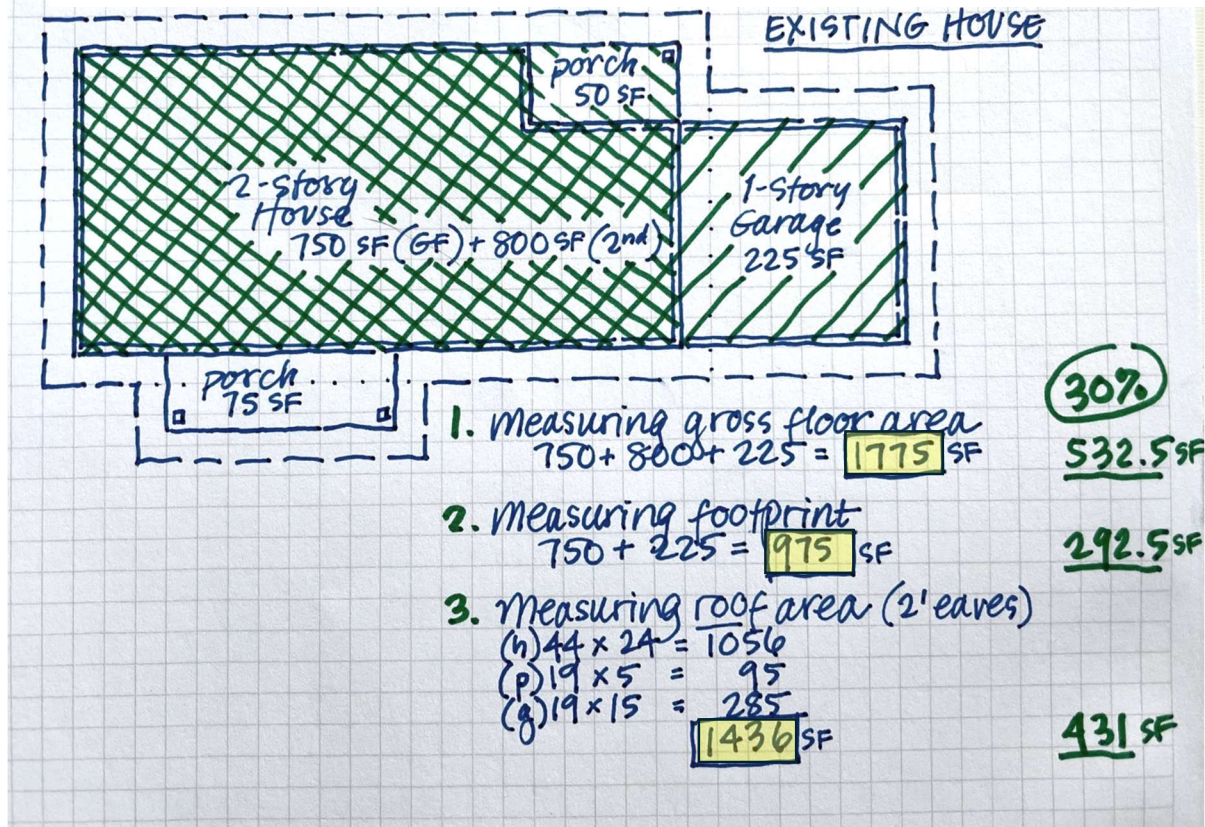
This project was initiated in 2020 to address the perceived lack of specificity in the definition of NEW CONSTRUCTION, which triggers the Historic Review Board District's review of projects in McLoughlin Conservation District. However, the project was put on hold in 2022 due to a staff changeover. In 2024, the Historic Review Board restarted the project as part of their 2023-2025 work plan.

NEXT STEPS:

Kristen Minor will return to the April Historic Review Board meeting with a draft policy approach for projects that trigger Historic Review on non-designed resources. Once there is a consensus on the approach, potential code relines will be presented at a future hearing.

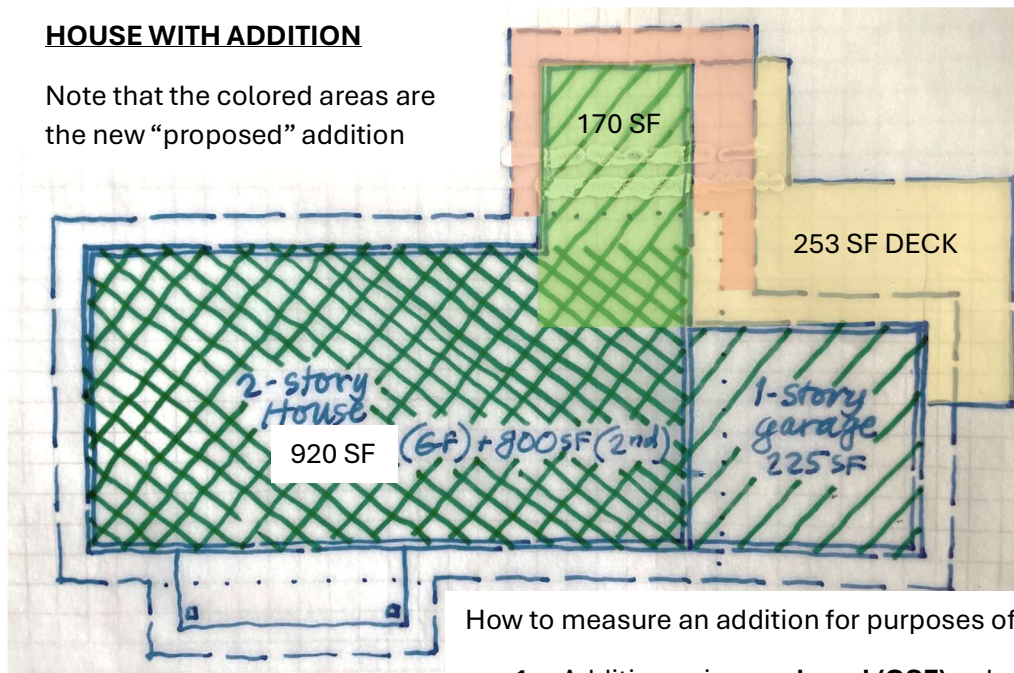
OPTIONS:

Non-designated house example: What to count as "existing"? What to count as "new"?



HOUSE WITH ADDITION

Note that the colored areas are the new "proposed" addition



Questions for consideration:

- Should additions/alterations of **more than one story** be allowed as part of the exemption?
- Should the **location of decks/ porches** (over 30" from grade) be a factor? (Front of house; proximity to lot lines...)

How to measure an addition for purposes of exemption?

- Addition using **enclosed (GSF) only**= **170 SF**
- Addition using **enclosed plus deck above 30" from grade**= **423 SF**
- Addition using **enclosed (GSF) plus new roofed area** (not incl. existing eaves) (green+ orange)= **272 SF**
- Addition using **new roofed area only**= **172 SF**

Compatible Change Project

For consideration by the Oregon City Historic Review Board

Memo #4

April 2025

MEMO OVERVIEW

The Compatible Change project focuses on new construction, whether attached or detached, on non-designated properties in Oregon City's only locally-designated historic district, the McLoughlin Conservation District.

The Oregon City Historic Review Board (HRB) has been making steady progress on the Compatible Change project since the project started in November 2024. In the last meeting, the full results of both a public survey about the project and a neighborhood meeting in McLoughlin were provided to the HRB. This memo will summarize the decisions and direction provided so far by the HRB, as well as those questions or considerations still to be clarified or discussed.

In the April meeting, the HRB members are being asked to weigh in and definitively provide answers on the strategy for measuring proposed additions and the remaining large questions, summarized on page 4 of this memo.

COMPATIBLE CHANGE PROJECT DIRECTION TO DATE

The following is a summary of the questions asked and direction provided by the HRB on the project in the public meetings held in November 2024, January 2025, and March 2025.

Question	Direction provided
A A series of exercises asked whether area/SF size was the right way to measure impact of new construction	YES, area/SF is important. However, height is also an important measure and should be added in. Other factors are too complex or not as important (<i>AGE, USE, VOLUME, LOCATION/VISIBILITY, COST, LOSS OF HISTORIC MATERIALS, and AREA OF ATTACHMENT</i>)
B Should the freestanding new construction review trigger (200SF) be enlarged specifically to encourage new small freestanding dwelling units in McLoughlin?	Yes, new small dwelling units SHOULD be encouraged but their specific materials, size, roof pitch, etc should be defined in a future HRB policy document (see "HRB Policy for small dwelling units" below)
C Should the freestanding new construction review trigger (currently 200SF) be slightly enlarged for other uses?	Yes, new garages, sheds, etc can be allowed without HRB review slightly enlarged (240-310 SF?) but with a height limitation
D Should "original structure" be clarified? Does it mean <u>as first built</u> ?	Yes, "first built" is difficult to implement. Let's define the area/SF of the existing structure as the area that existed 1-2 years ago.
E Should "area" for existing or the area of an addition be clarified as "roofed"? What about "habitable"? Should decks (over 30" from grade) be part of the counted area?	TO BE DECIDED. (See "Measurements" below, and "example" handout, attached). HRB did state that the methodology should not penalize matching the eaves from the existing house.
F Should an addition to a <u>primary</u> building be treated differently than an addition to an outbuilding or garage?	TO BE DECIDED. HRB could say that additions to a secondary or accessory building are allowed without HRB review up to the maximum allowed for new freestanding construction without a review ("C" above).
G Should there be an overall limit to the size of an addition allowed without HRB review?	TO BE DECIDED.

H What limitation should be placed on altering existing primary roofs?	TO BE DECIDED. Is it reasonable to allow some percentage change to allow for dormers, or should the limitation simply be on height? Pitch?
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HRB POLICY FOR SMALL DWELLING UNITS

If the HRB decides to work on a new policy document to provide guidance for [small dwelling units](#) (which are one type of accessory structure, and slightly different by definition in the code than an [ADU](#)) then the new policy document would be the first such HRB document to apply solely to non-designated properties. That is an important distinction and one that needs to be understood in the context of new construction in a local historic district: these infill structures, even if every non-designated property in McLoughlin builds one, are not going to affect the resource—that is, the district—enough for it to lose the qualities for which it was designated. If built, these structures will have a positive effect on the availability of “middle housing” in Oregon City.

Matching the primary building on the lot might not be the best course of action; some of these properties are non-designated because of their altered siding or other changes. Making the ‘rules’ relatively simple, non-specific to a style, and focusing most on basic volumetric and materials checks, will go far in encouraging new small dwelling units in the neighborhood. As a reminder, [short-term rentals](#) are not allowed citywide unless approved through a conditional use process.

The HRB has some discretion as to what to regulate in the potential policy document, but the list of possibilities is as follows:

1. Area/ footprint
2. Height
3. Siding type/ material
4. Roof form/ pitch
5. Roof material
6. Window material, including glazing
7. Window proportion
8. Window operability
9. Door material
10. Door operability (i.e. sliding doors vs French doors)
11. Privacy considerations (proximity to neighbor’s house, location of openings, or other methods)
12. Entry considerations (defined or covered porch?)

Is there anything missing from this list?

AREA MEASUREMENTS

Part of the Compatible Change project is to clarify how to measure the size of an allowed (without HRB review) addition onto an existing non-designated structure in the district. The accompanying handout attempts to illustrate the most probable ways of measuring area for both EXISTING construction and for the proposed NEW construction (addition). The HRB can clarify that the measurement is done the same way for both, or the two calculations can use different metrics.

The illustration on the handout uses a 2-story house with 1-story front porch, “cut-away” back porch, and 1-story attached garage (it is not a real house in the neighborhood). For the **existing** size of the house (solely for purposes of calculating the size of an allowed addition without HRB review) the calculations could be:

1. Using the code-defined (17.04.540) “**gross floor area**,” or *the total enclosed floor area within buildings, measured in square feet, excluding basement areas used for storage or parking*, the house is 1775 SF.
2. Measuring **footprint** of enclosed area only, the house is 975 SF.
3. Measuring **roof area** (including 2’ eaves) only, the house is 1436 SF.

For the “proposed addition,” the calculations could be:

1. Measuring enclosed **gross floor area (GFA)** only
2. Measuring enclosed **GFA plus deck above 30”** from grade
3. Measuring enclosed **GFA plus new roofed area** (not incl. existing eaves)
4. Measuring **new roofed area** only

CONSULTANT COMMENTS ON MEASUREMENT

How to best assess and manage the impact of size and bulk on the neighborhood? In one meeting, one or more HRB members stated that areas that are walled in have more impact than areas that are open, even if roofed. In the last meeting, one or more HRB members found that roofed areas had the most impact, whether or not they were enclosed. The HRB may not have a unanimous opinion on this, but this memo offers some thoughts:

- Using roof area or footprint does have an advantage in the McLoughlin neighborhood because there are numerous sites with quite a bit of topographical change, where a basement level might be fully exposed at one side. Using gross floor area (GFA) in which the basement level doesn’t count might not fairly assess the impact of various sites with different topographies.
- If exemptions (new additions) are to be 1-story only, then it might make sense to count the roof area and/or the footprint area rather than counting gross floor area (GFA). This strategy would also eliminate the problem of counting unfinished attic space. However, these single-story methods of counting result in a smaller number for any property that has more than one level. People may feel that they have lost a right to add on to an existing house in a size that they were previously allowed (without bringing it to the HRB). Another possible measurement option might be to count footprint area plus half the enclosed area of any second floor.
- Consider the “fairness” of measuring different styles of existing structures: If a building is Victorian-era, it typically has a relatively small footprint and an upper level, and the most advantageous way to measure size is GFA. If a building is a Craftsman bungalow, it typically will be 1.5 stories and have relatively large eaves. The most advantageous way to measure such a building (again, for this specific purpose) would probably be roof area. Churches, schools, and commercial and professional buildings, many of these more than one level, also exist in the neighborhood and may wish to make use of these exemptions to construct additions. There is no specific count of how many non-designated buildings in McLoughlin are 1-story vs taller, but another way to provide more “fairness” might be to set a total limit on the amount of area that can be added using this exemption.
- If the gross floor area (GFA) or footprint is used to measure existing area or new additions, then exterior areas such as decks, patios, and covered porches would not be included when determining the percentage of additional new construction area allowed without review. This may be fine, though as a

note, HRB Policy #11, Porches and Decks (see <https://www.orcity.org/1296/Historic-Review-Board-Policies>) applies to designated properties in McLoughlin (not to non-designated). Policy #11 specifies some standards for decks and porches that would not apply to properties using the exemption from HRB review to build an addition.

- If roof area is used to measure new additions, then any covered new deck areas would count and the HRB could specify that the Policy #11 would apply to these open, but covered decks. However, uncovered decks would still not be measured under roof area, footprint, or GFA counts. Decks over 30" from grade do need a permit and could be specifically called out as needing review if they are over a certain size, or perhaps within a certain proximity to lot lines. (This second issue was raised by neighbors who noted that topography can make a new deck loom over another person's property).
- If roof area is used to measure new additions, one result might be that homeowners minimize their eaves in order to maximize enclosed space. One way to encourage an eave line that matches the existing conditions might be to count only new added roof areas that are not eaves with the same projection as the existing building.
- **In summary**, the consultant recommends a roof area or footprint plus half the upstairs measurement of existing construction and a roof area measurement of the proposed addition with some protection/encouragement of matching the eave line. A maximum total area should be considered for any addition under this exemption, perhaps 750 SF. A small allowance, perhaps 40 SF, might be considered for new rear decks over 30" from grade as long as they meet Policy #11 and are no more than some distance from a lot line.

ISSUES TO BE RESOLVED

In addition to the measurement questions posed above, the following larger questions remain unresolved (items F-H from chart on first page of this memo):

(F) Should an addition to a primary building be treated differently than an addition to an outbuilding or garage?

(G) Should there be an overall limit to the size of an addition allowed without HRB review?

(H) What limitation should be placed on altering existing primary roofs? A new addition or alteration could be specified **no taller than the existing** primary building, or that most of it (large percentage) must be no taller in order to allow for some dormer additions.

NEXT STEPS

At the May meeting of the HRB, the direction received from the HRB will be tested and presented as draft policy for review and refinement. Hopefully we will be discussing specific numerical thresholds, heights, exemptions, and other details of a mostly fleshed-out discussion, based on the direction provided at this and previous meetings.

This summer, the HRB will present their findings and general recommendations from the Compatible Change Project to the City Commission. The recommendations should be clear enough that the City Commission and Mayor could make decisions about exact language and code changes if they agree with the findings of the HRB. The consultant will also provide recommendations about the stated policy direction to be adopted into code.

MEMO OVERVIEW

The first goal of this memo is to provide the Oregon City Historic Review Board (HRB) with an overview of public opinion received to date about the Compatible Change project. There are two ways the City received feedback on the issues; one is via the McLoughlin Neighborhood survey, and the other was an open house and meeting with the McLoughlin Neighborhood Association (MNA) held on March 6, 2025.

Second, this memo will also summarize the HRB's direction so far on Compatible Change Project topics discussed in public meetings in November and January, and provide an early framework for potential changes to new construction review triggers in the McLoughlin Conservation District for HRB discussion in the March meeting.

Specifically, HRB members are being asked to weigh in and definitively state which elements or attributes they do not want to include in a trigger for new construction, or as an exemption. See pages 4-5 of this memo.

MCLOUGHLIN NEIGHBORHOOD FEEDBACK: THE SURVEY

A postcard with link to an online survey was sent to all properties in the conservation district and also made available city-wide through city media channels. The survey questions were developed by City staff and the consultant to gauge public opinion about development and regulation in McLoughlin. Complete survey results are attached as **Exhibit A** at the end of this memo.

Who responded

About 80% of those who responded (45 total as of March 17, 2025) said they **reside in McLoughlin**. However, there may be some lack of clarity on the boundaries of the Conservation District as compared to the general neighborhood. Almost half of respondents (47%) indicated that they **live in a historically designated house**; the other half either didn't know or did not live in a historic resource, but at least one respondent owns a commercial building in the district. The majority of respondents **own their home**, with less than 10% renting. People taking the survey were pretty evenly divided in terms of **length of residence** in their current homes; 1-5 years (37.5%) 6-10 years (17.9 %), 11-15 Years (10%), 16-20 years (8.9%), 21-25 years (6.1%), and over 25 years (14.3%). About 23% of respondents had at some point submitted comments or **participated in an HRB hearing**. 5 respondents (12.5%) had themselves constructed an **addition or a new building requiring HRB review**.

Responses to Survey Questions

The next three questions were "long response" questions that tried to capture general feelings about what people valued in the neighborhood and how they felt about the pace of change and how review was working. There was definitely not a strong feeling that the level of regulation is not working; in other words the majority of respondents seemed to be supportive of relatively small changes in what triggers review of new construction.

- Answers to what respondents most appreciated about McLoughlin included its **historic homes and architecture, walkability, and its location**.
- To the question about how respondents felt about the amount of change they had observed in the district, most (28) indicated it was **about the right amount**, while (14) felt it was **too much** and (3) felt that change was too slow or **not enough**. A few (3) had other comments. Some named specific developments that they did not appreciate, however several of these are outside the district boundaries.

- Respondents (22) indicated that they felt the current level of historic review was **about right**, while (5) felt that **regulation was not stringent enough**. (13) felt that there was **too much** or too rigid regulation, and (12) **did not know** or did not have an opinion.

The next questions got more specific to the code and what types of new construction trigger a review by the HRB, so not every survey respondent gave answers to these questions. A solid majority did support the idea that proposed height should be part of a trigger for HRB review. A slight majority also support some reasonable exemptions for new ADUs, with caveats.

- First, a question about additions to non-historic buildings in McLoughlin asked whether the existing code threshold of an increase of 30% or more should be supplemented with a maximum allowed square foot (SF) amount, in order to require large additions to (already) large buildings to have a public HRB review. Most respondents said they did not support changing the threshold (24 responses), with the next most popular response supporting a supplemental maximum of 200 SF (8 responses), which was the smallest number given as a choice.
- Another question about additions to non-historic buildings asked whether people supported height as a review trigger. The majority of respondents (27) supported using height as a review trigger, while (17) did not support this idea. Comments included support for consideration as to whether new construction was blocking or **impeding an existing building's views**, especially given the topography of the neighborhood, and support for some **proportion and scale sensitivity**.
- A question about exemptions for freestanding detached dwellings received (25) in support and (19) not in support. Comments regarding this question were in favor of allowing more such structures in the neighborhood, with **some advocating for mixed-use, and "bigger,"** but others noting that **location** is important ("backyard") and that the new structure should **complement the existing** building.

The last "long format" question asked respondents to share their thoughts on balancing the types of reviews that the HRB sees in a district with historic and non-historic resources. Those who did respond (29 people) gave a variety of ideas and advice. Several **did not want any reviews** or regulation, others felt that the HRB was doing a good job and that **compatibility was generally working well** in reviews. Others pointed out that **houses do need more upgrades** and work such as solar and energy upgrades and overall maintenance and that it should be easy to do those things.

MCLOUGHLIN NEIGHBORHOOD FEEDBACK: THE MEETING

An open house and meeting with the McLoughlin Neighborhood Association (MNA) about the code project was held on March 6, 2025, at the public library. Several "sticker" exercises were photographed at the end of the meeting and are included as **Exhibit B** at the end of this memo. The questions or exercises were attempting to ask the same questions as the survey, but in a more general way. The responses tended to be a little more supportive of HRB review and of more stringent thresholds for requiring review as compared to the survey.

- One exercise for attendees asked them to identify the most important elements or components of additions to a non-historic building that should be reviewed. **Height, size, and design** all got many "votes," with **location** and **scale relationship to neighboring buildings** also receiving strong support.
- The other exercise was to gauge the level of support for reviews of new construction on non-contributing properties in the neighborhood. Generally, all attendees supported some level of review for

non-contributing properties, but support for review for ANY and ALL new construction and additions was just below 50%. Many people seemed to feel that the level of review in place currently was about right.

- At the meeting, there was surprisingly even stronger support for the idea of exempting small detached dwellings from HRB review in McLoughlin than expressed in the survey. Attendees did voice strong support for some “over the counter” standards that should be met for such structures.

COMPATIBLE CHANGE PROJECT DIRECTION TO DATE

What is the best way to calculate the impact of new construction?

In the January 2025 meeting, the HRB focused on exploring some new construction review triggers that could be used either in addition to **Footprint** limitations (which the code currently uses), or with other criteria that might be clearer, and create a better result. The overall goal is to allow a certain amount of new construction in the neighborhood that would not require a full HRB review, but to also protect the overall historic character and historic properties in the neighborhood. After eliminating a few possible review triggers at the November meeting or before the January meeting (**Cost, Loss of historic materials, and Area of attachment**), a number of other potential criteria were presented by the consultant as ways to measure and shape the form or location of new construction, or limit its impact on existing historic resources. Those potential ways of measuring new construction include (in addition to **Footprint**), **Height/Volume, Age, Use, and Location/Visibility**.

Generally, the HRB favored keeping a **Footprint** measurement for a review trigger, and combining it with at least one other criterion. **Height** was mentioned numerous times. For additions, board members discussed wanting more attention on those projects that changed an existing roofline, but which didn’t necessarily add much square footage to an existing house. For new freestanding construction, the HRB was open to allowing secondary dwellings (ADUs) up to a certain size, but potentially with some additional criteria which could be easily checked by permit desk staff. One HRB member suggested a “matrix” of factors which could be used as a checklist over the counter and, if met, could be used to exempt new construction from HRB review.

The HRB said that the **location or visibility** of new construction on the lot was too subjective a criteria. Board members also did not want to see differences in regulation depending on the primary **use** of the property (residential vs commercial, for instance). The HRB did not discuss the possibility of using **designation or age**; whether the original resource or property is a designated historic site, or “NC” (historic but noncontributing due to changes) versus “NP” (built after 1953) in the district.

Responses to Clarification Items

Current language defining “new construction” is ambiguous in a few ways and could be clarified or made more specific. (For instance, does it include a deck over 3.5 feet high?) In the January meeting, the HRB discussed three clarification questions; first whether “area” includes open decks and patios, and roofed areas vs unroofed, second whether thresholds for additions might apply to secondary buildings (i.e. an addition on a garage), and third whether the area of an “original structure” in the code means as first built.

- Should “area” for new construction be clarified as “roofed”? What about “habitable”? The HRB generally felt that areas that are walled in have more impact than areas that are open, even if roofed. The definition in the code (17.04.540) of “**gross floor area**” is *the total enclosed floor area within buildings, measured in square feet, excluding basement areas used for storage or parking*. If this definition is used to measure existing construction, then exterior areas such as decks, patios, and covered porches would

not be included when determining the percentage of additional new construction area allowed without review.

- Should an addition to a primary building be treated differently than an addition to an outbuilding or garage? HRB did not have time to discuss this question.
- Should a homeowner have to use the “first built” size of a building when calculating the 30% allowance for an addition without an HRB review? The HRB did not have time to discuss this question.

CONSULTANT SUMMARY COMMENTS

Using the definition of “new construction” in order to trigger HRB reviews at a certain level of impact to the district is one way to encourage compatible new development in McLoughlin, because the HRB can define what types of development have an easier path to approval. Does the HRB agree with the majority of the McLoughlin survey respondents and meeting attendees that small freestanding dwellings should be encouraged? If so, these can be more specifically defined in a future HRB Policy for small dwellings/ADUs and does not have to be fully described as part of this project. However, it is important to define those attributes that should be evaluated, such as height. Using a more detailed evaluation of attributes would result in more development being compatible, without more development having to go through an HRB review.

Additions to existing buildings are a slightly different issue. The unique considerations of an addition onto a building that may be historic even if it is not contributing/designated could also be spelled out, avoiding the problem cited by the HRB of a house that significantly changed its roofline yet did not get reviewed because the change in footprint was minimal. Although we are talking about un-designated resources in the district, there are many properties that are historic (built before 1953) and might be eligible for designation if some minor changes were reversed, such as removing added vinyl siding. Because these properties are not locally designated, Historic Reviews of additions are viewed through the lens of their impact on the district as a whole or on neighboring historic resources, rather than on the specific building. What is a reasonable amount of change without review?

As a “sketch” of what might be a workable direction, the HRB may want to discuss the following ideas:

- FREESTANDING SECONDARY DWELLINGS could be allowed on non-contributing properties in McLoughlin without HRB review perhaps up to **600 SF** with no more than **400 SF in footprint on grade**. Some additional design controls might include **material limitations on siding and roof, proportion of openings**, perhaps **proximity of any taller portion** in relationship to neighboring structures. Any other critical design controls, perhaps **roof form/pitch** limitations? If this option is pursued, it would be referenced in the code as exempt from HRB review subject to meeting HRB Policies. A new HRB policy would be created that allows for a clear and objective path for these types of projects. Please also note that short-term rentals are not allowed citywide unless approved through a conditional use process.
- FREESTANDING STRUCTURES (without limitation as to use) could be allowed on non-contributing properties perhaps somewhat larger than the existing 200 SF limit; **perhaps 240 or 250 SF**. These could be specified as **single-story** only.
- ADDITIONS/ ALTERATIONS to existing (primary) buildings could be allowed to non-designated properties without HRB review up to the **30% threshold** as existing code specifies, AND the addition must not impact the **existing roofline more than some percentage** (could allow for a new dormer, perhaps, but

not a whole new roof). The new addition could also be specified **no taller than the existing** primary building, or that most of it (large percentage) must be no taller. These specifications would add in height in addition to a footprint threshold. Would a maximum SF area also be something the HRB wants to consider? 30% of a large structure can get quite large, so the allowance without review might specify a **maximum of 600 or 800 SF**? Any other limitations or design controls the HRB would like to see on these alterations/ additions? Limitation to non-front facades? Matching existing roof pitch and material?

- CLARIFICATIONS to code language might incorporate the idea that measuring the existing area of a building does not include existing decks or patios; only **enclosed space** as defined in the code as “gross floor area” (<https://www.orcity.org/documentcenter/view/5357>). Further, the new construction percentage exemption allowed as an addition may be allowed only to the demonstrated **area of an existing building at least one year ago**, so as to prevent a new development from immediately adding on. Is this a reasonable way to measure existing development for the purpose of allowing an exemption to a small addition?
- CLARIFICATIONS might also address how to measure the area of new construction itself for an addition. Does it likewise follow the “gross floor area” calculation? If so, new decks and patios **would not be reviewed**. This would be counter to the existing HRB Policy #11, Porches and Decks (see <https://www.orcity.org/1296/Historic-Review-Board-Policies>). A different way of measuring “area” of new construction in an addition might be to include decks (more than 30” tall, which is the point at which they need a building permit) over a certain size, such as 30 SF (?), and to include roofed areas in the calculation. The policy language includes, “*New roofs or covers over a porch or deck are considered an addition and must be reviewed by the HRB.*” What is a reasonable way to measure new addition area for the purpose of allowing an exemption to HRB review?
- Anything else to add in to these discussion points?

NEXT STEPS

At the April meeting of the HRB, some initial code and policy directions will be presented for review and discussion, based on the direction provided at this and previous meetings.

This summer, the HRB will present their findings and general recommendations from the Compatible Change Project to the City Commission. The recommendations should be clear enough that the City Commission and Mayor could make decisions about exact language and code changes if they agree with the findings of the HRB. The consultant will also provide recommendations about the stated policy direction to be adopted into code.

Compatible Change Survey- McLoughlin Conservation District

<https://www.orcity.org/3246/Compatible-Change--New-Construction-Rev>

1. Do you live in Oregon City? 53 of 56 Answered (94.6%)

No (4 responses, 7.1%)

Yes (49 responses, 87.5%)

2. Do you live within the McLoughlin Conservation District Boundary? 52 of 56 Answered (92.9%)

No (7 responses, 12.5%)

Yes (45 responses, 80.4%)

3. Do you live in a historically designated building? 56 of 56 Answered (100.0%)

Don't Know (6 responses, 10.7%)

No (23 responses, 41.1%)

Yes (27 responses, 48.2%)

4. Do you own your residence? 54 of 56 Answered (96.4%)

No (5 responses, 8.9%)

Yes (49 responses, 87.5%)

5. How long have you lived in your existing residence? 54 of 56 Answered (96.4%)

11-15 Years (6 responses, 10.7%)

1-5 Years (21 responses, 37.5%)

16-20 Years (4 responses, 7.1%)

21-25 Years (5 responses, 8.9%)

6-10 Years (10 responses, 17.9%)

More than 25 Years (8 responses, 14.3%)

6. Have you ever submitted comments or participated in a Historic Review Board Meeting? 56 of 56 Answered (100.0%)

Don't Know (2 responses, 3.6%)

No (41 responses, 73.2%)

Yes (13 responses, 23.2%)

7. Have you ever constructed an addition or a new building requiring review by the Historic Review Board? 56 of 56 Answered (100.0%)

No (49 responses, 87.5%)

Yes (7 responses, 12.5%)

8. What is it about McLoughlin that you most appreciate or find appealing? Your neighbors? Is it the location? Wide variety of housing types and styles? Etc. Provide your own thoughts below, or if you don't love it, tell us why you feel that way. 54 of 55 Answered (98.2%)

I like that it feels like a mix of small town and park, but I do wish there was more corner stores and walkable small businesses. Would also like more bike infrastructure or public transit options.
I love that when we moved in 30 years ago, we were the youngest neighbors and now we are the oldest! I love that we are within walking distance of so many places: library, community center,, churches, several museums and restaurants. I love that most neighbors are friendly and helpful and look for one another. I love the historic preservation of architecturally beautiful homes and buildings and the sense of belonging to a piece of living history..I wish we had a public elementary and middle school and grocery market within walking distance.
The small community feel. We appreciate that children can play in the yards and streets in relative safety. We appreciate the charm and aesthetic of the historic town. We like being walkable to downtown without congestion of traffic. We appreciate that most of the homes around us are single family dwellings. We like that folks, for the most part, take pride in their personal spaces. We like our neighbors and proximity to useful communal spaces.
location
I would never encourage someone to build or move into the McLoughlin Historic area. The Committee and neighborhood were unfriendly and too picky and difficult to work with when I bought my building that was being constructed in the Neighborhood.
I love it... I love the sidewalks, the big trees, the friendly people, the easy access to grocery stores and restaurants, the hospital is close, the fire dept. is close, I love the old houses, including mine which is sooo cute inside with unpainted varnished wood built-ins and fireplace mantle! I love the parks, library, swimming pool... I love everything about OC! The only thing I am not happy about is the Father's Heart bringing in so many new homeless people, and the new shelter that is going in at the old Miles Fiberglass factory... both of those are bringing our neighborhood down... my car has been broken into for the first time last week and I have seen 2 homeless men peeing in public/on the corner of my block this year so far... it's a shame there are so many homeless but giving them a shelter here is not good for our city's overall health... we are a close knit district, I love all my neighbors, we help each other out and we have a lot of kids and schools close in... it makes me nervous for the children to have a shelter here.
Location in relation to transportation options. Walk ability. Affordability. Housing is less expensive in this area. Like having a wide mix of housing, both modern and older.As I understand the current codes a Frank Lloyd Wright type house probably would not be allowed here, at least not without some revision to it. Too much squabbling about tiny details. The original property owners from a hundred and twenty years ago would be laughing at us trying to maintain and old time atmosphere. They were all for being "Modern".
Wish we could make changes to our house however we want without government oversight. Like energy efficient windows and modern siding. Whatever type of fence we want not one that matches a certain time period. Historical items are a lot more expensive.

Affordable housing is vital for Oregon City and many of the historic buildings in the district have multiple rental units. This is important and should be encouraged.
Incredible location to downtown and historic homes (some in great shape and others not but all with unique character)!
Location. Older / historic homes.
The variety of historic resources - their people scale, variety of details Welcoming porches and orientation. Moved to this district because of its character
The historical feel of the neighborhood. Wide streets and nice trees.
The walkability of it, looking at all the beautiful houses (historic or not), the way that each block has houses built in different decades (the architectural diversity), the beauty of all the trees and hills.
I enjoy the historic neighborhood of big, old, ornate homes that have so much beautiful detail in their build. I also appreciate the not so cookie cutter housing developments that I have lived in before. Every home has a different story, size, unique color, and build. The mix of parks, trees, and historic houses, makes this neighborhood more appealing to visit/live vs a bunch row houses crammed together and built on top of each other with no yards or green spaces.
The historic nature of the neighborhood. I value the old houses. I live in a 1910s bungalow. Although not historically designated, I have made sure all changes and renovation reflect the original style.
It was relatively quiet and peaceful when I moved in 25+ years ago, loved the historic nature of the buildings, sidewalks, porches, friendly neighbors. Now the traffic and traffic noise are horrible--especially up and down 5th, and worse since the Police Station went in at the top of the hill . . . and people speed terribly up and down the hill. Parking is a mess and consequently turning on to 5th from Madison is a blind corner--I can't tell you how many times a day I hear a car horn and how close people come--including myself--to being hit. It's also bad for pedestrians trying to cross the street at that intersection.
Walkability, the Promenade, it's quiet, neighbors are nice, homes are nice, it's historical
Location and walkability. I appreciate the houses and how they are preserved and protected. The continuity of homes from the same era is appreciated.
Homes and location.
The neighborhood is great! The people take pride in their old homes. Plenty of things to do within walking distance.
We love the walkability of the neighborhood, the fact that there is a diverse population living here economically speaking and we love (for the most part) the variety of homes in the neighborhood. Our location makes travel in and around OC easy - with access to both downtown Portland or the airport (my husband still travel a lot for work) easy.
I love that it is so walkable. We can easily walk to downtown, and the neighborhood is so pretty. The trees, the historic homes all with the vibe of the 1920s, not big, modern houses that look like cubes.
I am very passionate about the historic homes in the area and to see pieces of history preserved. The walkability (regarding distance to the library and parks, shops, etc and low traffic/large sidewalks, and forested trails). I appreciate having many great neighbors who also take pride in making their houses into homes.
The character of the neighborhood is number one. The walkability and the old homes bring this place to life. When you go to majority of neighborhoods in Portland Metro, there is not a place that comes close to where we live. We have history and it is shown all over the century+ old houses, the mix of neighborhood with library, parks, restaurants/bars and businesses is a perfect mixture. Municipal elevator to downtown Oregon City and the water board trail make urban and natural areas compliment each other to the best amount with equal proximity. I love the views of downtown

Portland and mt Helens from these spots but my favorite time in the neighborhood is when it's so foggy you can't see past the cliff because it gives me a reminder that this place is all I need. My wife and I have lived in our home since 2017, while adding two boys since then we were awarded the Ruth Powers award for our work on our house. We want them to be raised in a home that contributes to the historic value of this neighborhood.
I love how walkable everything is. My neighbors are nice.
The history and beautiful old homes.
The history and historical homes. The walkability of the neighborhood and most of the neighbors.
A neighborhood feel. Sense of history and homes that represent OC history.
I enjoy the eclectic nature of these homes, and walk through the neighborhood daily. I've served on the Natural Resources committee and we have designated a number of heritage trees in the district, so even the vegetation has historic character!
The varied historical homes
It was the location that made me choose it. Close to neighborhood parks, walking distance to main st., Barkley school for daycare.
Lover older historic architecture Oregon city is rich in history conservation of historic buildings brings that history to life in today's world
The historic homes. We love the location and our neighbors.
Emphasis on maintaining important Oregon history. The library. The fire station. The pink church. Good mix of housing and businesses.
Love neighbors and community feeling. Location to our continued growth of historic downtown. I don't love the money grabbing for permits of things like replacement of dead street trees and minor changes to historic homes that update in order to preserve and/or make properties more efficient. I have also not met a single person that isn't financially benefiting from the continued increase of resources that bring people in need from outside our community that is in favor of the constitution of the monster resource center/shelter
I like it's small town feel, and how safe it feels.
Location. Short walk to elevator, stairway adjacent to the elevator, downtown with its shops and restaurants, the future paper mill development, Waterboard park potential.
Location and charm
Our neighbors and historic homes
This survey asks if you are a resident of the district. We own the Odd Fellows Commercial Building and own businesses within the building. The questions need to include this ownership. I love that the city is trying to help preserve the historic district and the charm of the historical buildings. The walkability of the district and charm of the area is appreciated.
Wide variety of historic home styles, walkability, perfect blend of quiet neighborhood and central location. We moved to this neighborhood to get an old house and be surrounded by old homes, we're very happy.
LIKE: Well cared for historic homes. Proximity to the rivers and nature. Neighborly neighbors. DON'T LIKE: The parks! Many parks here are nothing more than a field or random chunk of land with nothing appealing on them (Abernethy Creek, Atkinson, Waterboard, etc.). Our parks are in desperate need of renovation as well as better upkeep and maintenance. The recent renovation of D.C. Latourette Park was very welcome and is appreciated! Also, I feel many of the roads in McLoughlin are in desperate need of repaving and maintenance.
Historic architecture of the neighborhood

The architecture, the history, the design of the neighborhood. We are encouraged by design (front doors facing the street and each other) to be neighborly.
I live adjacent to the McLoughlin neighborhood in a 1925 bungalow. I love the historic feel of the neighborhood. The houses, though different styles, together form a cohesive neighborhood. There are some exceptions that seem to disrupt the flow of the neighborhood, though. The mature trees, walkability, beautiful architecture with unique details not used today- these are my favorite things. It has a welcoming hometown feel.
I love the old homes and the layout of the neighborhood. I like the trails and parks and walkways that exist for enjoyment of the area. I appreciate the Promenade and view points for the waterfall. I would love to see the city investing in how to bring more businesses and young families to the area.
I love historic homes and the proximity to parks, and downtown OC. I love the variety of architecture styles, paint, and gardens. It's a beautiful neighborhood.
I love our old homes that are cared for.. the city doesn't care about our district and it's sad. Without the history of Oregon city- Oregon's history is lost..
I like walkability and proximity to amenities like restaurants, community center, bus stops, library, and pool. I also like the mix of single family residences with smaller multi-family units.
I enjoy the walkability and urban feel of
Walkability, lack of new construction, dedicated neighbors who put time/energy into the upkeep of their homes, historically designated buildings, number of walkable parks.
All of the above. Was a very kid friendly neighborhood in the past.
The neighborhood and the history

9. Please tell us how you feel about the amount of change you've observed in McLoughlin over time. Is it about the right amount, too much, not enough? 54 of 55 Answered (98.2%)

I think there could be more. More corner stores, public transit, and bike infrastructure.
The changes over the years have been mostly positive: especially Abernathy Center, Corner 14, the new construction and refacing of buildings has been done well and mostly in keeping with the historic guidelines.
The amount of change is about right for us. We do not wish to see pace pick up or developers swoop in and steal land to build multiple family units where once one home stood. We are seeing that up the hill along Molalla and have no desire to see our beautiful historic neighborhood become overrun with cars on the street, loud and encroaching neighbors, or the general congestion that comes with overcrowding by absentee landowners getting rich off of other people's misfortunes.
too much. parking is a challenge at times. Dentist office and New construction and Subaru repair shop park everywhere including 2 hr. zones. Code enforcement not doing their job, in my opinion.
It's fine. Doesn't like a lot.
In 25 yrs of owning my home I have never see too much change... the neighborhood always looks and feels historic, and the homes are well maintained. I love all my neighbors in the OC historic dist.!
Change in any built out area is very slow, simply because one would have to destroy something to build new. So unless a building falls down, as a few in the area are likely to do soon, or burns down, then there is little ability to plant anything new. Outside details of buildings not noted as Historically Designated should be at the owners discretion. Why restrict modern windows and siding details?
Nothing has really changed in 30 years, probably because how limited people are to make changes to their own home:
Seems OK but the area could have evolved more rapidly had we been more practical in our review and permit process.

A bit too much change. Solar panels and other modern-looking designs and construction tarnish the unique feel.
It's fine
Just bright. But the new construction in the edges of the district are awful- No detail or scale and architecturally devoid of character
About the right amount.
I haven't observed much change beyond houses being fixed up more/being more taken care of lately.
The amount of changes I've personally seen; Corner 14, OCBC, and presently the new navigation center on 15th. Although it is worrisome that area's infrastructure of the roads are not built for a lot of traffic. The more commercial built the more traffic that hinders the neighborhood. (Kinda defeats the purpose of maintaining beauty of a historical neighborhood.) I do enjoy the art along 7th and the memorial reading boards along the bluff. Ideally, I like living in a historical neighborhood with a sprinkle of mixed businesses.
Too many modern houses are being added. If this keeps up, we need to quit calling it a historical neighborhood. New houses can (and have been) built that look old and fit in with the neighborhood. Also too many big old trees have been cut down
See above---too much. I used to sit on my porch in peace and quiet.... now the car noise and dirt generated by traffic is awful. From about 3 in the afternoon to 6 at night there is no peace and quiet sitting on my porch. Sad, sad, sad....
Seems about right
I haven't noticed much change to the neighborhood houses and streets. In a historic neighborhood, there wouldn't be much change except house color or landscaping, etc.
In 3 years have not seen change or maybe don't know about it.
Too many people and traffic has progressively gotten worse.
We have only been here a few years, and our concern is that we want our neighborhood to keep its residential feel. There are too many homes that are being used as Airbnb's, short term rentals (illegally I might add) and while we appreciate that there is a need for housing, so infill is a fact of life now, we don't see a need for squashing 6 tiny units onto what was a garage. That is just greed on the part of the landowner.
I haven't noticed a lot of change, but I do notice that many of the houses have been kept up over time, or have at least recently undergone renovations. I think that has made the neighborhood a nice one to walk around. The houses that have fallen into disrepair do detract from the elegance of the neighborhood.
We moved here in 2017 and although our house is not historically designated, we take seriously the opportunity to preserve a historic structure. We have removed siding to reveal our original wood siding, repaired and kept all original windows and take pride in bringing a historic look back to our home. I feel our immediate area has seen positive changes in the last 8 years we have been here.
I feel It's been the correct amount of change
The right amount.
Too many ugly apartment buildings, need to keep the historic feel.
Some of the newer builds echo the historic style- others look like they should never have been approved.
I am very concerned about the infill and affect it will have on the neighborhood. Home ownership vs rentals will change the connection to the community. I don't think developers have the best interest for the neighbor hood

There have been a significant in-filling of lots being turned into multi-family apartments, as well as renovations of historic buildings. I'm okay with it, I do believe that there should be more flexibility on the part of the planning department to define historic home. My home for example while being historical has been significantly modified and to me is not up to the standard for this designation. But I guess a previous owner was compelled to have the city include it in the inventory. As an academic with some architectural background, I would prefer there to be a much more rigorous definition of what elements of a home should constitute a historical designation. I elaborate more on this in a later question.
All of the new mixed apartment/business developments. costs of rent are way too high and the building next to the church house is really unfortunate as it blocks the view from both buildings as they are so darn close to one another. I think its too much when there are lots of old crumbling apartments that need to be maintained or upgraded
My neighborhood has been destroyed by the Fathers Heart Ministry. The park near it is full of passed out people all summer. Police come 2 to 3 times a day. Homeless people sit in my yard and leave soiled clothes in the alleyway. The facility violates city code for exterior storage It's not a safe neighborhood anymore. I'm very lucky that my children are older now, if they were younger I would sell at a loss and move.
Oregon City has done a great job balancing old and new Tough job never possible to keep everyone happy When we built our 4 unit on Monroe street The process was extra work and a little slow, in the end we ended up with a great project
We are concerned about the homeless shelter going up on Main St.
Change is okay as long as the new building fits the style of the district and doesn't become overwhelming.
Change is great, however, change without supporting the community that is already established is a poor way to run a city.
Seems about right, wish the would move a bit faster on the mill sight.
City did rebuild High Street, but the city could do so much more to improve the "street scene. ' Relocating public work was a huge positive for the neighborhood, but why is the city "dragging their feet in developing the old site?
All seems to be on track
About right
New construction or changes should be designed in keeping with the period of the historic district. Modern buildings mixed in with historic buildings are unappealing. I appreciate the historic review board keeping aesthetic guidelines and preserving the district within reason. If modern buildings are allowed in the historic district, what is the point of having a historic district vs just a historic building?
The right amount. People have updated their homes in attractive ways that work for modern lifestyles but keep the character of the neighborhood. For instance garages added, metal roofs installed. I have no complaints.
The amount seems good to me. I would like to see more solar and other renewable energy installations.
Not too much
I like the improvements along 7th Street: street lights, public art, restoration of storefronts and revitalization of historic buildings (IOOF bldg) except for the new multi-family building at the top of 7th (behind Eastham School). See comments below for more specifics.
For the most part, it feels like the right amount of change. I think the Sellwood neighborhood is a good example of too much change, where you see demolition of historic houses, and modern style

townhomes in their place. Sellwood has lost its comfortable hometown feel and now looks indistinguishable from any other gentrified area of Portland. An example of not enough change may be Woodburn. The historic downtown and adjacent neighborhood is dilapidated and forgotten in favor of the commerce brought by the outlets.
Unsure. I was surprised by the huge apartments approved on 7th. They do not seem in alignment with the district. I am thankful for additions such as The Hive and other new businesses drawing outsiders to the area.
As we have only been here for five years - Right amount.
No need to stop building, new buildings should resemble old style looks, as in 2025 that very obtainable..
No comment
It seems like the right amount.
Several of the new buildings that have gone in seem to have bypassed the regulations such as building too close to other homes, no set back from the sidewalk, no requirements for parking, traffic increase and speed of vehicles have increased significantly.
Fathers Heart Ministries has destroyed the neighborhood. Passed out people in the park and on the sidewalk daily. Smashed out the windows of the building across the street. People screaming all night long in total distress. I call the cops 3x a week. Drug paraphernalia in the park. Can't take the dog on walks or it will eat fentanyl foil. And you guys give them a property tax exemption for it. Code violations for exterior storage not enforced. Super sad.
Some of the change has been good, some changes have been promised money taken from grants and nothing ever come out of it just like the Falls Oregon City appears to be a pitfall of money that comes in and disappears. I am pretty sure every long-term residence is aware of this.

10. How do you feel about the current level of historic review in Oregon City? (is it too much, too little, or not regulating the right things?)⁵⁴ of 55 Answered (98.2%)

Unsure
It seems just about right and provides guidance for property owners so we can maintain the historic nature of our area.
Not having had to deal with it as we do not live in a registered home, we believe it is a good amount. We are not fans of HOAs or other folks dictating what we can and cannot do with our home, but some measure of restriction should be enforced.
no opinion.
It's too much and inflexible.
From what I see, it is regulating the right things and the right amount... the 4 tiny houses across the street from me turned out to be very pleasant to look at and are well maintained, I have not seen any new structures that seem out of place... the Olsen is big but does not blaringly stand out... OC is doing a good job maintaining the historic area in my opinion.
Historic review in Oregon City probably should be eliminated, except for the Historically Designated buildings.
Way too much. Either pay for the cost to keep things historical let people do what they want with their own property.

Iâ€™ve heard horror stories about vital energy upgrades like new windows taking far too long for review and permits costing way too much. Anyone willing to upgrade buildings to make them more livable, energy efficient and more durable should be encouraged and approvals expedited.
About right
Don't know enough about it. In general, I think truly historic buildings should be protected, but I think that often things are over regulated, especially for most home owners
Just bright
Pretty good. I wish y'all would enforce fixing of sidewalks and replanting of sidewalk trees taken out as well as asking homeowners to trim trees and plant surrounding sidewalks
NA. I've never been involved in a situation involving the historic review board
Not sure
I think there should be some regulations regarding new construction so that it FITS in with the historical nature of the neighborhood. So I guess I think a whole new level needs to be added
I guess it's OK. Sometimes I don't think the balance between historic preservation and livability is very good. I intentionally bought a home in the historic district because I wanted to preserve it. I care about history. However, it appears many homes are in disrepair and we may lose them . . . is that because historic review is too rigid when it comes to windows, roofs, etc? Given the increase in heating costs and the cost of historic windows, it's got to be a huge burden for some. I was eventually approved, but basically had to stand my ground and fight for solar--it shouldn't be that way. If we don't do things to help the environment, there be any historic district to preserve because there won't be a planet that can sustain life!
I haven't had a lot of direct experience, but I generally agree with the changes I see happening.
I think the regulations are appropriate. My only criticism is that the current regulations aren't enforced like fences in front that aren't to code.
No comment, because I don't see any changes or maybe don't know.
No comment
There is inadequate implementation of the rules. Too many people just build and ask for forgiveness later. Some rules are just unreasonable. For example, it is hardly possible to find anyone who makes wrought iron fences - however, there are many steel and aluminum fences that look just as ornate and are actually affordable. They look tidy, keep the neighborhood looking historical and last a lot longer/ don't require paint like picket fences do. Solar panels should be allowed - we have to keep up with the times.
I'm not sure.
I've not personally gotten the chance to work with the historic review board as our home projects have focused on repairing our existing structure, but I feel comfortable knowing the review board is there when we do need them. I also like knowing new building or large commercial structures aren't a concern. This is a diverse neighborhood as far as houses and neighbors go and I think the regulations help maintain this.
I believe from what I've seen that it's been regulating the right things. Although I love that the tumwata project is happening, I am concerned about the future of our neighborhood with potential new builds from homebuyers from out of Oregon City and developing for how attractive the area will be once the project is completed. I am looking forward to keeping in touch on that as project progresses
It seems ok, but I have never tried to alter my house.
Not enough

Not enough for new builds. There are some truly ugly apartments that don't fit the historic district appeal. There are also some remodeled buildings that are look great and others that are eyesores.
Just right
I have yet to test the waters, but I'm sure at some point I will be required.
I'm not sure
It absolutely the least of my concerns.
I would always like to see less regulation
We agree with the amount of regulation. We don't want any less regulation.
It seems fine.
Too much! Let people express and enjoy their investments as long as they respect the general history of their property.
Okay with me, but I'd like to build an ADU someday, so hopefully that would be ok.
Could it be that the HRB review process is holding up any progress. Maybe the HRB only needs to review projects that the Planning Dept feels are not responding to Guidelines. How does the HRB respond to development that isn't going thru the permit process. Should the city enlighten the neighborhood to what they would like to happen.
Seems like too much and very stringent
As well as not very flexible
Too much
With my experience it seemed to be about right with our 1922 building. I have no experience or knowledge with what is happening with buildings of new construction. There are several buildings from the 1960s forward that are not the aesthetic that I believe should be in the historic district.
I don't have personal experience with it yet but I haven't heard anything negative about it. I feel like it must be the right balance.
I like the concept of the historic review processes. I do not have personal experience, so I cannot comment on the reality. I do not agree with regulated paint colors though. That seems a bridge too far to me.
Pretty good
At least current level should be maintained. Tighter review for additions or new review would be helpful see comments below. The design of the apt bldg west of Eastham should not have been approved. Not a glimmer of historic design anywhere on that building. I am not against apt buildings per se, just the contemporary design of that one" especially along a major street coming up through the neighborhood.
I watch every single meeting. I think the historic review board does a great job in general. I think it is pretty close to the right amount of review. Sometimes I wish they had more power (the cottage cluster in Canemah) and sometimes I think they spend too much time on small details. But it all works out in the end to be a good balance and the historic character is well maintained and a source of pride in our community.
Unsure. I've not yet encountered a need to participate or review regulations.
I believe it is pretty good! I think homes have been maintained well yet I still feel freedom to change my home with small things. I do sometimes feel frustrated over the window restrictions, as it is very very expensive to maintain such historic windows and the grant, although wonderful to have, doesn't allow for much help. Our home is not energy efficient due to this.
Historic review has too much control, too 3 ft front fences, to how many solar panels you can have to save money.. while at the same time the buildings they run and own are in horrible shape.

Even ranch houses and houses built in the 70s would now be considered historic and I feel that that means much of the houses in the district could potentially fall under regulation but are currently not listed.

I feel that the new buildings being added to the neighborhood are detracting from the look and feel of the neighborhood. They are creating dramatic change to the landscape and negatively impacting people's homes and right to quiet enjoyment. I have been deeply troubled by seeing gigantic new builds without an iota of character be built nearly on top of historic homes putting their owners in the shade and without decent privacy. We have MANY old buildings in disrepair, I would like to see something done with these buildings and resources go to the maintenance of existing structures before new structures are built. The new structures at the very least should be required to add elements that are historic and add to the neighborhood.

Too much.

Too much

I will always support historic review

11. When an addition of more than 30% of existing square footage is proposed to a non-historic, non-designated building, the Historic Review Board reviews the proposal. Would you support adding a maximum square foot addition threshold that would still trigger the Historic Review Board's review to address additions to already large buildings even if those additions are under 30%? If so, what size should be the maximum addition trigger? 46 of 55 Answered (83.6%)

200 Square Feet (8 responses, 14.5%)

400 Square Feet (3 responses, 5.5%)

500 Square Feet (0 responses, 0.0%)

600 Square Feet (5 responses, 9.1%)

800 Square Feet (6 responses, 10.9%)

I do not support changing the threshold (24 responses, 43.6%)

Why did you choose the number above? Or do you have a different calculation or approach? 35 of 55 Answered (63.6%)

Why did you choose the number above? Or do you have a different calculation or approach?

test

Seems reasonable for ADUs or off-street parking garage etc

I believe the percentage makes better sense. Adding 300 Sqft to a 1500 Sqft home may seem a lot but 300 sqft to a 2500 sqft home may only be a closet.

That is the size of my house, and I don't see that there is a whole lot of room for much larger buildings in most of the yards.

It should apply only to VERTICAL alterations or foot print alterations. Then only to the extent that the addition harmonizes with the existing building.

They should have no say in what people do with their own property

It's reasonable for often small houses and buildings. Many of these structures will continue to decay, which means they'll become unsightly, unlivable, and otherwise less desirable for our community. Let the owners spend their money to create desirable spaces for our residents and businesses.
I may not understand, but I don't support requiring review if it's under 30%. It looks like you are just looking for a way to expand your review powers. OC is already notoriously slow in permit issuing, don't need to add more time and cost.
30% still works. It depends on the size of the underlying building. The addition needs to respect the scale of that.
Anything smaller than 200 sq ft isn't going to change the look of the house much.
all additions need to fit in with the neighborhood
I think any additions to building in the neighborhood regardless of historical status should be reviewed. The neighborhood needs to remain protected and oversight is needed to maintain the standards of the neighborhood.
Because it would most likely impact the exterior
I prefer a proportional metric rather than exact square footage, as it's a pretty significant factor when comparing two houses of different sizes and locations
I think the percentage basis makes sense visually as it maintains a larger visual of the original historic structure
Too many historic homes have been altered.
We don't need more ugly buildings
Building additions large enough to change the occupancy are needed.
I question this triggering equation at all, and why it needs to exist for a non-designated historical home.
No
I don't want the area to be over built.
Small enough to still allow flexibility.
I don't understand why the historic review board has any business with non-historic, non-designated building in the first place.
I'm a bit of a libertarian, as far as individuals go, if a big corporation wants to bulldoze the place I'd be against that.
See note 10
When an addition of more than 50% of existing square footage is proposed to a non-historic, non-designated building, the Historic Review Board reviews the proposal.
30% could be a large footprint depending on the size. 400 seemed about right.
That's one third of my house...seems fair.
No comment
The choices do not make sense. The current threshold is 30%, not a specific number. 400 sqft may be a very large change to a 900 sq ft home, but would not for a 3000 sqft Queen Ann.
If it's non-historic already I think the regulation is appropriate.
Adding a specific sq ft amount is largely different for small homes vs large ones.
1000 sqft
I chose 600 because that is about the size of an apartment and anything bigger is getting into a single family house size. I think you should include lot size because I don't think my neighbors appreciate their space and also impervious surface since things like urban heat and lack of plant cover can contribute to community health.

The limited spaces that we currently have within the neighborhood are small. Anything bigger will most certainly impede on neighboring properties.

Stop fathers heart

12. Another review trigger for alterations or additions to non-historic buildings could be a change in height. Would you support adding an increase in existing building height as another trigger for a historical review of non-historic, non-designated buildings? 49 of 55 Answered (89.1%)

I do not support changing the existing code/process (4 responses, 7.3%)

I do not support changing the existing code/process (17 responses, 30.9%)

Yes (28 responses, 50.9%)

Do you have another approach to changes in height? 22 of 55 Answered (40.0%)

Honestly, the previous question is poorly worded for a layman. I think it means increasing the threshold at which a review is triggered? If so then yes.

Only to suggest that structural considerations for the existing building should allow a safe vertical addition.

Let people make their house as big as they want

No not overly concerned.

Proportion and scale are a key factor in looking at the height. The new construction on 15th Stret is an example of scale thanks height that does not work

Could also be based on a neighborhood vote? Not sure.

I think even non historic buildings should be flagged and reviewed for height changes.

If it blocks the view of another home.

No, I feel height should be reviewed as it would affect neighbors and the overall layout of the neighborhood, especially since the neighborhood is on a hill and some houses views could potentially be obstructed by changes to height of surrounding structures

I think it is house specific. Not to block neighbors views behind them.

No

I think absolute height is an important constraints and must be reviewed with consideration for impacting current homes view shed, solar gain, etc., and not as an aspect of historical review. They seem unrelated.

changing the height drastically changes the skyline of a neighborhood and should be considered very carefully

No

non-historic, non-designated buildings should be exempt

Ask the neighbors what they think; if it blocks out the neighbor's sunlight or view, it probably shouldn't be allowed.

The planning dept should have some discretion on this issue

No.

Home height can drastically change a neighborhood. Also if there is a view being blocked I'm sure the neighbors would appreciate a review.

They should mirror the height of nearby residences or buildings. Three stories is the limit without public comment. We have 3 story homes and apt buildings now and that is reasonable for this part of town.

No comment at this time.

Stop fathers heart

13. The Board is also considering exempting smaller detached dwellings (Accessory Dwelling Units) that meet basic minimum material and design standards from further review. These would generally be between 400-600 square feet. Do you support this approach?49 of 55 Answered (89.1%)

No- I do not support exempting these types of projects (20 responses, 36.4%)

Yes (29 responses, 52.7%)

I have a different approach to this question.14 of 55 Answered (25.5%)

Allow them bigger and mixed use.

This seems like an invitation to fill the neighborhood with tiny homes. I think that the use of the structure should be factored un. A garage, fine. An ADU no

I support this wholeheartedly.

again, they should match the historic nature of the neighborhood

As long as it's in the back yard

They should compliment the existing home.

ADUs need to be reviewed. They will impact the neighborhood just like any dwelling. ADUs may have a bigger impact on the neighborhoods character than any other type of construction

if a property owner has room they should be allowed to build a small detached dwelling

I'd even let ADUs be bigger than 600 sq. Ft.

The planning dept should have some discretion

No

ADUs of 400-600 ft are significant enough and may be visible and should conform.

The important design elements that make new buildings fit in and look like they have always been there should be required. I support ADUs for additional housing options. I prefer them to tearing down single family homes and replacing with multi family residences.

None at this time

14. The goal of this survey and the Compatible Change project is to find a balance in what types of projects the Historic Review Board considers during public hearings. Please use the space below to share your thoughts with the Board and the city regarding the best approach to balancing a district with historic and non-historic resources.32 of 55 Answered (58.2%)

Balance is largely based in aesthetics, of the architectural style, of small infrastructure like lights and trash cans. I think style should be maintained as much as possible, while at the same time building a district that brings community together and sets an example of what a neighborhood should be. Culture is created when small local talent and entrepreneurs are able to be meshed in with the community and no better places create that environment than walkable, urbanized, yet aesthetically pleasing, neighborhoods. This form of development also promotes healthier lifestyles and a stronger,

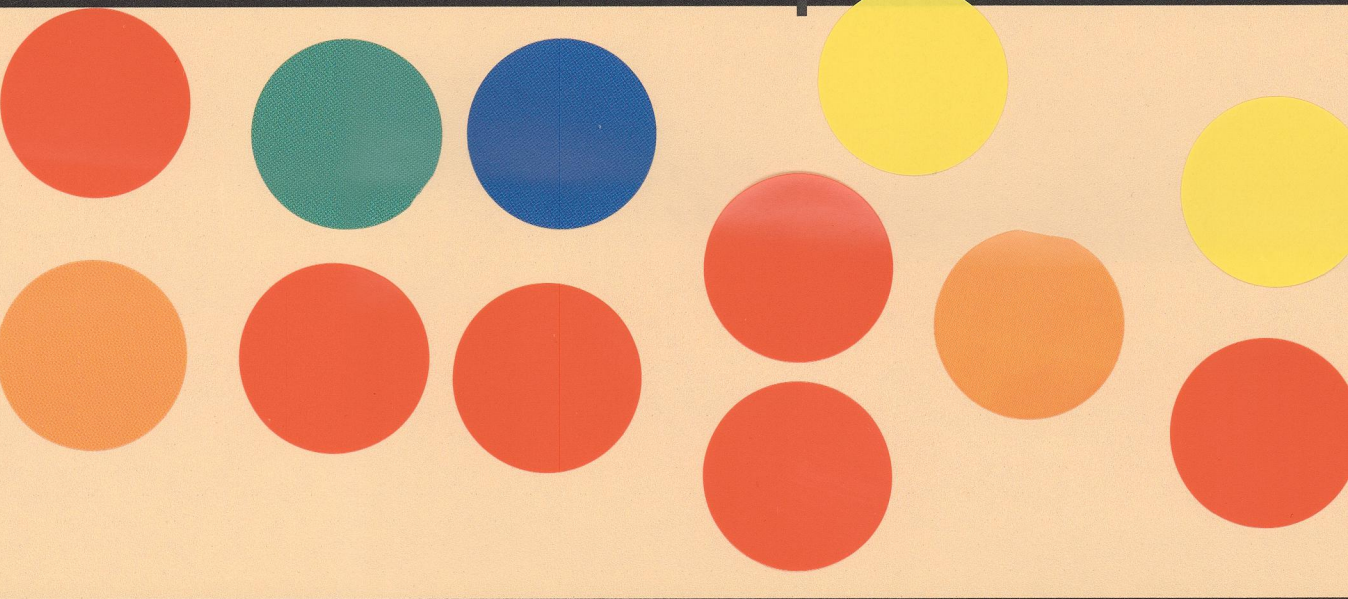
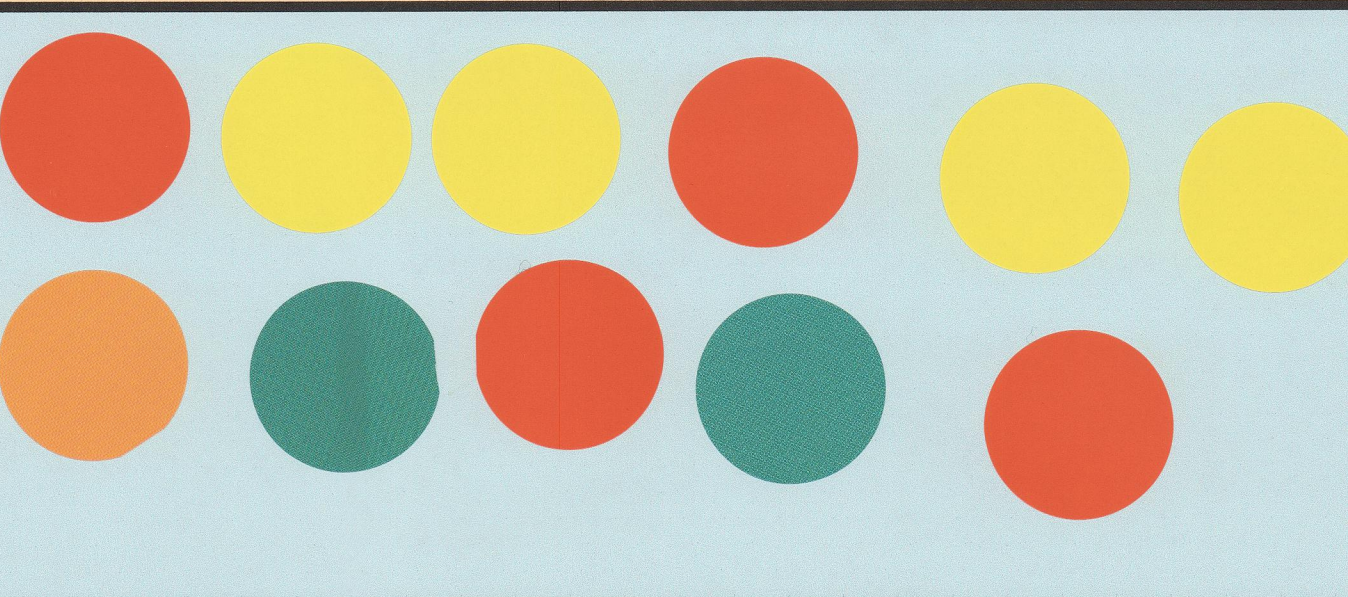
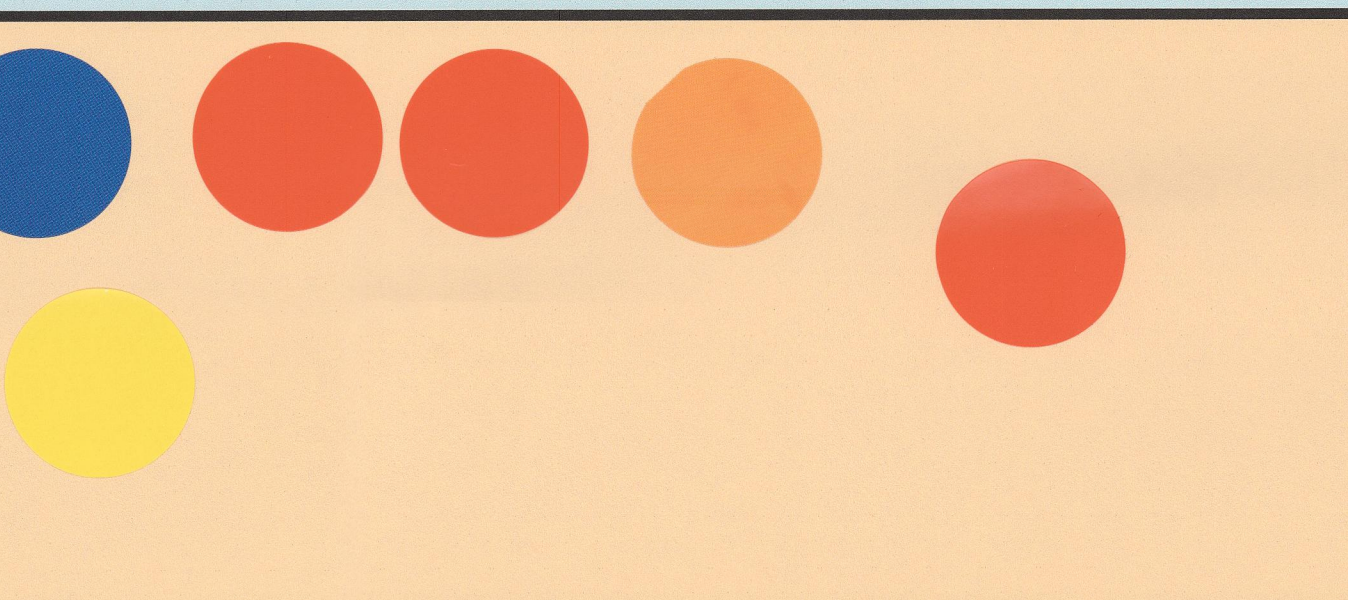
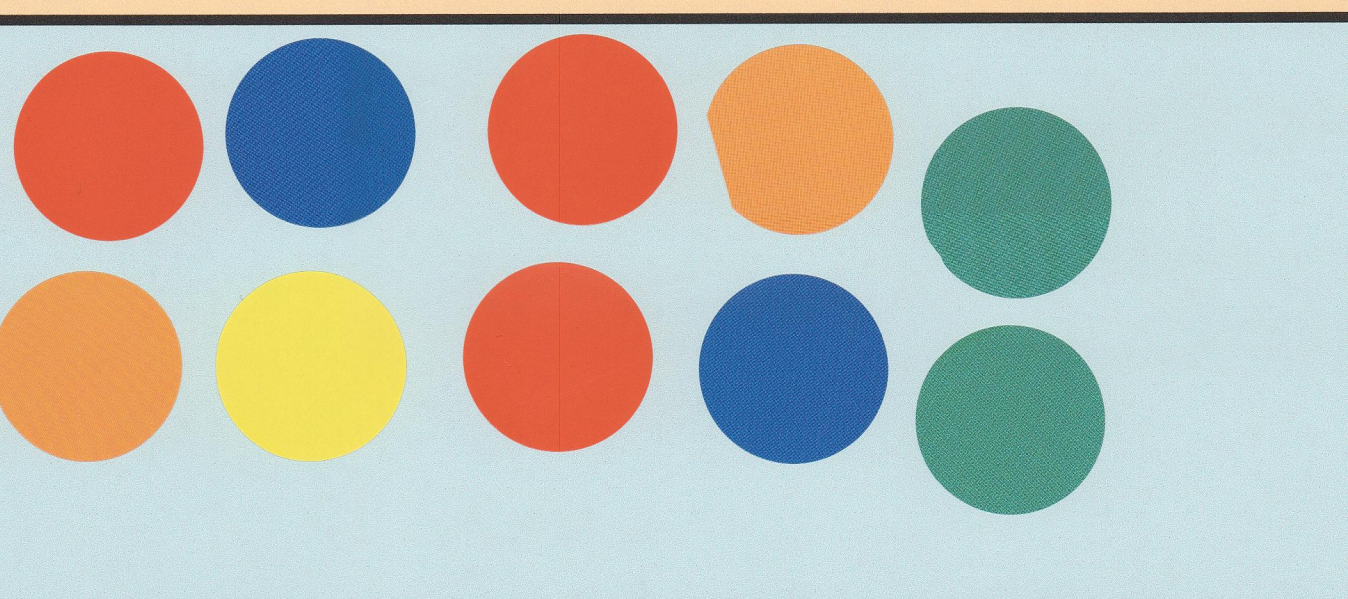
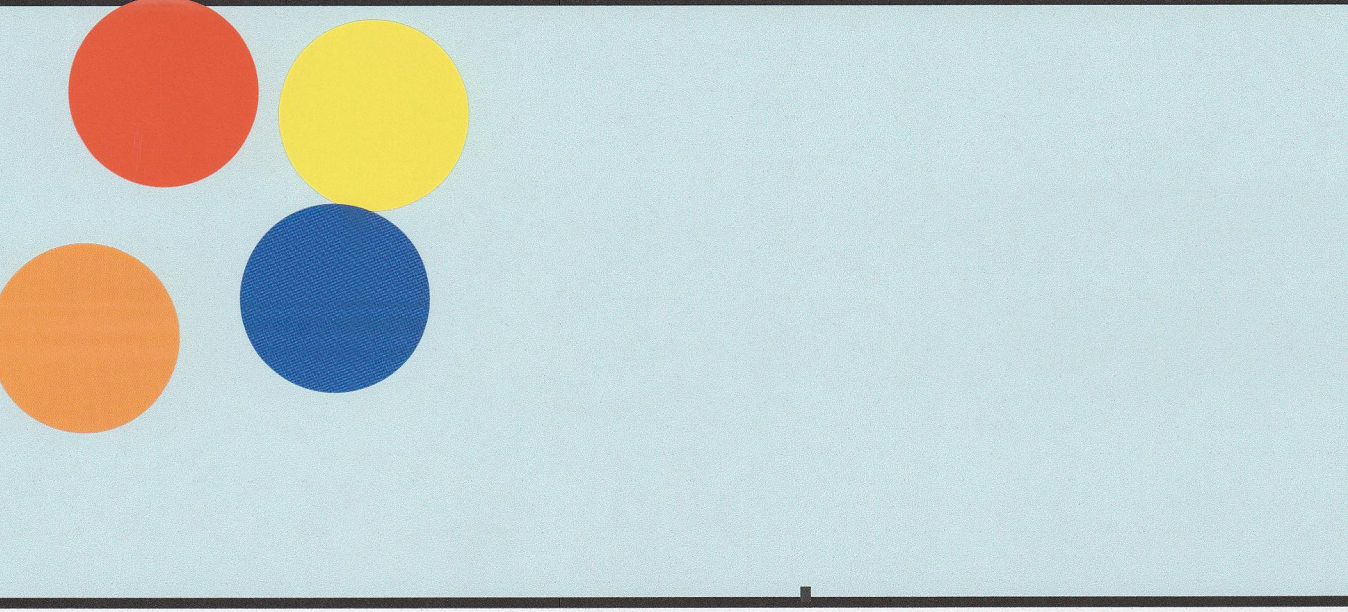
and more dynamic tax base while creating a place people want to be. America needs to take inspiration from Dutch, Norwegian, and other dense yet beautiful European cities.
I support architecture and architectural features that are compatible with the historic nature of our area. I believe they ought to compliment and enhance, but not clash or compete with the original architecture.
Decks and non attached outdoor shade providing structures should be exempt from review.
It doesn't seem fair for someone on a Board to drive around and decide what's historic and then impose limits on those homeowners on what they can and cannot do. You don't pay the property taxes or the mortgage, so doesn't seem fair that you get a say in what people do to their own property. The fact the even non-historic properties have to be reviewed is also unfair.
Please be reasonable, practical and helpful. The City will thrive when we are able to work together to create more affordable housing and buildings for our businesses. We should not kid ourselves that our buildings in Oregon City are ancient or overly important like structures 2-10 times their age in other parts of the country and the world. Yes, many are lovely, but most could use serious updating in order to remain desirable.
The non-designated buildings need to add to the district and not detract from the surrounding designated and designated buildings
Houses and additions should still have a historical look with the materials that are appropriate to the look and feel of the neighborhood.
I have noticed some abandoned buildings in certain McLoughlin areas/neighborhoods that I would love to see transformed into something new for everyone.
I think all building changes should be required to fit in with the neighborhood. We are changing and adding things willy nilly and losing the historical nature of the area
Generally my goal is to prevent this neighborhood from becoming overrun with AirBnB's that are a menace to the rest of the neighborhood. I worry that removing this review process would enable developers making low-quality flips at the expense of the neighborhood locals.
I think there should be close oversight to historic and non historic buildings in the district to maintain the history and cohesion of the neighborhood.
I believe in all types, residential and business.
I hope to participate more in historic review board meetings in the future. I am passionate about preservation and from what I know, I agree with the current regulations. I have not personally had a problem with being able to care for and update our home under the current review process. Although this neighborhood consists of both historic and non historic homes, I think it is a special thing to live in a conservation district and the historic review process should be maintained and respected.
I think there needs to be a balance of preserving the historic feel and making the homes comfortable and livable. My house is very drafty and needs an insulation upgrade and gas. It is small with bedrooms upstairs. As we age a main level bedroom is needed. If it keeps the historical look from the front, changes should be permitted. We also want it keep the charm.
I get the feeling the authority and ultimately their decisions have been largely hamstrung. There is a disconnect between a historic neighborhood and laws promoting infill. We can restrict owners of historic homes and at the same time destroy the vary nature of the of the historic neighborhood.
It's my strong opinion that 1) officially designated historical homes must be reviewed to meet realistic goals. Elements such as roofing materials, solar, fencing, and other superficial features should not be part of historic compliance by nature of the fact these need to be fire safe, energy efficient, climate friendly, and healthy. Old historic homes rarely shared any of these characteristics by nature of the available technology at their times of construction. 2) if a home is "old" beyond an

agreed upon threshold, and the home-owner wants to maintain an external style that is reminiscent of that bye-gone age that their home should indeed be designated "historically accurate" rather than as just an historic home. Plenty of homes are old but have not been designated, no probably ever will until a new owner(s) choose to remodel and improve the home towards the designation. I'd be open to de-designating my home at 810 Van Buren St for all of the reasons I have specified.
Keep it as simple as possible And keep up the good work
The historic review board needs to lighten up and be more focused on blocking blatant large new changes to historic properties that are done without regard to preservation. A perfect example of this is not allowing metal roofs on historic buildings. A quick look at aesthetics and fire prevention should be a no brainer.
Seems like things have been pretty good for the last 20 years, probably don;t need to fix what isn't broken.
In the past, I felt the members of the HRB did not take their position seriously, frequently not coming to board meeting prepared for the reviews and it seemed the city attorney pushed members along.
I support a balanced approach to maintaining current historic reviews while exempting smaller detached dwellings that don't compromise the skyline.
Since this is designated as a historic district, I think that all buildings in the district should conform with the historic board standards to keep the district within the guidelines. New construction and exterior remodels/additions should be designed to honor the historic district. I would love to see more revitalization and life brought back into the district.
I think you are doing a good job. I feel the focus should be on finding creative ways to add housing to the neighborhood, and making it easier to do so. For instance ADUs and additions that will be used as rentals.
I think the commission is doing a good job
In the primarily residential parts of our neighborhood, new builds should resemble historic designs, such as the mixed-use building on the corner of 7th & Monroe (former Olson's Pharmacy). That design captures design elements of our neighborhood's history and balances new elements (outside upper decks) at the same time. The developers used metal instead of wood for the railings, but it works. It captures the feel of the old and uses materials that make more sense for upkeep and durability without compromising on design. I would use that as an example for future mixed use buildings. The apartment building up 7th on the corner west and behind Eastham School does not! It is a contemporary block of a building which appears to have no setback from the unfortunate house beside it on 7th. There is no balance between form and function. It's all function. (How did that get approved?)
If it ain't broke don't fix it. I think the current balance does not appear to be broken.
Growth is good. Preserving historic structures and the feel of the area is imperative. I think review board approval is appreciated and appropriate.
The people who run the review board should not have a say in people's homes unless they are trying to tear them down or they become too modern for their surroundings,.. but common sense needs to be input. Every front production fence is 4ft, not 3ft. If people want solar on their roofs, they shouldn't have to ask permission
I think you can include built vs natural environment and percent of impervious surfaces into considerations since stormwater controls and trees are important to these character of these areas.
No one really cares about the regulations you are changing. The only action that matters in this neighborhood is removing fathers's heart. That facility is incompatible with a residential neighborhood and adjacent childcare/school. Get it out of here.

Where is all our grant money going? I see we have lots of new events to cater to lots of new people, but whatever happened to the Falls why did it take three times and fail? Where does all this money go who is pocketing all this money?

Compatible Change- New Construction within the McLoughlin Conservation District

What are the most important elements to review at a public hearing when making additions to non-historic buildings

Height of addition	
Size of addition	
Location of addition	
Design of addition	
Habitable space (enclosed)	
Non-habitable spaces (decks and covered porches, garages)	

What is missing from this conversation?

Renderings, Elevations, and site plans need to show height & distance from adjacent buildings. To SCALE!



Public impact

Parking

Trash bins

Street /sidewalk improvements

Clarify

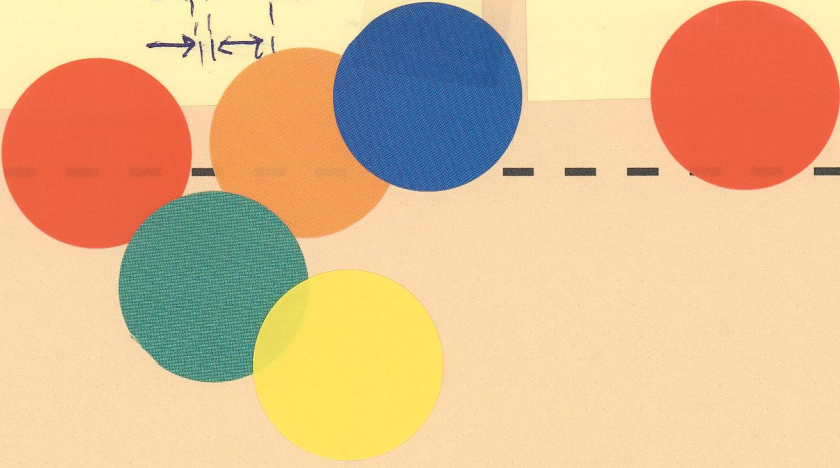
Decks

Covers

Railings

Fences

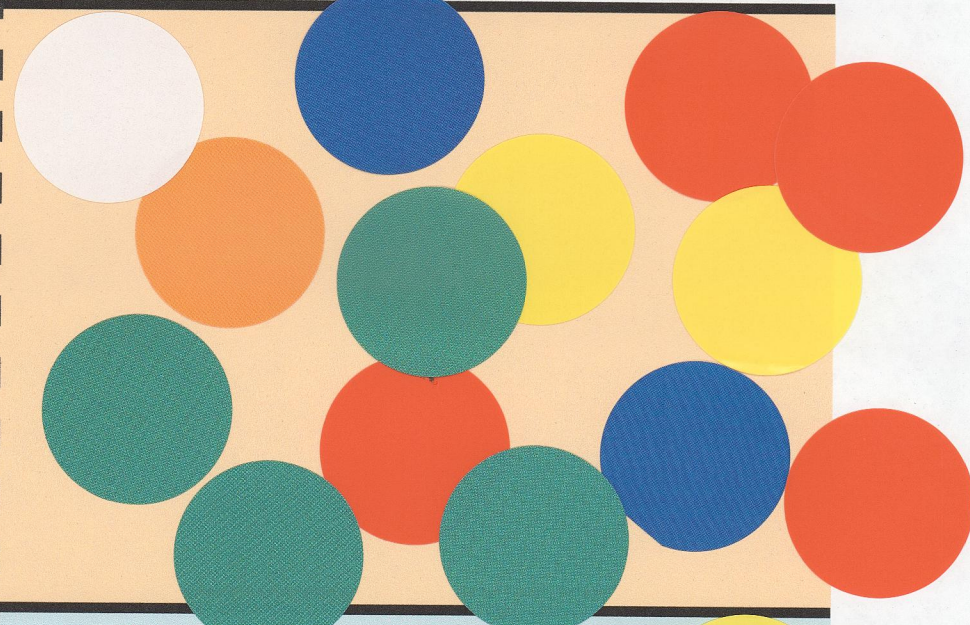
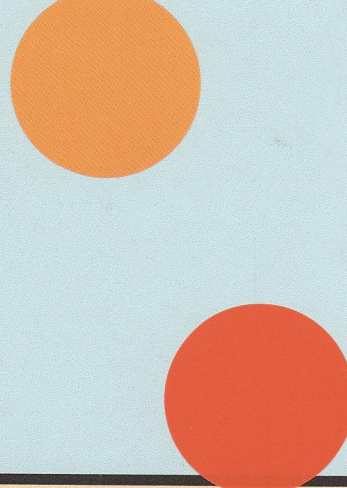
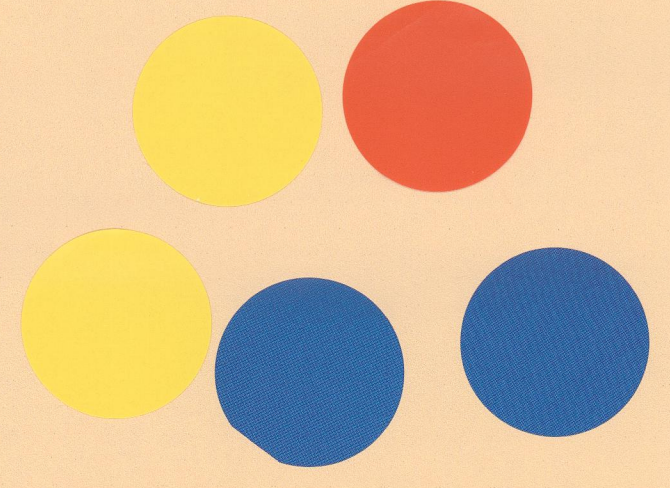
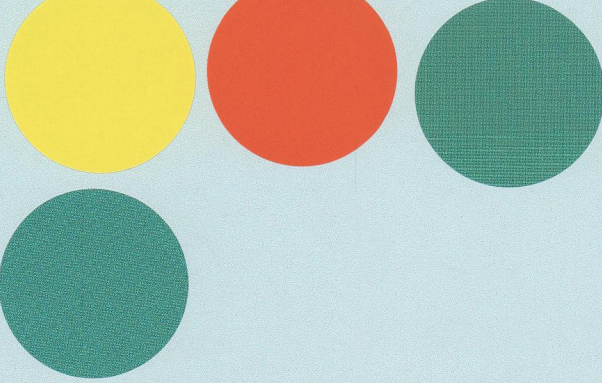
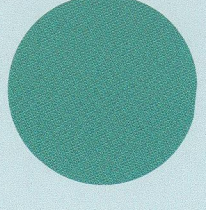
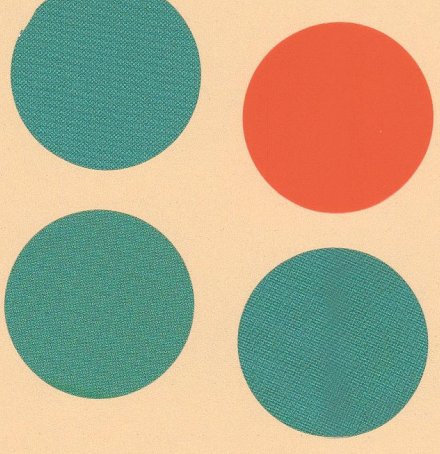
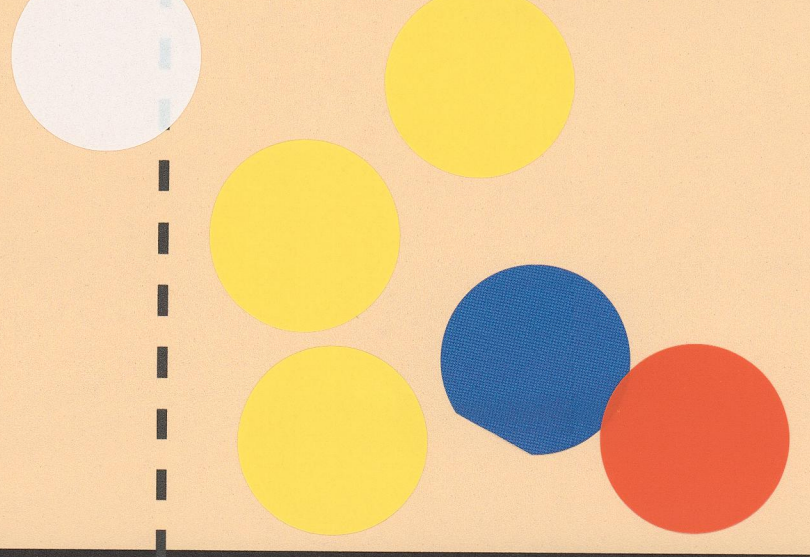
should be compatible throughout the district



Add your sticky notes

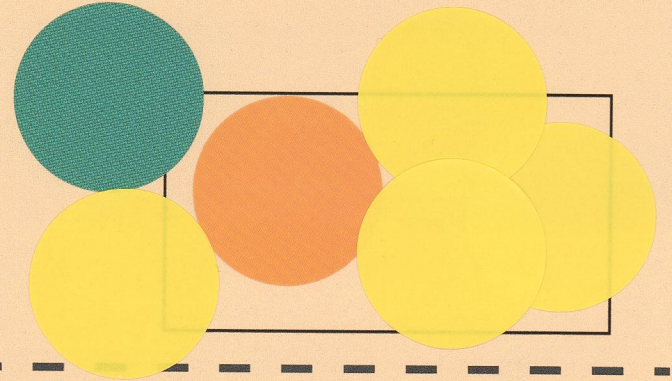
Compatible Change- New Construction within the McLoughlin Conservation District

Feedback received so far...do you agree?

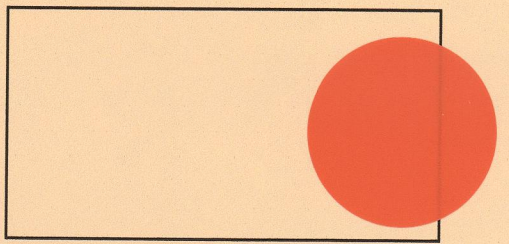
Comment	Agree?	Disagree?
Historic reviews aren't necessary. Just let people build what they would like to		
The City should allow more construction, within reason, without a full Historic Review		
Seems like Historic Reviews are about right currently; most construction looks OK to me		
Historic Reviews seem a bit too permissive. I see things that I wish hadn t been allowed		
All new construction and additions to non historic buildings in the historic district needs historic review		
Not sure; I haven't noticed or haven't seen any new construction		

Should the Historic Review Board allow homeowners to construct accessory dwelling units on their lots with staff-level approval (without a public hearing)?

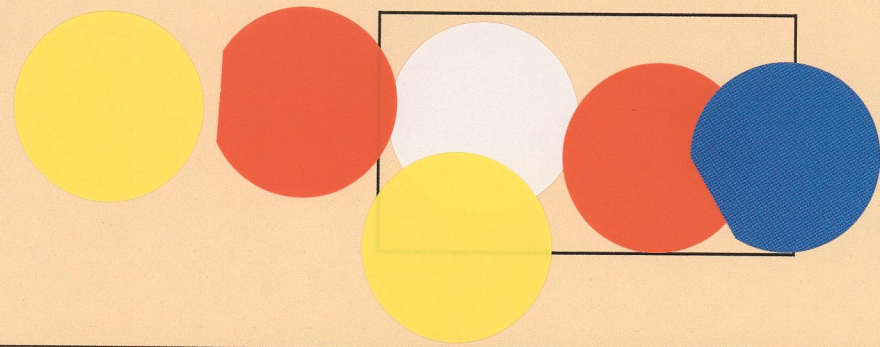
Yes!-The city should prioritize the addition of small detached homes to the neighborhood.



No!- These projects should remain as a public hearing allowing for public comment.



Maybe?-If there were very specific quality design standards adopted.





CITY OF OREGON CITY

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Oregon City, OR 97045
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Staff Report

To: Historic Review Board **Agenda Date:** April 22, 2025
From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

New Construction- Window Details and Template Condition of Approval

STAFF RECOMMENDATION:

The consultant, Kristen Monor, will outline some questions about the HRB's direction for appropriate windows in new construction in Historic Districts and Landmark properties. This is a follow-up meeting from March 25, 2025 HRB Meeting.

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:

At a future meeting, 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.

OPTIONS:

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

MEMO OVERVIEW

This is the third memo addressing window compatibility in new construction in Oregon City's historic districts. The goal of this memo is to provide more visual information for HRB members to go visit several locations with installed fiberglass windows (not required; photos will also be provided at the April HRB meeting) and to also further consider the relationship between the face of the glass plane, the trim, and the face of siding.

The window samples the HRB looked at in February were simply windows; as such they did not provide as much information about how the windows look installed as might be helpful. Accordingly, this memo will focus more on the ways modern windows can be finished to look a bit more like older windows.

HRB DIRECTION TO DATE

The Historic Review Board has stated that:

- Window materials such as fiberglass, wood, metal, or composite materials are acceptable; vinyl is also acceptable if it is part of a composite (vinyl over wood, or vinyl mixed with another material).
- A projecting, sloped exterior sill must be included.
- Dimensional exterior grids are required if the owner wishes to have a divided light appearance in their new windows. No divided light grids are also an option for the owner, but the use of interior grids (behind glass) without exterior grids is not allowed.
- Window operation allowed types might include single- or double-hung, casement, fixed, or awning, but not sliding.

QUESTIONS TO BE DISCUSSED

Trim Depth. If the window glass plane is about flush with finish siding, as it is in some manufacturers' windows, should the trim depth be increased to add some shadow line and definition to the window opening? Should the outer face of trim be required to sit some dimension in front of the outer face of siding?

Trim Width. What is the minimum width for window trim?

EXAMPLES

Unfortunately it has been harder than expected to find Portland/Oregon City examples of new construction using fiberglass windows in a house-like typology, especially installed with projecting sills. I have two addresses for the installation of Marvin fiberglass windows in existing (older) buildings:

- 118 Promenade Street, Oregon City (note this is a house and the person(s) living there will likely not expect or appreciate people walking by to stop and stare)
- 1019 7th Street (the Ely Store building)

The below photos are from the website of an ADU builder in Oregon; the site notes that all the windows used are Marvin fiberglass (it doesn't note which line). Here are two screenshots of examples, first window without an exterior sill and one with a projecting exterior sill.



More examples will be shared in the April HRB meeting.

NEXT STEPS

For the May meeting, the consultant will write a first draft template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. Based on discussion and feedback, the Board will review and approve the template condition of approval and direct staff to incorporate it in future staff reports at the May HRB meeting.

MEMO OVERVIEW

This brief memo is to outline some questions about the HRB's direction for appropriate windows in new construction in Historic Districts and on Landmark properties. The meeting held in February included window samples, all of which were Fiberglass, and had representatives from both Marvin and Pella, but the HRB did not get a chance to discuss all of the consultant questions in the short time allotted.

This memo will summarize the direction received from the HRB (or state one board members' comment to see if the entire board agrees) and provide a list of those issues to still be discussed in order for the consultant to have guidance on window compatibility in new construction. In the [*Guidelines for New Construction, OREGON CITY HISTORIC DISTRICTS*](#), windows and fenestration are covered in the Element Guidelines.

QUESTIONS AND HRB DIRECTION, IF ANY

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

- HRB members stated that they might support a glass plane significantly forward of the sheathing plane, so that the glass and wall surface could end up at about the same plane. The HRB was not convinced that using a "buck" construction method, where an inset could be created in the wall (from the exterior) to push the window into the wall, was good practice. In order to avoid creating a large flat wall plane without strong shadow lines so that the fenestration, or pattern of openings, is barely differentiated, deeper trim could be added. Is this direction supported by the HRB?

Material. Does the HRB support vinyl windows if "high end"? What about Andersen "Fibrex"?

- The HRB stated that they do support the use of a composite material such as "Fibrex," but not vinyl windows.

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.

- The HRB did not want to see overly flat, un-profiled window sashes. Is the larger concern the width of the frame or the lack of "steps" in the frame back to the glass surface?

Grids. Guidelines say use exterior applied divider grids or none at all; are flat exterior grids OK?

- The HRB provided a unified voice on this question; "yes" affirming that dimensional exterior grids are required if the owner wishes to have a divided light appearance in their new windows. No divided light grids are also an option for the owner, but the use of interior grids (behind glass) without exterior grids is not allowed.

Trim. Is a projecting sill a minimal requirement in a new window opening?

- The HRB did want to see a projecting sill be a requirement. Should a drip cap at the top also be a requirement to avoid the "picture frame" look of some incompatible trim applications?

Cost. How should the price be factored into the analysis?

- The HRB wanted to ensure that they were allowing for a mid-range price point in both construction and window options.

Anything else? Is there anything missing from this discussion?

- The HRB suggested that window operation might be specified, so allowed types might include single- or double-hung, casement, fixed, or awning, but not sliding.

NEXT STEPS

For the April meeting, the consultant will write a first draft template condition of approval for windows in new construction projects (for landmark properties or historic districts) that require Historic Review. Based on discussion and feedback, the Board will review and approve the template condition of approval and direct staff to incorporate it in future staff reports at either the April or May HRB meeting.



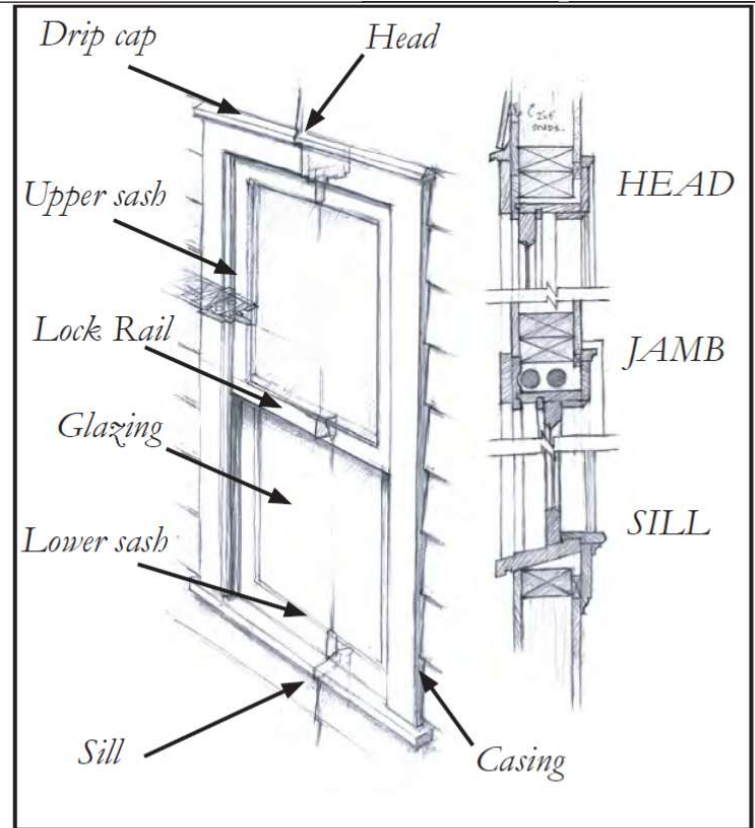
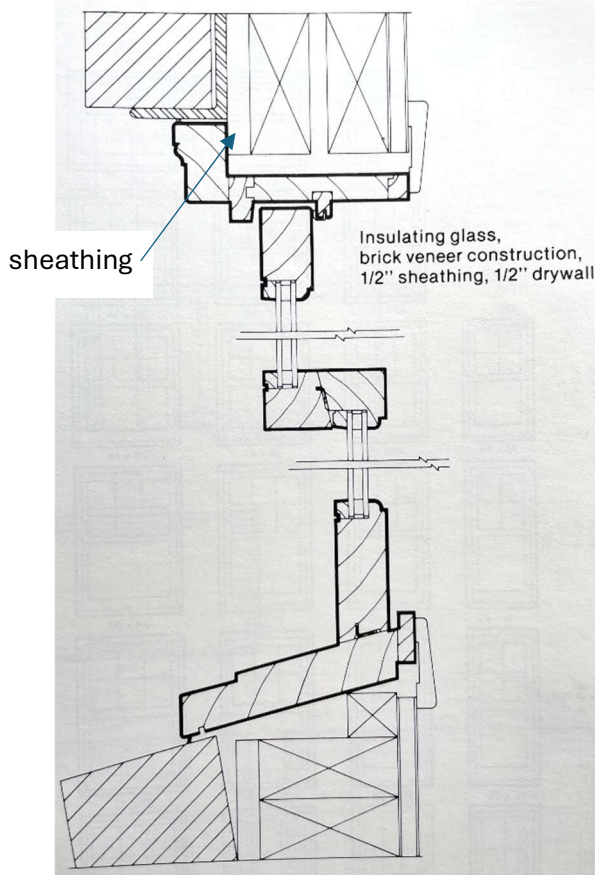
These two windows look very different. The traditional details seen in the first window were all developed over time to shed water.

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.

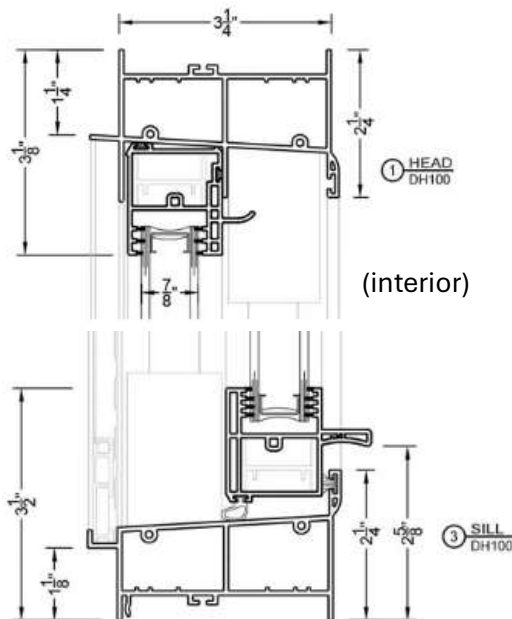


The drip cap, at the top of the window, can be minimal (top right) or decorative (top left). The sill, at the bottom of the window, projects from the wall and is slightly sloping.



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.

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.