

OREGON CITY HISTORIC REVIEW BOARD POLICIES

HISTORIC REVIEW BOARD POLICIES:

#1-5, 8, and 9

A Guide for Property Owners



ABOUT THE HISTORIC REVIEW BOARD POLICIES

The City has adopted protections for locally designated properties to ensure these historic buildings maintain their integrity.

The Historic Review Board (HRB) adopted policies for minor alterations to historic structures that can be done without formal Board review. The policies are meant to provide clear direction to historic property owners on exterior changes including but not limited to roofing, siding, windows and doors. HRB Policies were first adopted in 1986 and updated in 2019.

Locally designated properties are subject to HRB Policies. This includes designated structures in McLoughlin Conservation District, all structures in Canemah National Register District, and landmarks outside of districts. To see if a property is designated, visit www.orcity.org/maps/historic-resources.

This guide lists seven of the HRB Policies, while the remaining five policies are separated into individual property owner guides.

HRB POLICY #1: CONSTRUCTION AND REPAIR OF FOUNDATIONS

The finished floor elevation of the structure shall not be raised or lowered in relation to the ground level as a result of foundation construction or repair. Any new foundation shall be covered with skirting that matches the original skirting on the structure.

HRB POLICY #2: STORM WINDOWS AND DOORS

Storm window frames and members shall be made of wood, baked enamel, or anodized aluminum. If wooden or enameled, the frames and members shall be painted to match the color of the existing window trim. Mill finish aluminum storm windows are not permitted. Interior storm windows are encouraged.

HRB POLICY #3: REPAIR AND REPLACEMENT OF SIDING

On designated structures and contributing structures in the Canemah National Register District, new siding shall match original siding both in material and style. If fiber cement is desired as a re-placement for wood siding, HRB shall review the proposal. HRB's decision factors will include how well the substitute material matches the original siding in profile and design.

Fiber cement siding is permitted without HRB review under the following circumstances:

- On new and existing detached accessory buildings



- On non-contributing structures in the Canemah National Register District
- As a replacement of vinyl siding on a designated structure
- Only smooth fiber cement boards are permitted
- Shakes or shingles shall have a straight edge

HRB POLICY #4: GUTTERS AND DOWNSPOUTS

Replacement of wooden gutters and downspouts are permitted. Galvanized or enameled aluminum gutters and downspouts shall be painted to match the house. All support straps shall be painted to match the house. New downspouts shall be located to avoid visual interference with architectural features of the street façade. Plastic gutters and downspouts are not permitted. If the downspout empties onto the ground, splashblocks shall be placed at the outflow to disperse the water away from the foundation.

HRB POLICY #5: ROOFS

Structures shall be re-roofed with either wood shingles, 3-tab composition shingles, or “architectural style” composition shingles. If the roof slope is less than 4/12, rolled composition roofing may be used. Red, dark green, black, dark brown or green and white composition material is encouraged. Slate, tile or tar and gravel roofs may be re-roofed with like materials. The following roof materials are not permitted without Board approval: metal, fiberglass, plastic, corrugated roofing, or shake shingles. Any alteration to the overhang, soffit, or rake board requires HRB approval.

HRB POLICY #8: EXTERIOR ALTERATIONS TO BUILDINGS IN NATIONAL HISTORIC DISTRICTS, OR STRUCTURES IN CONSERVATION DISTRICTS OR LANDMARK STRUCTURES

Additions shall be reviewed by the HRB. Other alterations are subject to administrative review. Alterations are permitted if they duplicate existing building materials and styles. Wood siding is encouraged if the siding is replaced. Aluminum and vinyl siding and vinyl and aluminum mill finish windows are not permitted, unless the building was originally constructed of such materials and they are greater than 50% of the materials on the building. Wood sash doors are encouraged. Roof alterations shall conform to HRB Policy #5.

HRB POLICY #9: SCREEN DOORS

Wood storm and screen doors are preferred. If aluminum or other metal storm/screen doors are used, they shall be prefinished or painted a color to match the door or trim. Unless replicating an historic storm/screen door, screen doors shall not obscure the primary door design, and shall not include decorative details or simulated muntins (grids).

WHAT DOES THIS MEAN FOR YOU?

This means a few things as a property owner with a designated historic property:

- If the change or alteration meets the HRB policy (excluding additions), it is reviewed at the staff level with no application fee.
- If the change or alteration does not follow these policies, then it must be referred or submitted to the HRB for review and decision, which will require an application fee of \$50.
- Contact the Building Department staff to verify if building permits are required.

Further information about the HRB and HRB Policies can be found at: www.orcity.org/planning/hrb-policies

If you have any questions about the City’s Preservation Program or if your property is locally designated, please contact:

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