

OREGON CITY HISTORIC REVIEW BOARD POLICIES

HISTORIC REVIEW BOARD POLICY #11: Porches and Decks *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.oregoncity.org/maps/historic-resources.

HRB POLICY #11: PORCHES AND DECKS

Replacement or alteration of porches and decks older than 50 years shall meet HRB Policy #8 (Exterior Alterations to buildings and can be found at www.oregoncity.org/planning/hrb-policies). The construction of new front porches shall be reviewed by the HRB. Alterations of existing front porches, or construction of new rear porches or decks are permitted without Board review in accordance with the following:

- Porch and deck railings shall use vertical balusters and top and bottom rails. Baluster attachment shall be between the rails, not attached on the side of the rail.
- Wood decks and porches shall be painted to match a color of the designated structure. Paint-stain is also acceptable if it matches a color of the designated structure.
- No pressure treated wood shall be visible.
- Composite material (e.g. Trex, Timbertech, Azek) is allowed only for new or existing decks or porches less than 50 years old that are attached to the rear of a structure, to the interior side of a structure, and for detached deck structures in the interior side or rear yard. Composite material color shall match a color of the designated structure.
- Aluminum rails on porches and decks are not permitted.
- Deck or porch materials made from 100% vinyl are not permitted.



WHAT DOES THIS MEAN FOR YOU?

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

- If the porch or deck meets the HRB policy, it is reviewed at the staff level with no application fee.
- New roofs or covers over a porch or deck are considered an addition and must be reviewed by the HRB.
- If the porch or deck does not follow this policy, then it must be referred or submitted to the HRB for review and decision, which requires a fee of \$50.
- A building permit is required if the porch or deck is over 30 inches above finished grade, or if it includes a cover. For commercial properties, contact the Building Department to verify if a permit is required.
- For additional guidance on porches and decks for historic properties, the National Park Service provides technical guidance and can be found at: www.nps.gov/tps/standards/rehabilitation/rehab/entrance01.htm.
- The Secretary of Interior's Standards can be found at: www.nps.gov/tps/standards.htm.



Balusters attached between the rails (permitted)



Balusters attached on the side of the rails (not permitted)

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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