Building Materials on Historic Properties

Q: Under what circumstances do you think fiber cement siding should be permitted outright?

A: There are several reasons why fiber cement should be permitted outright. First, durability. Fiber cement has proven it's a long lasting, durable, sustainable material that has an average life span of 50 years but when coupled with high quality life time exterior paint, can last longer than this. It is also considered a masonry product and better fire resistant. Second, fiber cement is made from recycled materials and sustainable products. The fibers are usually from recycled cellulose and plentiful products such as sand and cement. Third, 99% of homes in the market are painted so why spend EXTRA money to install a less durable product such as cedar siding and then paint over it? Also, regarding natural wood siding, not only is it flammable, but the upkeep and maintained over the life time of a home will not only be 3 times costlier, but cedar is a slow growing resource to replenish. Fiber cement also comes in lap wood grain, ship lap, smooth, shake, and board and batten to give additional textures to historic properties.

Q: Under what circumstances do you think composite decking should be permitted outright?

A: Similar answers to above with the fiber cement. First, durability. A composite deck is longer lasting which means it will have to be replaced less often saving money and time for upkeep (pressure washing, staining, replacing nails/screws). Secondly, composite decking is made up of recycled bags, milk jugs, and industrial plastic wraps as well as saw dust scrap from mills so is a renewable resource. Third, although it costs more than cedar decking, it more than saves a homeowner money over the life of the deck. It comes in a variety of colors, so maybe limit some of the more "loud" or non-traditional colors if used.

I like to think of all products used in a home as holistic rather than individually. Products that are more durable, longer lasting are in essence, preserving the home and its upkeep LONGER. This should be a driving consideration when talking about historic districts...what can be done now with the new homes to preserve them for future generations.

Q: ...Fiberglass windows?

A: Fiberglass is one of the best materials in the market for window cladding. It's durable, looks good, and is less expensive than wood windows. Although wood windows give an appearance of elegance and naturally meet the historic guidelines of being made from wood, they are very expensive and the LEAST energy efficient out of all window types (not to mention leaky and can warp). State of Oregon's Executive Order No. 17-20 strives to hit net zero energy ready buildings as standard by 2025. Wood windows will not achieve this high level of efficiency needed to make a new home net zero ready. The most energy efficient windows are still vinyl that come with triple pane, low-e coating and argon gas filled that can get down around .20 U values. Their VALUE is unmatched in residential new construction and would hope the committee looks at maybe COLORED vinyl options in the future such as Sand, Clay, Bronze, or Black. However, Fiberglass is extremely durable and come with high energy efficiency ratings

as well. Andersen has a polymer AND wood window called Fibrex which is a wonderful mix of both worlds that gives energy efficiency and elegance to glazing.

Q: Wood/Plastic Blend Windows?

A: I think I answered it above. The Fibrex window has amazing durability, is made from recycled wood waste, is energy efficient, and looks amazing. They are easy to maintain and are resistant to decay or brittleness.

Fences and Walls on Historic Properties

A: Please see handout selections that are circled.

Solar Panels on Historic Properties

A: Solar panels can be eyesores unless that person loves the "techiness" of it. With that being said, I think solar panels should be able to be installed on houses that are none front/roof facing. Solar panels are trying to conserve natural resources, much like the historic district is trying to do with their homes. Also, for new homes, solar panels will be needed to meet the net-zero energy guidelines coming up by 2025 so they will need to be installed in the future, no matter what side the roof is facing.

Historic Review Board Policies Update

Community Input Form: HRB Policies Open House

Please review the boards and materials, talk with staff, then fill out as much of this form as you wish. Please tell us what you think would be compatible for historic properties/districts, and try not to let your personal tastes affect your decisions.

Note that the policies only apply to designated historic properties and the Canemah National Register District.

Building Materials on Historic Properties

Under what circumstances do you think fiber cement siding should be permitted outright?

Under what circumstances do you think composite decking should be permitted outright?

Under what circumstances do you think fiberglass-clad wood windows should be permitted outright?

...fiberglass windows?

....Wood/plastic blend windows?

Fences and Walls on Historic Properties

The goal of the policies is to provide clear direction to property owners and staff. While reviewing the policies, think about whether further clarifications are needed.
Please review the existing fence policies. Would you remove or revise anything?

Please review the proposed fence and wall definitions on the boards in red text. Would you change or add anything?

Circle where you think the following fence types should be permitted outright. Circle one or more for each fence type:

Chicken wire

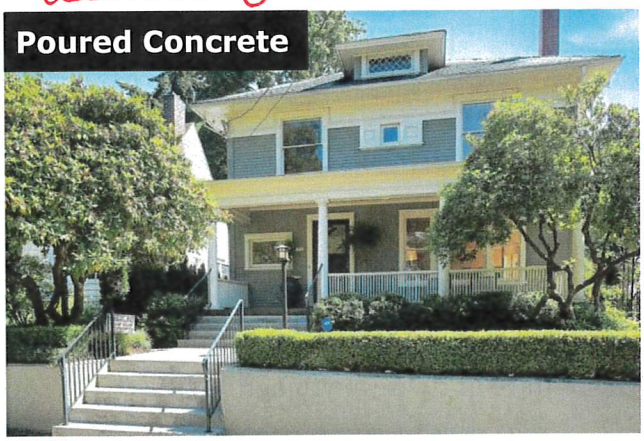
Front Rear Commercial (None)

"Goat fence"

Front Rear Commercial (None)

Except for live stock or to enclose gardens. Should not be allowed for main perimeter.

Poured Concrete



(Front) Rear Commercial None

Split-rail

(Front) Rear Commercial None

Recycled Concrete

Front Rear Commercial None

Vertical wood board (also good neighbor)

Front Rear Commercial None

Hedge slats

Front Rear Commercial None

Concrete block

Front Rear Commercial None

Steel /aluminum

Front Rear Commercial None

Gabion wall

Front Rear Commercial None

Front Rear Commercial None

Front Rear Commercial None

Solar Panels on Historic Properties

Please review the potential solar policies. Do you have any thoughts on solar panel policy?

What did we miss?

Let us know if you have any additional comments or suggestions.

Thank you for taking the time to provide input. The next scheduled meeting is April 23rd at 6PM at City Hall. Contact Kelly Reid at kreid@orcity.org or 503-496-1540 with any questions or comments.