

Q1 Under what circumstances do you think fiber cement siding should be permitted outright?

Answered: 17 Skipped: 3

#	RESPONSES	DATE
1	All (long explanation on separate document).	4/12/2019 1:24 PM
2	Case by case	4/12/2019 1:11 PM
3	ok	4/12/2019 1:09 PM
4	When it matches wood in appearance	4/12/2019 1:06 PM
5	Almost any circumstance.	4/12/2019 1:03 PM
6	Always	4/11/2019 1:44 PM
7	all	4/11/2019 10:57 AM
8	Under no circumstances	4/10/2019 11:08 PM
9	Only new construction of additional structures not part of historic home.	4/10/2019 6:11 PM
10	Only when not visible from street	4/10/2019 4:04 PM
11	all	4/10/2019 10:50 AM
12	Only if they DON'T look like cement.	4/8/2019 7:06 PM
13	None	4/8/2019 2:47 PM
14	Only when original siding is beyond restoration and when it matches the historic profile and has a smooth finish. New profiles are available to match most historic profiles.	4/4/2019 4:36 PM
15	Considering how difficult it is to get good wood siding, if the fiber cement has a 'wood' look, I think it would be fine. My neighbors have used it and it looks beautiful! The newer products are so much better and last longer, so it would seem judicious to use them on homes we want to last. Too many people have put vinyl siding, etc., that look terrible, chiefly because they can't afford anything else more expensive, and there are no funds (evidently) to subsidize a better product.	4/3/2019 6:54 PM
16	If it visually matches the original siding	4/3/2019 5:36 PM
17	Cedar is an available material. Fiber cement may be used on backside.	4/3/2019 4:03 PM

Q2 Under what circumstances do you think composite decking should be permitted outright?

Answered: 19 Skipped: 1

#	RESPONSES	DATE
1	All (long explanation on separate document).	4/12/2019 1:24 PM
2	All cases. Products have improved greatly over the years and look like real wood. More sustainable than wood (made with recycled material). Also many options for railing that mimic traditional styles.	4/12/2019 1:18 PM
3	Always in rear or side of property. Front should be case by case.	4/12/2019 1:13 PM
4	Case by case	4/12/2019 1:11 PM
5	ok	4/12/2019 1:09 PM
6	Where not visible from the street or as deck flooring anywhere.	4/12/2019 1:06 PM
7	Almost any circumstance.	4/12/2019 1:03 PM
8	Always	4/11/2019 1:44 PM
9	deck flooring	4/11/2019 10:57 AM
10	Under no circumstances	4/10/2019 11:08 PM
11	As long as it is not visible from the street.	4/10/2019 6:11 PM
12	At rear or side for historic properties anywhere for non historic.	4/10/2019 4:04 PM
13	all	4/10/2019 10:50 AM
14	Only out of sight in the backyard.	4/8/2019 7:06 PM
15	None	4/8/2019 2:47 PM
16	When replacement is necessary and if the composite decking matches the original profile. Separate free standing decks not attached to the building should also be allowed	4/4/2019 4:36 PM
17	I just saw a brand new composite deck built around the Bill Hayward cabin on the McKenzie River that is beautiful! I thought it was wood at first. It looks so much better than the old composite decking. As you know, all the old cedar boards are gone, and the new cedar simply does not have the same good qualities, so I believe we need to make changes for the better.	4/3/2019 6:54 PM
18	All	4/3/2019 5:36 PM
19	Back or sides of the house.	4/3/2019 4:03 PM

Q3 Under what circumstances do you think fiberglass-clad wood windows should be permitted outright?

Answered: 19 Skipped: 1

#	RESPONSES	DATE
1	All (long explanation on separate document).	4/12/2019 1:24 PM
2	Most cases. Maybe concentrate on aesthetics of the trim instead of materials. For instance, require minimum width of trim.	4/12/2019 1:18 PM
3	Case by case	4/12/2019 1:11 PM
4	no	4/12/2019 1:09 PM
5	all	4/12/2019 1:06 PM
6	All, if it looks like the other windows.	4/12/2019 1:03 PM
7	Always	4/11/2019 1:44 PM
8	all	4/11/2019 10:57 AM
9	Under no circumstances	4/10/2019 11:08 PM
10	This is fine to help improve energy efficiency if it maintains homes character.	4/10/2019 6:11 PM
11	For new egress only	4/10/2019 4:04 PM
12	All circumstances. Reductions in needless or highly questionable regulation should be the norm.	4/10/2019 1:59 PM
13	all	4/10/2019 10:50 AM
14	If they were faced in real wood.	4/8/2019 7:06 PM
15	None	4/8/2019 2:47 PM
16	When original windows are not practical to restore or in new construction	4/4/2019 4:36 PM
17	After working with Kemp's Windows for years, who have a long history of putting windows in all kinds of historic homes, I have learned that each historic house has unique challenges. I personally would not choose this product because A) the wood is not nearly as good as the fiberglass (young pine, not the old fir heartwood) and 2) the windows do not come with more than a one-year warrantee, if that. Why would someone with a historic home want something that might not last? However, in considering pricing, perhaps it wouldn't be so bad for a small historic home.	4/3/2019 6:54 PM
18	When they match the look of the original	4/3/2019 5:36 PM
19	Anytime. It's difficult to police the use of vinyl.	4/3/2019 4:03 PM

Q4 Under what circumstances do you think all-fiberglass windows should be permitted outright?

Answered: 18 Skipped: 2

#	RESPONSES	DATE
1	All (long explanation on separate document).	4/12/2019 1:24 PM
2	Most cases. Maybe concentrate on aesthetics of the trim instead of materials. For instance, require minimum width of trim.	4/12/2019 1:18 PM
3	No	4/12/2019 1:11 PM
4	no	4/12/2019 1:09 PM
5	All, if it looks like the other windows.	4/12/2019 1:03 PM
6	Anytime	4/11/2019 1:44 PM
7	none	4/11/2019 10:57 AM
8	Never	4/10/2019 11:08 PM
9	Only new separate structures.	4/10/2019 6:11 PM
10	Never	4/10/2019 4:04 PM
11	Most circumstances - Wherever appearance is not significantly degraded.	4/10/2019 1:59 PM
12	all	4/10/2019 10:50 AM
13	Never	4/8/2019 7:06 PM
14	None	4/8/2019 2:47 PM
15	When original windows are not practical to restore or in new construction. Never on national register eligible structures.	4/4/2019 4:36 PM
16	Milgard's top of the line fiberglass windows come with a lifetime guarantee and are paint-able. They can be made to the same specification of the original windows. These windows should absolutely be permitted because they are far better than any wooden window today and will last longer, not to mention they are 'smart' windows and can really improve the climate of a house.	4/3/2019 6:54 PM
17	none	4/3/2019 5:36 PM
18	Sides and back of houses not registered	4/3/2019 4:03 PM

Q5 Under what circumstances do you think wood-plastic blend windows should be permitted outright?

Answered: 17 Skipped: 3

#	RESPONSES	DATE
1	All (long explanation on separate document).	4/12/2019 1:24 PM
2	Most cases. Maybe concentrate on aesthetics of the trim instead of materials. For instance, require minimum width of trim.	4/12/2019 1:18 PM
3	No	4/12/2019 1:11 PM
4	no	4/12/2019 1:09 PM
5	All, if it looks like the other windows.	4/12/2019 1:03 PM
6	Anytime	4/11/2019 1:44 PM
7	all	4/11/2019 10:57 AM
8	Never	4/10/2019 11:08 PM
9	Only new separate construction.	4/10/2019 6:11 PM
10	Never	4/10/2019 4:04 PM
11	Same response as Question 5.	4/10/2019 1:59 PM
12	all	4/10/2019 10:50 AM
13	Only if they look like real wood.	4/8/2019 7:06 PM
14	None	4/8/2019 2:47 PM
15	When historic windows are not practical to restore or in new construction.	4/4/2019 4:36 PM
16	These windows are not made to last. No warrantee and the wood is young pine. They also have other problems and limitations in their sizing. Check with Kemps Windows on this.	4/3/2019 6:54 PM
17	When the match the look of the original windows	4/3/2019 5:36 PM

Q6 Please review the potential solar policies. Do you have any thoughts on solar panel policy?

Answered: 19 Skipped: 1

#	RESPONSES	DATE
1	Everywhere except on front-facing roof. (see explanation on separate document).	4/12/2019 1:24 PM
2	Allow solar, wind, other green energy. Environment/energy should take precedence. (same with windows)	4/12/2019 1:18 PM
3	Believe solar panels would downgrade the appearance and historical value of a home	4/12/2019 1:13 PM
4	Acceptable rear facing	4/12/2019 1:11 PM
5	Solar panels should be allowed where the best sun exposure is located. Using a roofing.solar panel color combination that matches is optimal Preserving our historic houses is wonderful. Preserving the planet is #1 of importance, because we can;t preserve our houses if we don't have a planet.	4/12/2019 1:09 PM
6	As long as they blend in as much as possible, they should be encouraged.	4/12/2019 1:06 PM
7	They are not very beautiful, but if they are not the first thing you see - I guess that is up to the homeowners.	4/12/2019 1:03 PM
8	People should NEVER be restricted on using renewable energy sources such as solar.	4/11/2019 1:44 PM
9	the list of possible new policies seems comprehensive and designed to allow for maximum use of solar power	4/11/2019 10:57 AM
10	An unobtrusive solar panel is fine, I am more wary of a solar shingle	4/10/2019 11:08 PM
11	Should not be visible from street and should be low profile. Freestanding is preferred.	4/10/2019 6:11 PM
12	No	4/10/2019 4:04 PM
13	allow all solar	4/10/2019 10:50 AM
14	The solar shingles aren't too bad, if used out of sight in back of house.	4/8/2019 7:06 PM
15	Not be visible to street or neighbors	4/8/2019 2:47 PM
16	Secondary facades only. Shingle technology is not yet readily available and they don't really blend with comp shingles yet	4/4/2019 4:36 PM
17	Yes! Let's bring in solar and quit fussing over this issue. There are also very efficient little canister wind electric generators that you don't even notice unless you're looking for them. We need to embrace this tastefully and respectfully.	4/3/2019 6:54 PM
18	Inappropriate for installation on a structure on the historic inventory. Freestanding in an enclosed back yard might be appropriate if not visible from the street.	4/3/2019 5:36 PM
19	Should be exempt from restrictions. A reduced Carbon footprint is a priority	4/3/2019 4:03 PM

Q7 Please review the proposed fence and wall definitions in red text. Would you change or add anything?

Answered: 13 Skipped: 7

#	RESPONSES	DATE
1	Chicken wire only to enclose garden or livestock, not on perimeter.	4/12/2019 1:24 PM
2	Horizontal board and split rail are ok if consistent with home/existing fence Wood lattice always falls apart, vertical board looks like \$hit. Enforcement of maintenance needed.	4/12/2019 1:18 PM
3	Plywood should be allowed. If woven-wire is allowed, then why not chain-link	4/11/2019 1:44 PM
4	no	4/11/2019 10:57 AM
5	I don't think anything needs to be added to the list of acceptable acceptable fences for front yards	4/10/2019 11:08 PM
6	No	4/10/2019 6:11 PM
7	No	4/10/2019 4:04 PM
8	just ask neighbors if they mind first, and build accordingly	4/10/2019 10:50 AM
9	No	4/8/2019 7:06 PM
10	No fencing allowed in ROW or NROD, not across wetland. Not allowed to cover sight of house or sightlines on roadway.	4/8/2019 2:47 PM
11	Agree with proposed changes	4/4/2019 4:36 PM
12	No, I'm glad to see the new opportunities. I do not personally like chain link fence and wish the neighbors wouldn't use it, no matter what the height is. There is lots of good research that when people build tall fences and/or plant tall hedges between house, people stop being neighborly. The neighborhood looks much better and more friendly when the landscaping is open and blending into the neighbors. This should be the goal, and each resident should be courteous to include their neighbors in choosing a fencing system.	4/3/2019 6:54 PM
13	Not a big fan of wire. Photographs that we have from the time show low pickets, split rail or stacked stone.	4/3/2019 5:36 PM

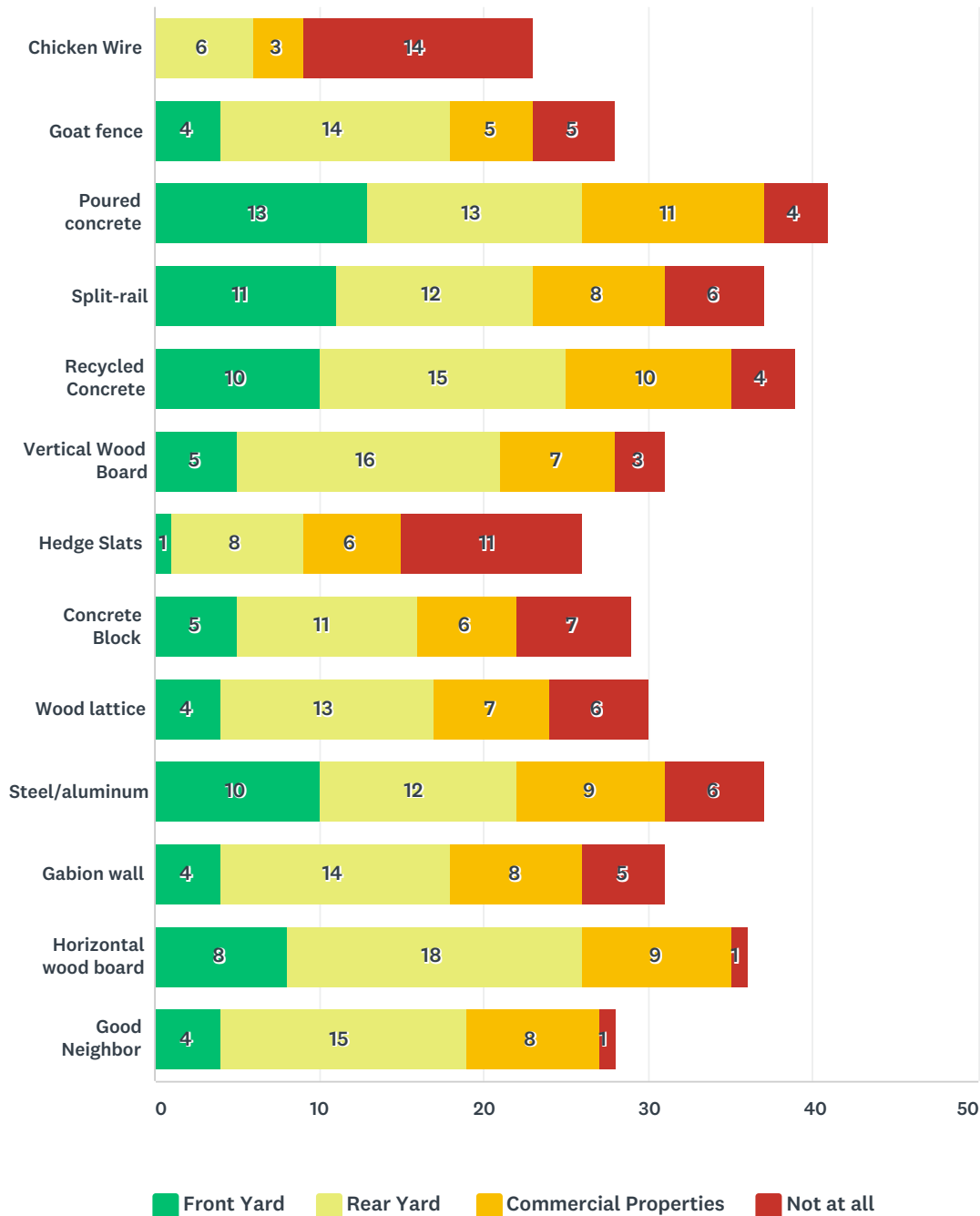
Q8 Please review the existing fence policies. Would you remove or revise anything?

Answered: 11 Skipped: 9

#	RESPONSES	DATE
1	No	4/11/2019 1:44 PM
2	chicken wire and chain link should both be unacceptable in front and corner side yards	4/11/2019 10:57 AM
3	No	4/10/2019 11:08 PM
4	No	4/10/2019 6:11 PM
5	No	4/10/2019 4:04 PM
6	Looks good, but I would not allow chain link in any front or corner/street yard in McLoughlin Neighborhood, not just designated houses.	4/10/2019 10:50 AM
7	No	4/8/2019 7:06 PM
8	Enforce historic codes. Not allow to cover landmarks and historic homes.	4/8/2019 2:47 PM
9	Add cast in place concrete, gabion and replace brick with masonry.	4/4/2019 4:36 PM
10	I like some of the new ideas also.	4/3/2019 6:54 PM
11	I'd remove woven wire.	4/3/2019 5:36 PM

Q9 The fence types below are either not addressed in the current policy, or have been identified for potential policy changes. Where do you think the following fence types should be permitted outright?

Answered: 20 Skipped: 0



	FRONT YARD	REAR YARD	COMMERCIAL PROPERTIES	NOT AT ALL	TOTAL RESPONDENTS
Chicken Wire	0.00% 0	30.00% 6	15.00% 3	70.00% 14	20
Goat fence	20.00% 4	70.00% 14	25.00% 5	25.00% 5	20

HRB Policy Updates

Poured concrete	65.00% 13	65.00% 13	55.00% 11	20.00% 4	20
Split-rail	57.89% 11	63.16% 12	42.11% 8	31.58% 6	19
Recycled Concrete	52.63% 10	78.95% 15	52.63% 10	21.05% 4	19
Vertical Wood Board	26.32% 5	84.21% 16	36.84% 7	15.79% 3	19
Hedge Slats	5.26% 1	42.11% 8	31.58% 6	57.89% 11	19
Concrete Block	27.78% 5	61.11% 11	33.33% 6	38.89% 7	18
Wood lattice	20.00% 4	65.00% 13	35.00% 7	30.00% 6	20
Steel/aluminum	50.00% 10	60.00% 12	45.00% 9	30.00% 6	20
Gabion wall	21.05% 4	73.68% 14	42.11% 8	26.32% 5	19
Horizontal wood board	42.11% 8	94.74% 18	47.37% 9	5.26% 1	19
Good Neighbor	25.00% 4	93.75% 15	50.00% 8	6.25% 1	16

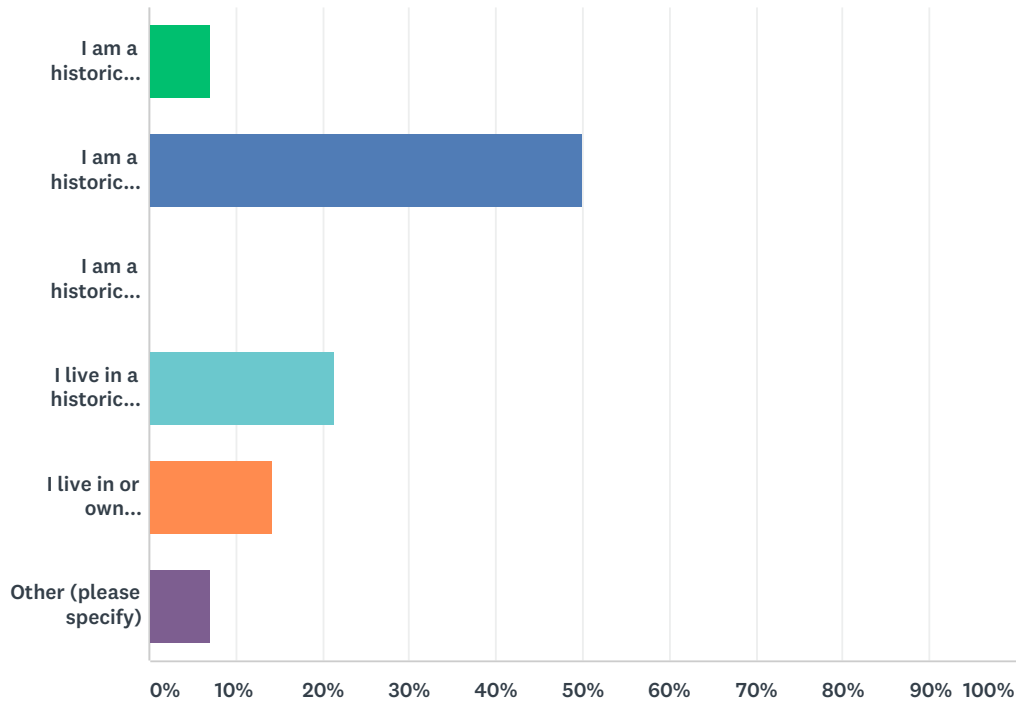
Q10 What did we miss? Let us know if you have any additional comments or suggestions.

Answered: 9 Skipped: 11

#	RESPONSES	DATE
1	If HRB will always approve a certain item, it should become a standard allowed outright. If the review is subjective or HRB is unclear, revise guidelines to be clear. Address decks as a separate item. Thank you!	4/12/2019 1:18 PM
2	Please don't strap homeowners who are trying to keep their property in good repair with too many regulations.	4/12/2019 1:03 PM
3	Nothing	4/10/2019 6:11 PM
4	HRB's and staff are enforcers, and too often it means they lose sight of their objectivity and service function. They are not politically accountable, and that's a big potential danger to the public.	4/10/2019 1:59 PM
5	Don't allow new houses to be built towering over neighbor houses, either build farther away from property line or grade property to make it lower, or build shorter house.	4/10/2019 10:50 AM
6	House colors? New house construction design?	4/8/2019 7:06 PM
7	Enforce fence height restrictions. Unfair to block others property when over limit.	4/8/2019 2:47 PM
8	Some people do some really creative and beautiful things, like tying and bending willow whips and lacing them together very artistically. It would be nice to allow this, as, if done tastefully, it makes for a fun neighborhood.	4/3/2019 6:54 PM
9	Auxiliary buildings, garages? Standards for Auxiliary Dwelling Units depending on other code changes? Many bungalow style homes still exist on full lots with adequate room for ADUs.	4/3/2019 5:36 PM

Q11 Please tell us about yourself. Check all that apply.

Answered: 14 Skipped: 6



ANSWER CHOICES	RESPONSES	
I am a historic property owner in the Canemah District.	7.14%	1
I am a historic property owner in the McLoughlin District.	50.00%	7
I am a historic property owner outside of a district.	0.00%	0
I live in a historic district but do not own a historic designated property.	21.43%	3
I live in or own non-historic property in Oregon City.	14.29%	2
Other (please specify)	7.14%	1
Total Respondents: 14		

#	OTHER (PLEASE SPECIFY)	DATE
1	Historic property owner in Historic Irvington (Portland) who recently built an ADU; native of Oregon City.	4/10/2019 1:59 PM