

Public outreach for the HRB Policy Updates project included presentations to the McLoughlin Neighborhood Association, Canemah Neighborhood Association, an Open House on April 2, 2019 and an online survey open from April 3 to April 12. About 25-30 people attended the open house, and staff received 20 total survey responses. The open house and online survey were promoted through the City's calendar, social media, Trail News, mailers to all historic property owners, and posters at the Library. The results of the outreach are summarized below along with staff recommendations for each item. Staff recommendations are based on a combination of HRB discussions, community input, and guidance from the Secretary of the Interior. Full survey results are attached in Exhibit 1.

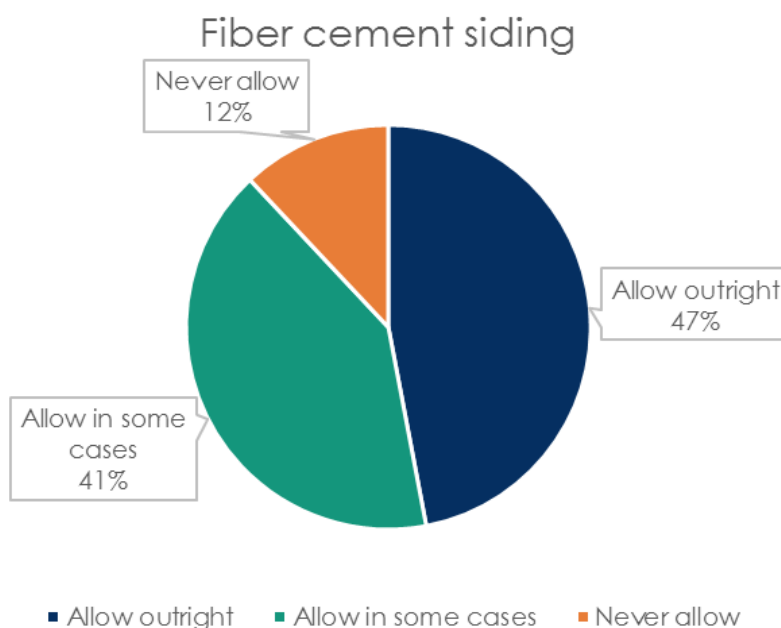
Fiber Cement Siding

What We Heard:

We had 17 responses to this survey question, along with a few comments on the posters. Just under half of respondents (47%) thought fiber cement siding should be permitted in almost all cases. Several responses included caveats such as: when it visually matches original wood, when original siding is beyond restoration, when it matches the historic profile. Just over 40% of respondents thought fiber cement siding should be allowed only in some circumstances such as on the back of a structure, on an accessory building, or only when not visible from the street. Two respondents, or 12%, thought fiber cement should never be allowed. The poster comments were similar to the survey results.

Staff recommendation:

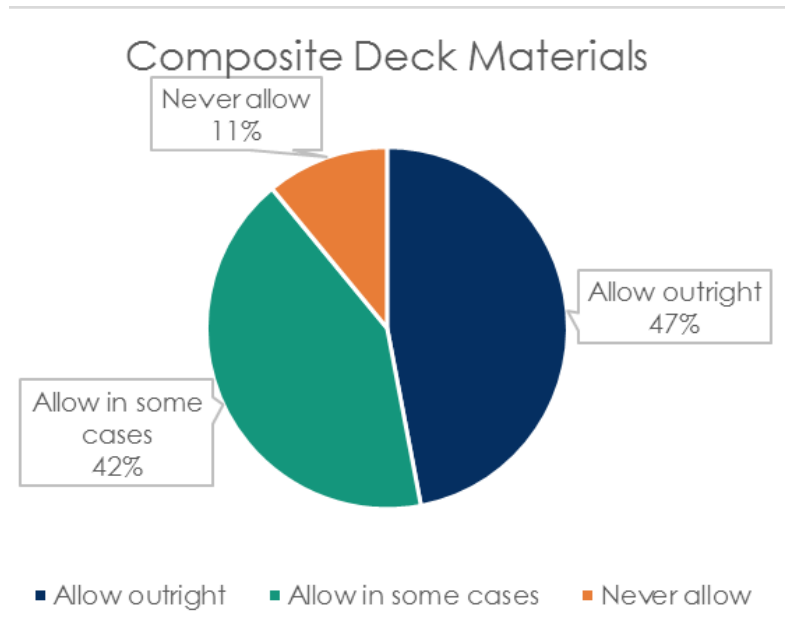
1. Allow smooth fiber cement siding on accessory buildings (new and existing) and on non-contributing structures in Canemah.
2. Allow smooth horizontal boards only; shakes or shingles must use straight lines.
3. Also allow when replacing vinyl siding on any structure, even if historic.
4. Fiber cement on all sides of designated historic structures should require board approval. Decision factors would include how well the substitute material matches the original wood siding in profile and design.



Porches and Decks / Composite Decking

What we Heard:

We received 19 responses to this survey question, and a few comments on the posters. Just under half of respondents thought composite decking materials should be allowed outright. Another 42% thought composite decking should be allowed in some cases, such as when not visible from the street, on the rear or side of a property, or for separate freestanding decks. Two respondents, or 11%, thought it should never be permitted. The comments on the posters were reflective of the survey results.



Staff recommendation:

1. Allow composite decking for side or rear decks or rear porches, including both railings, stairs, and deck boards. Detached deck structures may use composite materials as well.
2. Composite material color should match the house.
3. Use of composite decking material on front porches or corner sides of property should require Board approval.
4. Railings: require vertical balusters and top and bottom rails. Baluster attachment should be between rails, not on side of rail. Aluminum railings are not permitted outright.
5. Clarify that no pressure treated wood may be visible.
6. Clarify that wood decks and porches must be painted to match the house. Paint-stain is also acceptable.

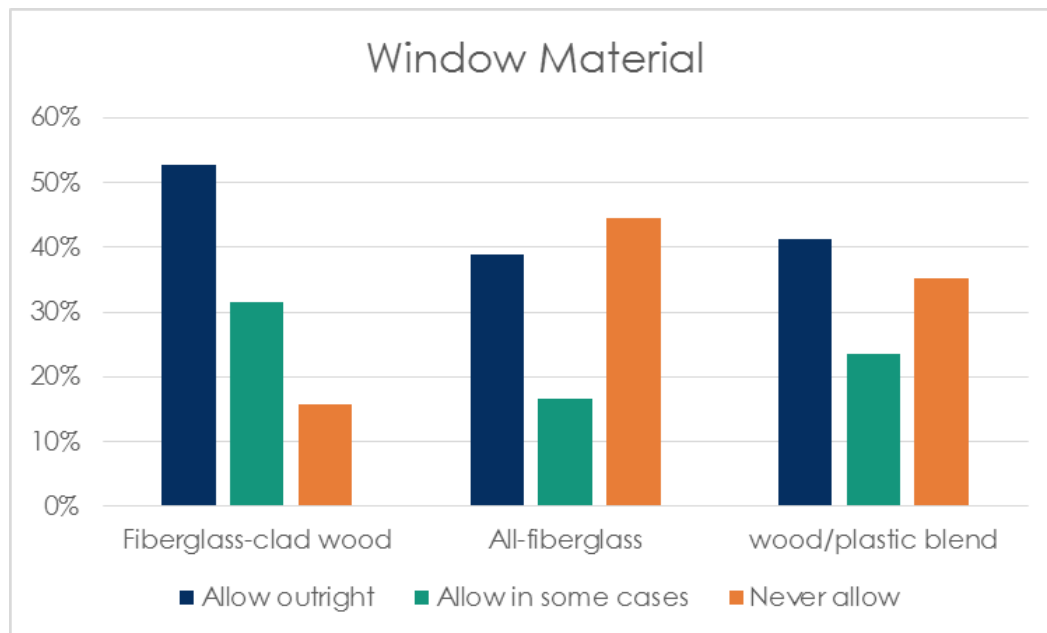
Windows

What we heard:

The survey asked about three window types: fiberglass clad-wood, fiberglass, and wood/plastic blend window materials. The posters solicited comments regarding window material and design. Between 17 and 19 people answered the survey questions about windows.

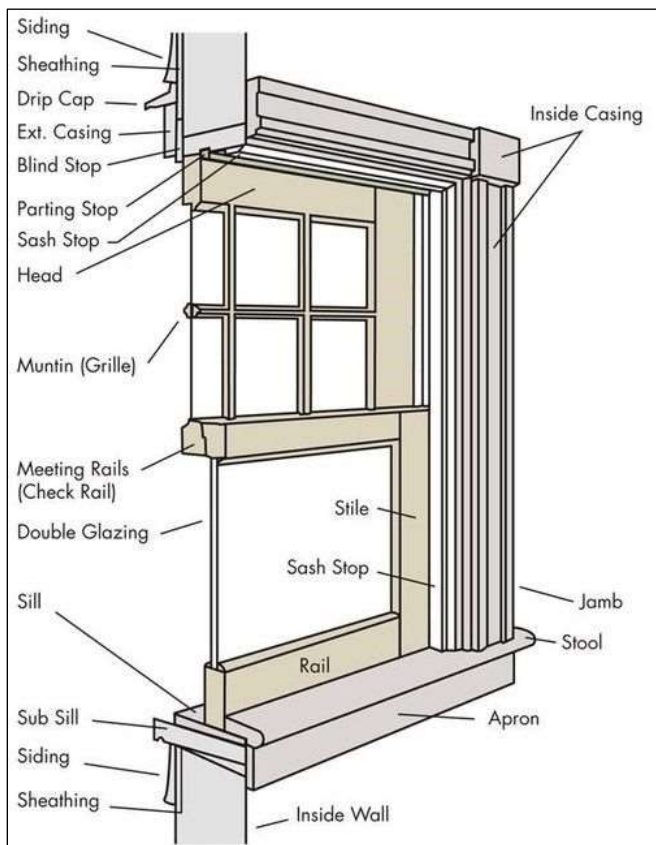
Three people said fiberglass-clad windows should never be permitted outright. Sixteen said fiberglass clad windows should be permitted in some or all cases. Reaction to all-fiberglass windows was more evenly split, with equal numbers of people supporting their use or saying they should not be allowed. A few respondents suggested fiberglass windows only be permitted on separate structures or only on back of house. Reaction to the wood/plastic blend material was also evenly split. One respondent suggested they be allowed only on separate structures. Comments on the posters were supportive of alternative window materials.

In general, those who were supportive of the alternative materials said they would be acceptable as long as they match original wood windows in appearance. One respondent suggested the Board require a minimum width of window trim.



Staff recommendation:

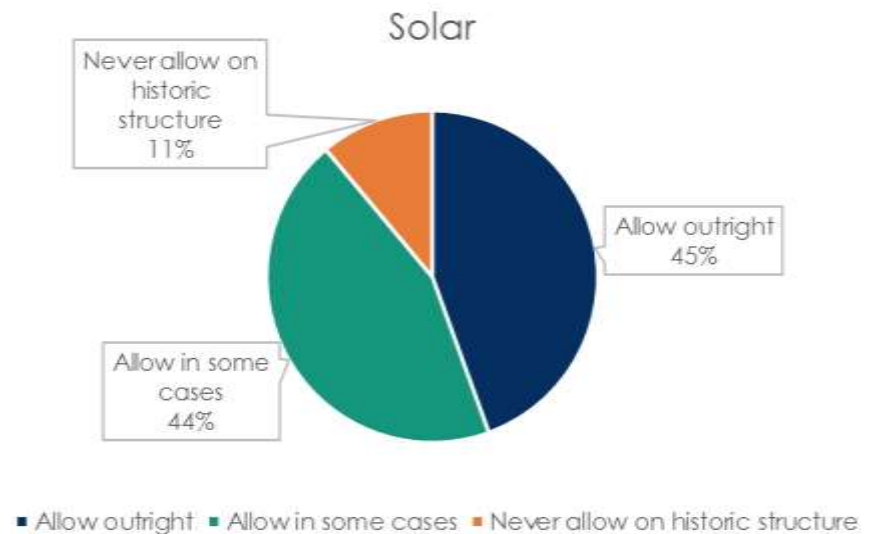
1. Keep policy language encouraging window repair.
2. Allow non-vinyl alternative window materials on accessory structures and non-contributing structures in Canemah.
3. If structure was originally built with aluminum or vinyl windows, allow vinyl replacements.
4. Allow wood, aluminum clad wood, and fiberglass clad wood windows on historic structures if they match the original window design. A different window type may be used (for example, casement in place of a picture window) as long as the appearance, including muntins, is the same. It is the owner's responsibility to document the design of the original windows.
5. Never allow interior windows grids.
6. Add language encouraging replacement windows to match dimensions of original windows for stiles, rails, and sill depth.



Solar Panels

What we heard:

Nineteen people responded to the survey question about solar panels, and the posters collected input in the form of green and red dots. In general, the responses were supportive of allowing solar outright in at least some circumstances. There were several strong opinions for permitting solar technology, with 42% of respondents supporting solar in all or almost all cases. Another 37% supported solar in limited circumstances, such as on the back of a structure, on secondary facades, or as freestanding installations. Sixteen percent of respondents were not supportive of solar technology attached to a historic structure at all. Solar shingles are an unknown at this time; it is not clear if they are prominent or if they blend well with the roof.



Staff recommendation:

Allow solar technology outright subject to the following policies. Anything that deviates from the policies may request approval from the Board. The decision factors for the Board will be how prominently visible they are, and the Secretary of Interior guidelines for solar technology.

1. Location: Solar panels on secondary facades of historic buildings and on accessory structures.
2. Design: Low-profile solar panels installed flat that do not alter the slope of the roof.
3. Color: Panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the photovoltaic system should be treated to be as unobtrusive as possible.
4. Flat roof structures: Should have solar panel installations set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from public right-of-way.
5. Shingles: Solar shingles on secondary facades, if they match the roof color.
6. Freestanding: Freestanding or detached on-site solar panels in locations that minimize visibility from the public right of way and/or screened from the public right of way with fencing or vegetation.

Fences and Walls

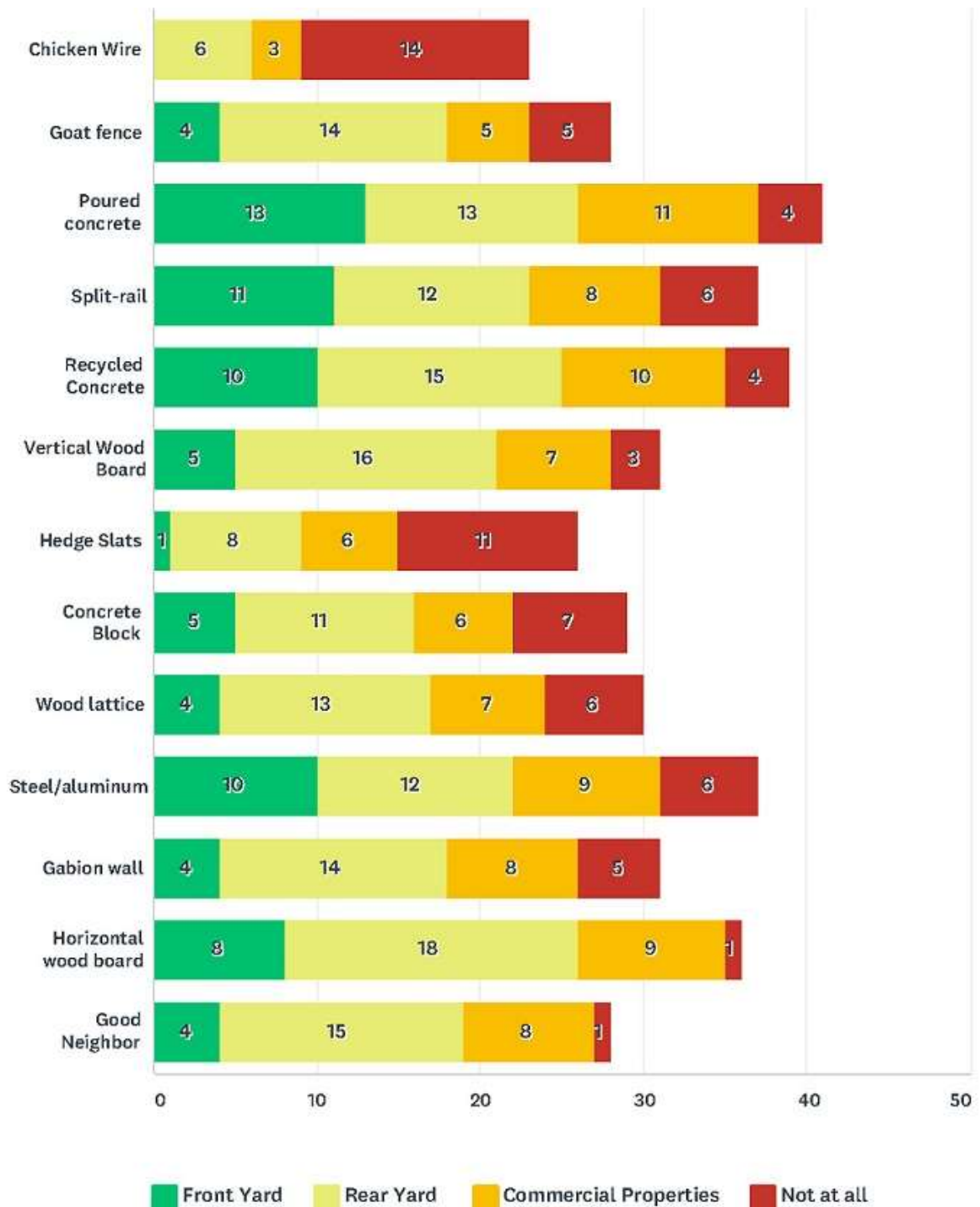
What We Heard:

The input we received regarding the fence and wall policy was limited. In general, the input confirmed the existing fence policy with a few additions to address new styles and materials. Only 7 and 6 respondents suggested changes to the proposed new definitions and to the existing fence policies,

respectively. Twenty people responded to the survey questions about specific types of fences. Results are shown in the graphic below.

We heard nothing regarding fence and wall height. While we did hear that the policies should apply to all properties in McLoughlin, we are unable to make that change through this process because it would require a code amendment to Chapter 17.40.

Question: Where should the following fence types be permitted outright?



Staff recommendation:

1. Add definitions and photo examples as proposed on fence posters in Exhibit 2. Add narrative/purpose statement that emphasizes open designs in the front yard.
2. Add the following to the front yard acceptable list:
 - a. Basalt stone
 - b. Poured/cast in place concrete
 - c. Split-rail for non-contributing properties in Canemah only
 - d. Goat fence for non-contributing properties in Canemah only
 - e. Solid wood board (unspaced picket) when it does not obscure view of home (e.g. home is raised off ground and fence is not within visual window) or when used on a noncontributing property in Canemah only
 - f. Steel/aluminum rail for non-single family properties only
3. Add the following to the rear yard acceptable list:
 - a. Wood lattice
 - b. Poured/cast in place concrete
 - c. Split-rail
 - d. Recycled concrete
 - e. Goat fence
 - f. Non-basalt stone
 - g. Gabion wall
4. Add the following to the not acceptable list:
 - a. Chain link hedge slats
 - b. Chicken wire