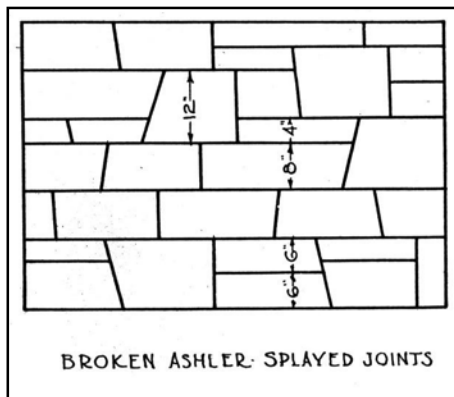
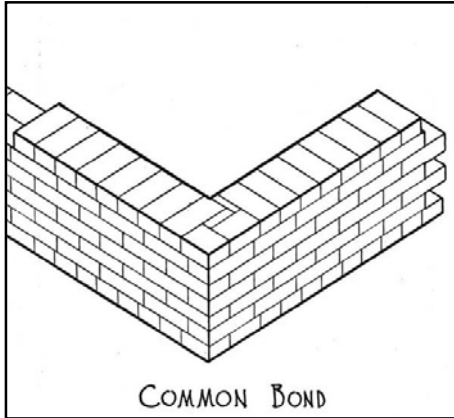


## 9.6 Building Materials



*Historically, different stucco finishes were identified with different styles of architecture.*

### PURPOSE AND INTENT

The characteristics of the primary building materials, including the scale of units in which the materials are used as well as the texture and finish of the material, contribute to the historic character of a building. For example, the texture and scale of historic siding is an important feature of wood-framed commercial structures.

### GUIDELINES

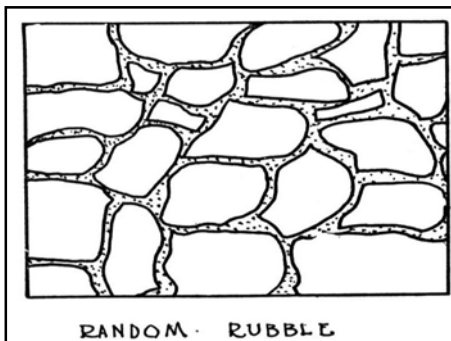
1. Original building materials should be preserved whenever possible.
2. Repairs through consolidation or "patching in" are preferred to replacement.
3. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.
4. Replacement materials which will match the original in appearance should be considered when original materials are unavailable or too costly.
5. Building materials that were not originally painted should not be painted.
6. Original building materials should not be covered with vinyl, stucco, or other finishes.
7. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.



*This building combines two scales of materials for architectural effect.*



*Glazed terra cotta tile detail was common in the early twentieth century on commercial buildings.*



### ADMINISTRATIVE PROCEDURES

#### EXEMPTIONS

NONE

#### DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE

### GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. For instance, epoxy or another filler can sometimes be used to repair small areas of damage.

Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the texture of historic stucco, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. Replacing or concealing exterior wall materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture or termite damage or other causes of structural deterioration from view.

***Please refer to the Appendix for additional assistance and resources.***