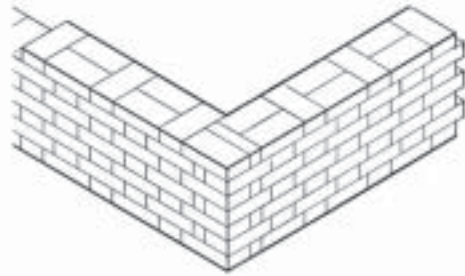
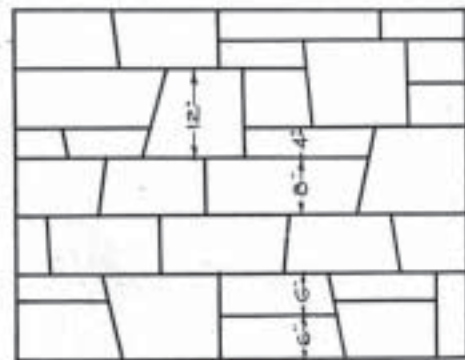


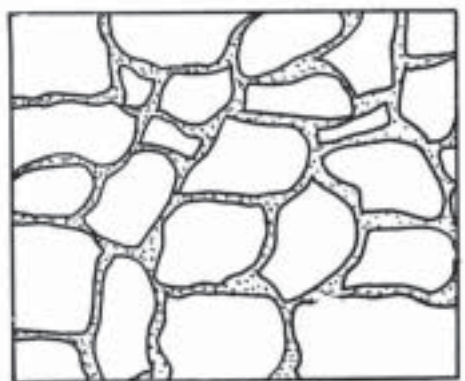
6.2.7 Building Materials and Finishes



FLEMISH BOND



BROKEN ASHLER- SPLAYED JOINTS



RANDOM- RUBBLE

PURPOSE AND INTENT

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the scale of wood shingle siding is so distinctive from the early Craftsman period, it plays an important role in establishing the scale and character of these historic buildings. In a similar way, the color and finish of historic stucco is an important feature of Mission Revival homes.

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 Building materials not originally painted should not be painted.
- .5 Original building materials should not be covered with vinyl, stucco, or other finishes.
- .6 If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.
- .7 In choosing paint or stain colors, 19th and most early 20th century homes should be painted or stained in a scheme of three harmonious colors, one color for the main body of the structure, another for trim and architectural detail, and yet another color to pick out window sashes, and perhaps distinguish other detail.
- .8 In choosing paint or stain colors for twentieth century colonial revival type structures, homeowners should pick a palette of at least two contrasting harmonious colors, one to be used on the main body of the house and another for the trim, detail and window sashes.
- .9 In choosing paint or stain colors, consult the historic paint color chips resource maintained by the board and choose harmonious color schemes from these ranges.
- .10 In choosing paint or stain colors, homeowners should select paint colors appropriate to the period of the structure to be painted. The HPOZ board maintains a library of pattern books which illustrate colors popular at the time the HPOZ was developed.
- .11 Exterior paint should have a matte finish, not glossy or semi-gloss.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

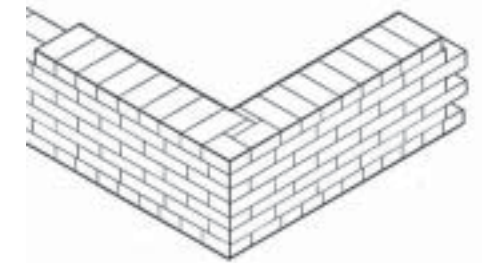
Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here as well. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

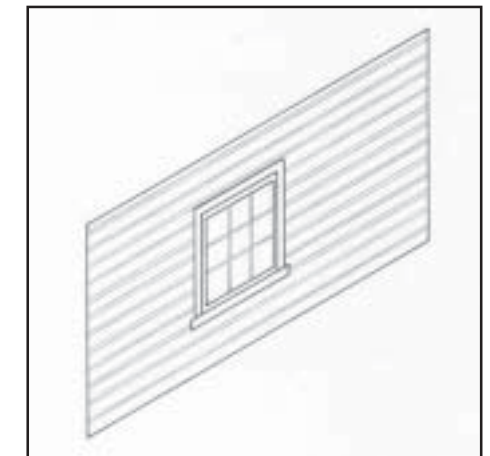
When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a draft concept, the verbs and phrases can be modified to meet local expectations.

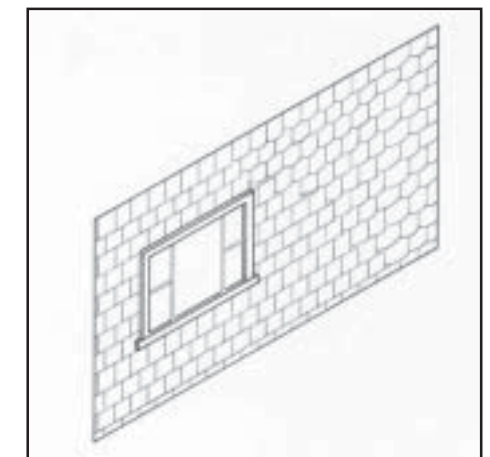
Additional graphics:



COMMON BOND

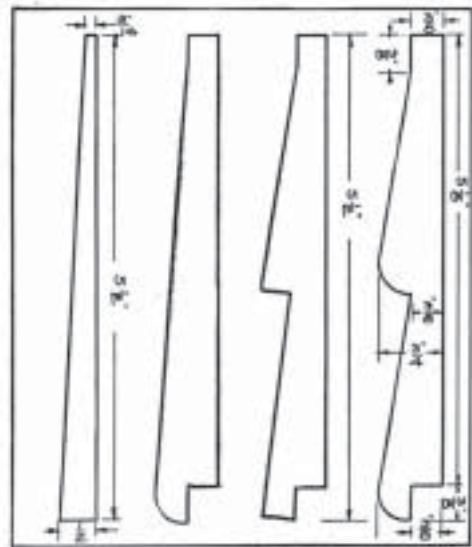


Wood siding



Inconsistent shingle siding

6.2.7 Building Materials and Finishes



Historic wood siding profiles



Stucco has completely concealed the original building materials of this house.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

.1

WORK REVIEWED BY PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications as defined in Section 12.20.3.G for work solely within this section shall be delegated to the Director of Planning.

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, warped wooden clapboards or shingles can be removed, and new materials can be pieced in. Sometimes, epoxy or similar filler can 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 distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. When repairing or refreshing stuccoed finishes, it is important to understand the role the texture of the stucco finish plays in the design of the structure. Different architectural styles were characterized by different finishes, and care should be taken to replicate the original finish when stucco work is needed. 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.

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Notes on text

List specific types of roof projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review and processing. This may create more time for the board to focus on significant projects and speed the review of certain types of projects. Boards may also wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.

You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.

There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way, the appendix may be updated as appropriate without requiring resubmission of the entire document to the City Planning Commission for approval.

Additional graphics:

Select additional photos from this area to insert onto the guidelines page.

6.2.7 Building Materials and Finishes



Riverrock helps define this porch.



Stucco finish designs can be a significant feature on a structure.



Specialty "fishscale" shingle

ILLUSTRATIVE STYLES



Stucco, half-timbering, and wood shingle

PRESERVATION PLAN WORKSHEET PAGE
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Notes on text:

If available, use photos examples from your HPOZ area to illustrate common building materials on the styles page. Or you may wish to select additional photos from this page to insert into the styles page.

Additional graphics:

