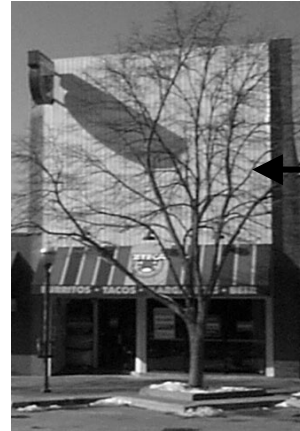


Building Materials - The surface materials of a building are a key factor in its appearance and its relationship to adjacent buildings.

Guidelines

- The original building material whether located on primary, secondary or rear facades, shall be retained when possible. If the original material has been overlaid by such coverings as aluminum or stucco, these alterations should be removed and the original material maintained, repaired or replaced with similar materials.



Aluminum facade material should be removed to uncover original building material

Primary Building Facade:

- Building materials shall be traditional building materials consistent with the existing traditional building stock. Brick, stone, terra cotta, stucco, etc., shall be the primary facade materials for buildings fronting along Massachusetts Street.
- While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting along New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
- Storefront level and upper levels should have materials that are compatible.

Secondary and Rear Facade:

Building materials of secondary and rear facades are typically less costly than materials used on primary facades.

- Secondary facades, which have primary facades facing Massachusetts Street, shall be composed of building materials consistent with the existing traditional building stock - brick, stone, terra cotta, stucco, etc.
- While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting along New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.

Party-walls or Shared Walls:

Building materials of party-walls or shared walls are typically less costly than materials used on primary and secondary facades. Rubble limestone, brick, tile block, and concrete block are common party-wall materials.

- While permanent materials should be considered for party-wall construction, other materials which meet the associated building code and fire code requirements will be considered.

General Masonry:

Proper maintenance of masonry facades is an important part in maintaining the visual appearance and longevity of a building. Repointing and cleaning of a masonry structure should not be conducted without consulting a professional experienced in maintaining masonry structures.

- Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
- Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

Existing non-painted masonry should not be painted or covered

