

**TO:** Historic Preservation Board

**Item Number: 1**

**FROM:** Planning & Development Services Department  
Staff

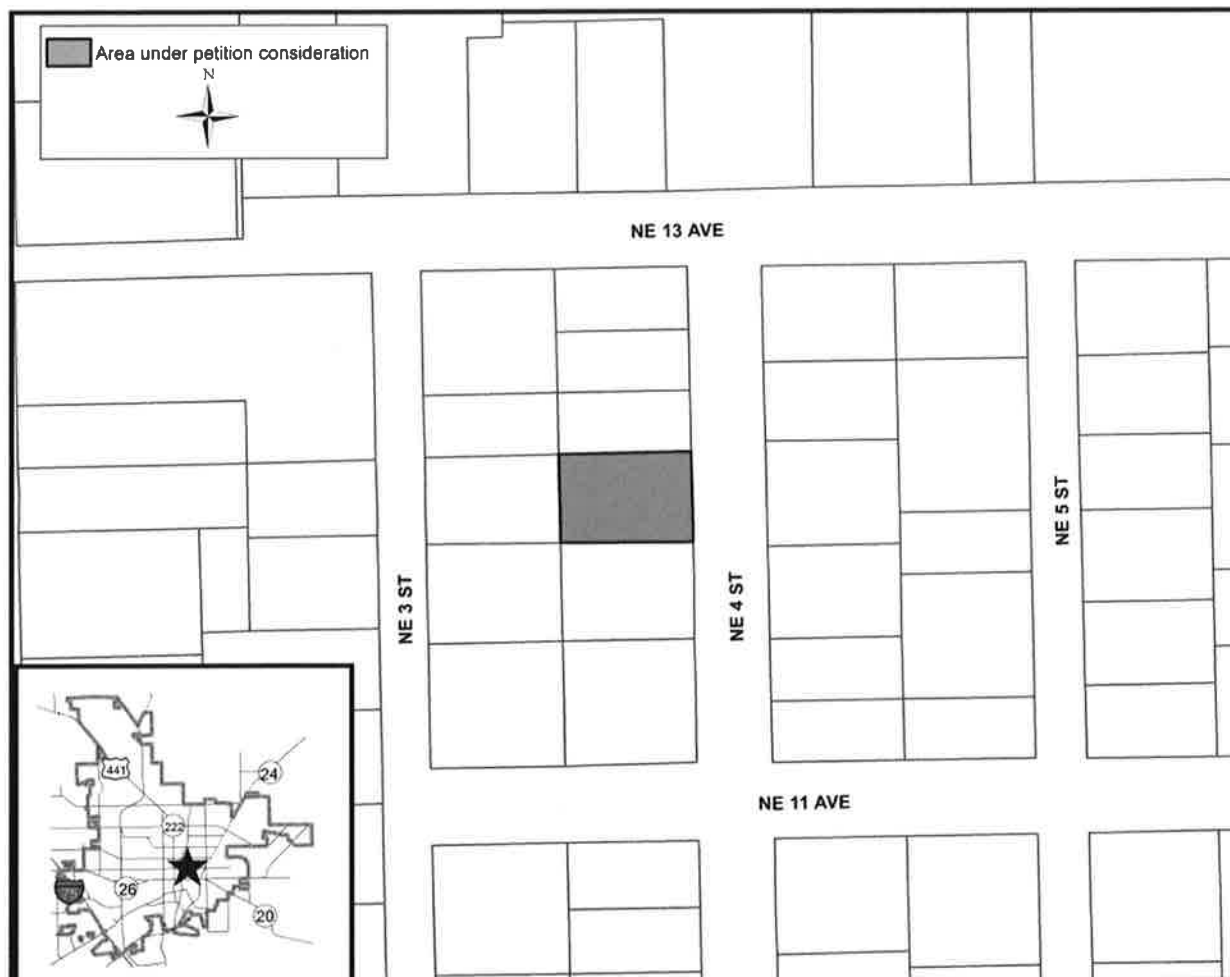
**DATE:** April 5, 2016

**SUBJECT:** Petition HP-16-15, Curtis Cooper, owner. Remove and replace all exterior stucco and repair and replace windows as needed. Located at 1200 NE 4th Street. This home is contributing to the Northeast Residential Historic District.

### Recommendation

Staff recommends approval of HP-16-15 with the following condition:

1. Window replacements be made of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.



### **Project Description**

The property is located at 1200 NE 4<sup>th</sup> Street. The property is zoned RSF-3. The parcel (10271-000-000) is approximately .18 acres in size and is located in the Northeast Residential Historic District.

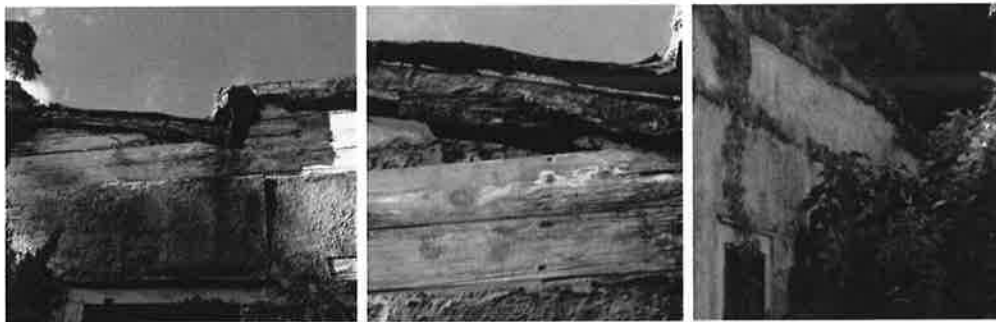
The proposed project includes:

- ❖ Removing all stucco;
- ❖ Making any structural repairs necessary;
- ❖ Replacing all stucco;
- ❖ Repairing/replacing wood windows as needed.

The petitioner has indicated that the texture of the new stucco will be slightly different in texture from what is currently on the home. The petitioner has researched other homes of the same style in the area and has provided an example of another contributing structure having a texture they would like to replicate.

### **Background**

- ❖ **10/22/2015** Notice of Violation CE-15-02555 – Dangerous Building
  - Stucco failing on south elevation
  - Case closed



- ❖ **2/24/2016** Emergency COA HP-16-16 – Stabilize south elevation
- ❖ **3/03/2016** Building Permit BP-16-1327- Exterior Siding

### **Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation**

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The *Historic Preservation Rehabilitation and Design Guidelines*, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

## **EXTERIOR FABRIC**

### **Applicable Secretary Standards**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

### **Wood**

Wood: Weatherboard, novelty, drop, shingles and other wooden siding. Identify, retain and preserve historic siding and its material, functional and decorative aspects such as masonry, rubble, clapboard, shiplap and novelty.

### **Masonry**

Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature. Repair work should be done by hand in compliance with National Park Service Standards.

If cleaning is necessary, test the cleaner on a small, inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.

### **Compatibility of Materials and Textures**

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

### **Recommended**

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. New construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.

4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, and window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

### **Not Recommended**

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.
5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

### **Staff Approval Guidelines**

Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building. Alterations to non-historic portions of contributing buildings can be approved by staff provided they are compatible in scale, design and materials.

### **Board Approval Guidelines**

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width or the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

Prepared by:



Salvatore J. Cumella

### **List of Exhibits**

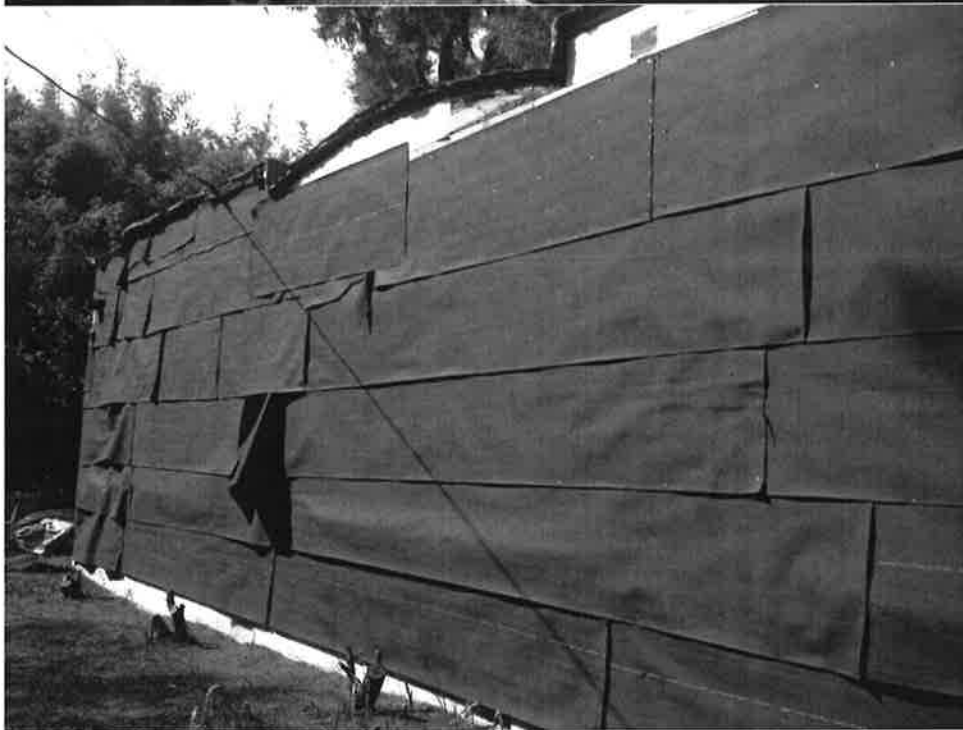
**Exhibit 1      Photos**

**Exhibit 2      FL Master Site File (8AL2222)**

**Exhibit 3      COA Application**

## Exhibit 1









## Exhibit 2

STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History and Records Management DS-MSP 3AAA Rev 3-76		<b>FLORIDA MASTER SITE FILE</b> <b>Site Inventory Form</b>		FDAHRM	802 = =
		Site No.	8 AL 2222		1009 = =
Site Name	830 = =	Survey Date	8007		820 = =
Address of Site:	1200 NE 4th St., Gainesville, FL 32601				905 = =
Instruction for locating		(tax no. 10271)			813 = =
Location:	Highland Heights	B	14		868 = =
subdivision name		block no.	lot no.		808 = =
County:	Alachua				
Owner of Site: Name:	Farber, Erich				
Address:	1218 NE 5th St., Gainesville, FL 32601				902 = =
Type of Ownership	private	848 = =	Recording Date		832 = =
Recorder:					
Name & Title:	Ann DeRosa Byrne, (Consultant)				
Address:	The History Group 300 W. Peachtree St.				
	Suite 16 DE Atlanta, Ga. 30308				818 = =
Condition of Site:	Integrity of Site:	Original Use		private residence	838 = =
Check One	Check One or More	Present Use		private residence	850 = =
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning		+1928	844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase		American	840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period		20th Century	845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored ( ) (Date: X ) 856 = =				
	<input type="checkbox"/> Moved ( ) (Date: X ) 859 = =				
NR Classification Category:	building				916 = =
Threats to Site:					
Check One or More					
<input type="checkbox"/> Zoning ( X ) 878 = =	<input type="checkbox"/> Transportation ( X ) 878 = =				
<input type="checkbox"/> Development ( X ) 878 = =	<input type="checkbox"/> Fill ( X ) 878 = =				
<input type="checkbox"/> Deterioration ( X ) 878 = =	<input type="checkbox"/> Dredge ( X ) 878 = =				
<input type="checkbox"/> Borrowing ( X ) 878 = =					
<input type="checkbox"/> Other (See Remarks Below) 878 = =					
Areas of Significance:	architecture, local history				910 = =
<div style="border: 1px solid black; padding: 10px;"><p><b>Significance:</b> This house is a typical Florida boom house with its flat roof, stucco facade and canals. While south Florida has hundreds of houses like this one, there are relatively few in Gainesville. One builder is reported to have built the five stucco houses on this block. Each one is different from the others but they all share similar characteristics. All five are depicted on the Sanborn map, and are among the first houses built in Highland Heights which was platted in 1925. This is the largest of the five houses and features a curvilinear parapet and matching detached gabled stucco garage.</p><p style="text-align: center;"><b>SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)</b></p><p style="text-align: right;">911 = =</p></div>					

ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Mediterranean Revival stucco bungalow 964 = =  
 PLAN TYPE rectangular; irregular 966 = =  
 EXTERIOR FABRIC(S) stucco 854 = =  
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =  
 PORCHES E/ 1 story screened porch  
 \_\_\_\_\_ 942 = =  
 FOUNDATION: continuous: stucco 942 = =  
 ROOF TYPE: flat 942 = =  
 SECONDARY ROOF STRUCTURE(S): porch: flat 942 = =  
 CHIMNEY LOCATION: N: wall, exterior 942 = =  
 WINDOW TYPE: DHS, 4/1, wood 942 = =  
 CHIMNEY: stuccoed 882 = =  
 ROOF SURFACING: built-up 882 = =  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882 = =  
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =  
 NO. OF DORMERS \_\_\_\_\_ 954 = =  
 Map Reference (incl. scale & date) \_\_\_\_\_  
 \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_  
 \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
9S	20E	33

812 = =

UTM Coordinates: \_\_\_\_\_

890 = =

Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_

Photographic Records Numbers \_\_\_\_\_ 61B11, PB B-9 880 = =

Contact Print



- 3
- 1.
  2. 1200 NE 4th St., Gainesville
  3. Barr, Melanie
  4. July, 1980
  5. FDAHRM
  6. Entrance facade
  7. 61B11

8 AC 2222

CITY OF  
**GAINEVILLE**  
every path starts with a reason  
FLORIDA

**HISTORIC  
PRESERVATION BOARD**

**COA APPLICATION ■ REQUIREMENTS**

Planning & Development Services 306 N.E. 6th Avenue  
Gainesville, Florida 32601  
352.334.5022 Fax 352.334.3259  
www.cityofgainesville.org/planningdepartment

**REQUIREMENTS**

CONTACT THE HISTORIC  
PRESERVATION OFFICE FOR A  
PRE-APPLICATION CONFERENCE  
334.5022

REVIEW THE CHECKLIST FOR A  
COMPLETE SUBMITTAL (If all  
requirements are not submitted it  
could delay your approval)

PLEASE PROVIDE ONE (1) DISK OR  
USB FLASH DRIVE CONTAINING  
ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO  
SCALE SHOWING ALL DIMENSIONS  
AND SETBACKS

LIST IN DETAIL YOUR PROPOSED  
REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED  
SURVEY

PHOTOGRAPHS OF EXISTING  
CONDITIONS

ANY ADDITIONAL BACKUP  
MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE,  
TURN IN YOUR COMPLETED COA  
APPLICATION TO THE PLANNING  
OFFICE (JIM 210 THOMAS CENTER  
16), PAY APPROPRIATE FEES, AND  
PICK UP PUBLIC NOTICE SIGN TO BE  
POSTED 10 DAYS IN ADVANCE OF  
THE MEETING

MAKE SURE YOUR APPLICATION  
HAS ALL THE REQUIREMENTS

FAILURE TO COMPLETE THE  
APPLICATION AND SUBMIT THE  
NECESSARY DOCUMENTATION WILL  
RESULT IN DEFERRAL OF YOUR  
PETITION TO THE NEXT MONTHLY

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐

Repair ☒ Fence ☐ Re-roof ☐ Other ☐

**PROJECT LOCATION:**

Historic District: NE Residential  
Site Address: 1200 NE 4th St.  
Tax Parcel #: 10271-000-000

**OWNER**

Owner(s) Name: CURTIS COOPER

Corporation or Company: N/A

Street Address: 412 NE 13 Ave

City State Zip: GAINESVILLE, FL 32601

Home Telephone Number: (352) 373-5295

Cell Phone Number: (352) 262-4584

Fax Number

E-Mail Address: GVL COOPER@AOL.COM

**APPLICANT OR AGENT**

Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL)

Fee: \$ See Schedule \$115.75  
EZ Fee: \$ N/A

HP # 16-15

Contributing: Y ☒ N ☐

Zoning: RSF-3

Pre-Conference: Y ☒ N ☐

Application Complete: Y ☒ N ☐

Enterprise Zone: Y ☐ N ☒

Request for Modification of Setbacks

Y ☐ N ☒

☒ Staff Approval—No Fee (HP Planner Initial SC)

☐ Single-Family requiring Board approval (See Fee Schedule)

☐ Multi-Family requiring Board approval (See Fee Schedule)

☐ Ad Valorem Tax Exemption (See Fee Schedule)

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By: Sal Cumella


Date Received: 2/24/16

RECEIVED

FEB 24 2016

STAMP

Revised February 18, 2016

OVERVIEW	
<b>DID YOU REMEMBER?</b>	The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.
CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE	The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at <a href="http://www.cityofgainesville.org/planningdepartment">www.cityofgainesville.org/planningdepartment</a> and within the Land Development Code, Section 30-112.
REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES	After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at <a href="http://www.cityofgainesville.org/planningdepartment">www.cityofgainesville.org/planningdepartment</a> - Citizen Advisory Boards - Historic Preservation Board.
REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION	Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized Public Notice Signage Affidavit must be submitted once the sign is posted.
CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY	The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.
THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE, GAINESVILLE, FL 32601. CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.	In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.
THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.	Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.
<b>PERSONS WITH DISABILITIES AND CONTACT INFORMATION</b>	<b>CERTIFICATION</b>
PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.	BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.
	1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
	2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
	3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
	4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
	5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
	6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
	<b>SIGNATURES</b>
	Owner <u></u> Date <u>2-24-14</u>
	Applicant or Agent _____ Date _____ 2

## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

THIS IS A TYPICAL FLORIDA BOOM HOUSE WITH A FLAT ROOF AND A STUCCO FACADE. THE STUCCO HAS DETEIORATED DUE TO MOISTURE INVASION CAUSING METAL LATH TO RUST AND STUCCO TO BULK & CRUMBLE. PROTECTIVE FELT PAPER MOISTURE BARRIER HAS PROTECTED WOOD STRUCTURE FROM DETEIORATION FOR THE MOST PART, BUT SOME WINDOWS HAVE DAMAGE.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

ALL STUCCO WILL HAVE TO BE REMOVED. ANY WOOD THAT IS DAMAGED WILL BE REPLACED AT THAT TIME. NEW MOISTURE BARRIER WILL BE INSTALLED, WITH LATH WILL BE ATTACHED AND STUCCO APPLIED. THE FINISH OF THE STUCCO WILL BE MEDIUM W/ TEXTURE AND THE CAP WILL HAVE A RELIEF LIKE THE EXISTING. THE WINDOWS WILL BE REPAIRED. IF WINDOW CANNOT BE REPAIRED, A WINDOW THAT MATCHES THE EXISTING STYLE AND DETAIL WILL BE INSTALLED. THE PROCESS USED IN THIS PROJECT IS THE SAME AS USED WHEN CONSTRUCTED.

## DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of those features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.