

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-260
ADDRESS: 418 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3089 BLK 5 LOT 5 & E 25 FT OF 4
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Martin McReynolds
OWNER: Martin McReynolds, Dominique McReynolds
TYPE OF WORK: Replacement of wood decking with composite decking
APPLICATION RECEIVED: May 14, 2018
60-DAY REVIEW: July 13, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace non-original wood decking on the front porch with Aeratis brand composite decking.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

FINDINGS:

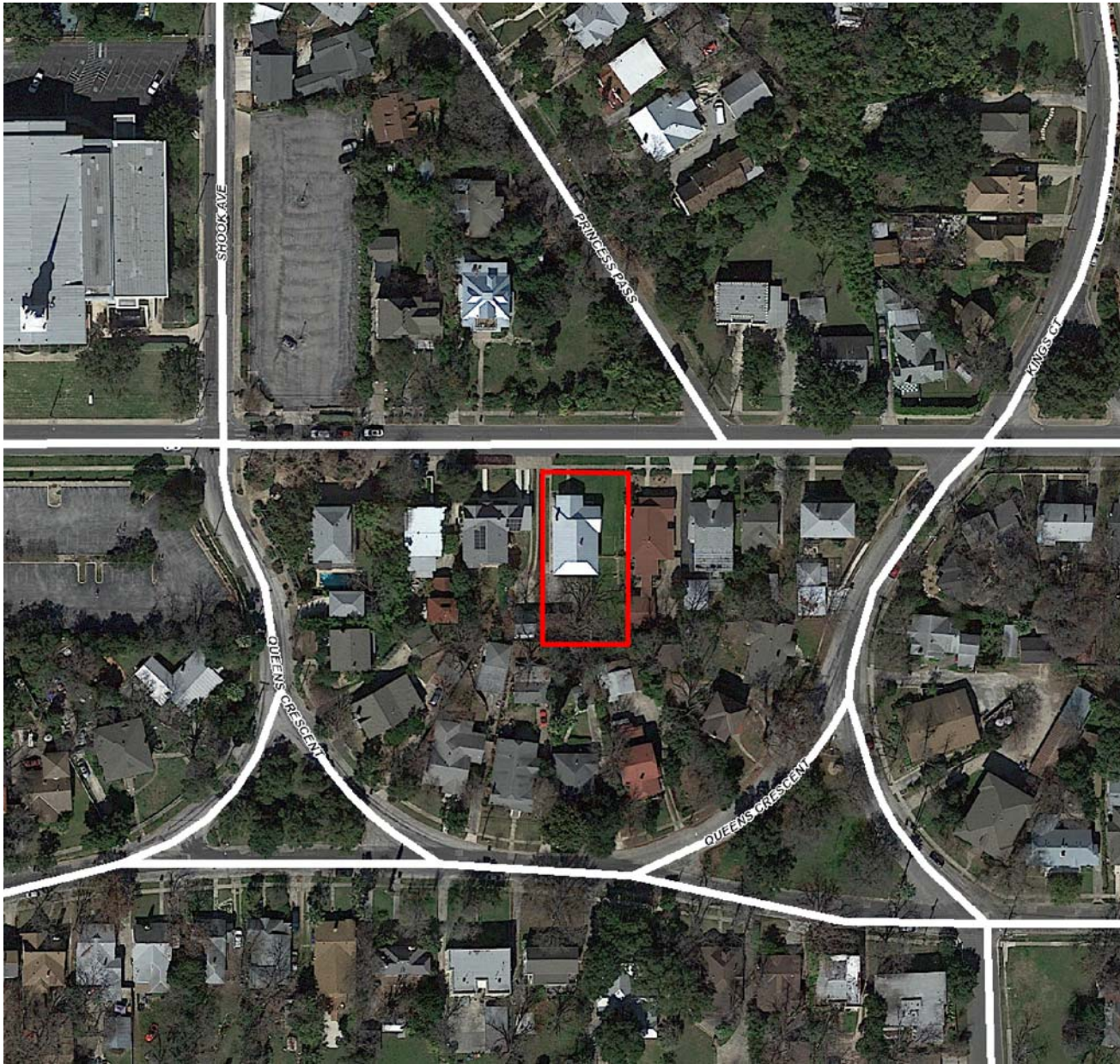
- a. The primary structure located at 418 E Mulberry Ave is a 1-story single family home constructed in 1920 in the Craftsman style. The home features a partially-covered front porch with square tri-columns, a double gable on the front façade with decorative brackets and exposed rafter tails, and a prominent side brick chimney. The structure is contributing to the Monte Vista Historic District.
- b. The applicant is proposing to replace existing rotted wood decking on the porch with Aeratis brand composite decking. The existing decking is not original and features an incompatible dimension and profile. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, porch floors should be replaced in-kind when deteriorated beyond repair or, if not feasible, replaced with a material that is compatible in color, texture, dimensions, and finish. Aeratis brand composite decking is a historically compatible replacement and staff finds its use acceptable.

RECOMMENDATION:

Staff recommends approval based on finding b.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 22, 2018

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HDRC Application Form Attachment

Description of Project:

Replacement of aged and deteriorated front porch pine boards with Aeratis Porch Flooring, a solid extruded PVC tongue & groove porch plank. Our front porch is semi-covered. The uncovered area is subject to disproportionate sun and rain wear. This problem is exacerbated since the porch serves a dual role as the roof over our basement. The expansion and warping of the pine boards leads to significant water penetration into the basement, washing gullys into the dirt floor and undermining our cedar piers. Aeratis Porch Flooring out-performs wood, yet has a historic and traditional design that stands up to the scrutiny of the most discerning traditional architects, builders, historic societies and homeowners. Aeratis Porch Flooring also offers a waterproof installation option that will protect our basement against water penetration.





smooth finish









