

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-308
ADDRESS: 414 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3089 BLK 5 LOT 3 & W 25 FT OF 4
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Curtis White/WHITE CURTIS D & LYDIA ALEGRIA
OWNER: Curtis White/WHITE CURTIS D & LYDIA ALEGRIA
TYPE OF WORK: Exterior modifications, fencing, carport repairs, repair awning, repair stair masonry, replace door
APPLICATION RECEIVED: May 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose the existing front porch with screening.
2. Install three (3) door awnings.
3. Install encaustic tile at the porch.
4. Replace the front door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- 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)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- 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.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 414 E Mulberry is a 1 and 1/2-story, single-family structure constructed circa 1920 in the Craftsman style with Tudor Revival elements. The structure features a composition shingle cross gable roof with two (2) steeply pitched front gables, an eyebrow front porch awning, wood cladding, divided lite and fixed windows, a deep-set asymmetrical front porch, and a porte-cochere. The property first appears on the 1938 Sanborn Map in a modified configuration. The property is contributing to the Monte Vista Historic District.
- b. ENCLOSED PORCH – The applicant has proposed to enclose the front porch with screening material consisting of period brass and either a square porch railing, or low wall clad in siding to match existing, with a screen door. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Additionally, Guideline 7.B.ii for Exterior Maintenance and Alterations states that applicants should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. The 1938 Sanborn Map shows that the front porch is original to the structure. Staff finds the proposal inconsistent with the Guidelines.
- c. AWNING INSTALLATION – The applicant has proposed to install three (3) awnings over doors on the east and south (rear) elevations. The proposed awnings will feature wood brackets to match the front entry eyebrow awning and compositions shingle shed roofs to match the roofing on the primary structure. The doors on the

east elevation currently feature 18-inch-wide steel flashing door covers nailed to the siding. Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. The applicant has proposed to install two (2) simple wood and composition shingle awnings over the pedestrian doors at the rear of the east elevation and one (1) awning of the same configuration over the south (rear) pedestrian door. The doors are not visible from the public right-of-way. Staff finds the proposal appropriate but finds that the applicant should submit final elevation drawings showing the proposed modification for staff review and approval.

- d. PORCH TILE INSTALLATION – The applicant has proposed to install a border of encaustic tile at the front porch. According to Guideline 7.A.iii for Exterior Maintenance and Alterations, original wood or concrete porch floors should be preserved. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically. Staff finds the proposal inconsistent with the Guidelines.
- e. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing 3-lite laminate door with a fully wood Craftsman-style door with features complementary to the character defining features of the house. Guideline 6.B.i for Exterior Maintenance and Alterations states that applicants should replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff finds that the existing laminate door is likely not original to the structure and that the installation of a Craftsman-style door would be consistent with the Guidelines. Staff finds the proposal appropriate.
- f. ADMINISTRATIVE APPROVAL – The applicant has proposed to perform in-kind repairs to the front porch and porte-cochere, install gutters, and replace side and rear fencing. These scopes of work are eligible for administrative approval and do not require review by the HDRC.

RECOMMENDATION:

Item 1, staff does not recommend approval of enclosing the front porch based on findings a through b.

Item 2, staff recommends approval of the awning installation based on finding c with the following stipulation:

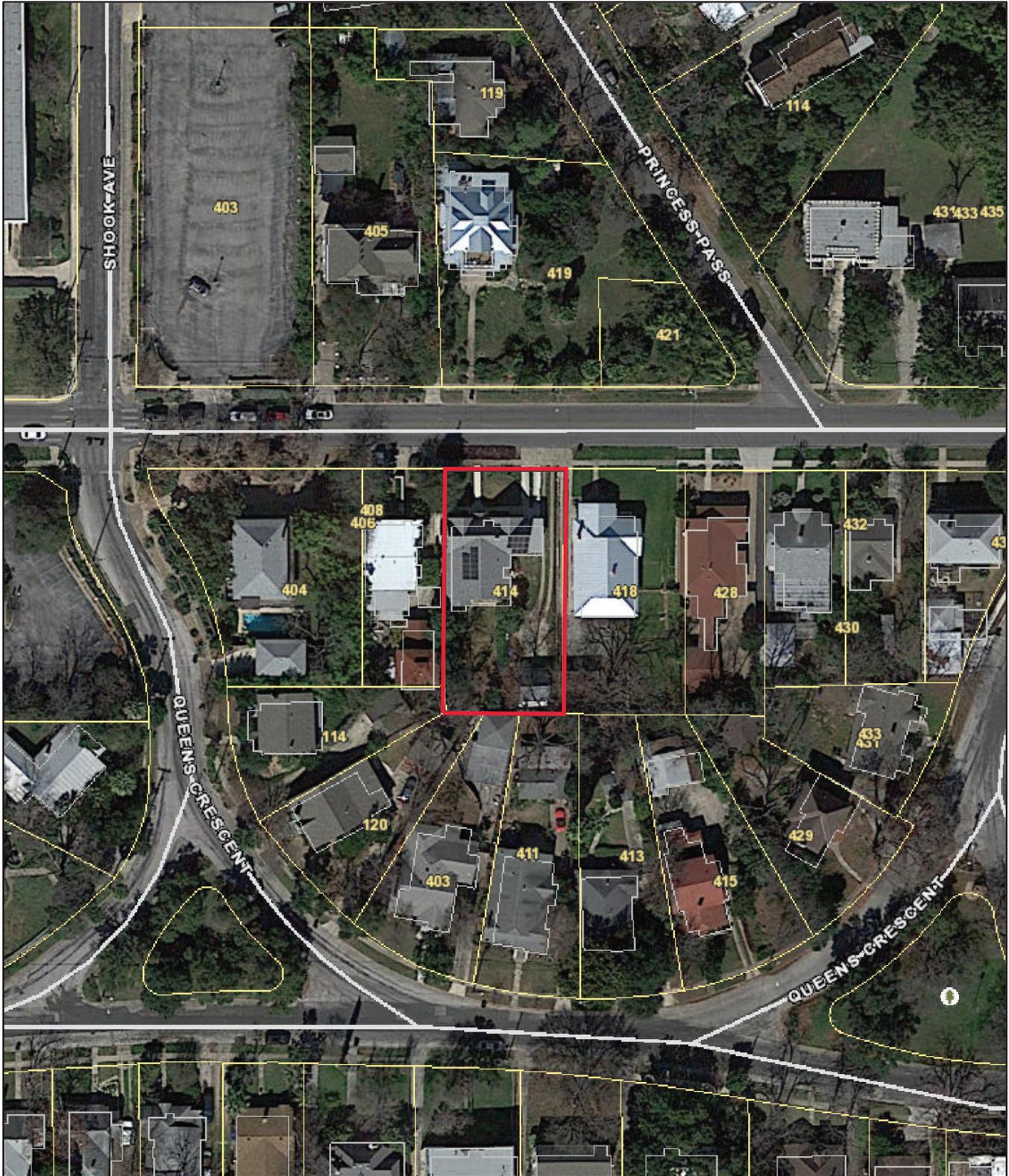
- i. That the applicant submits full measured elevation drawings showing the proposed modifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff does not recommend approval of the porch tile installation based on finding d.

Item 4, staff recommends approval of the door replacement based on finding e with the following stipulation:

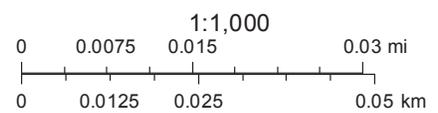
- i. That the applicant submits final material and design specifications for a door that is consistent with the architectural style of the structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



May 27, 2022

— User drawn lines



1938



714

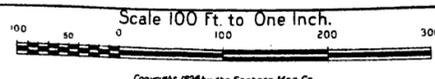
1951



3



214



191

205

STONE WALL w/ WIRE FENCING

ELEVATION: 15 ft below street

414 E. Mulberry Avenue



Scale 1/8" = 1'-0" 0 5 10 20 25 30

**STONE WALL w/
ROTTEN WOODEN FENCING**

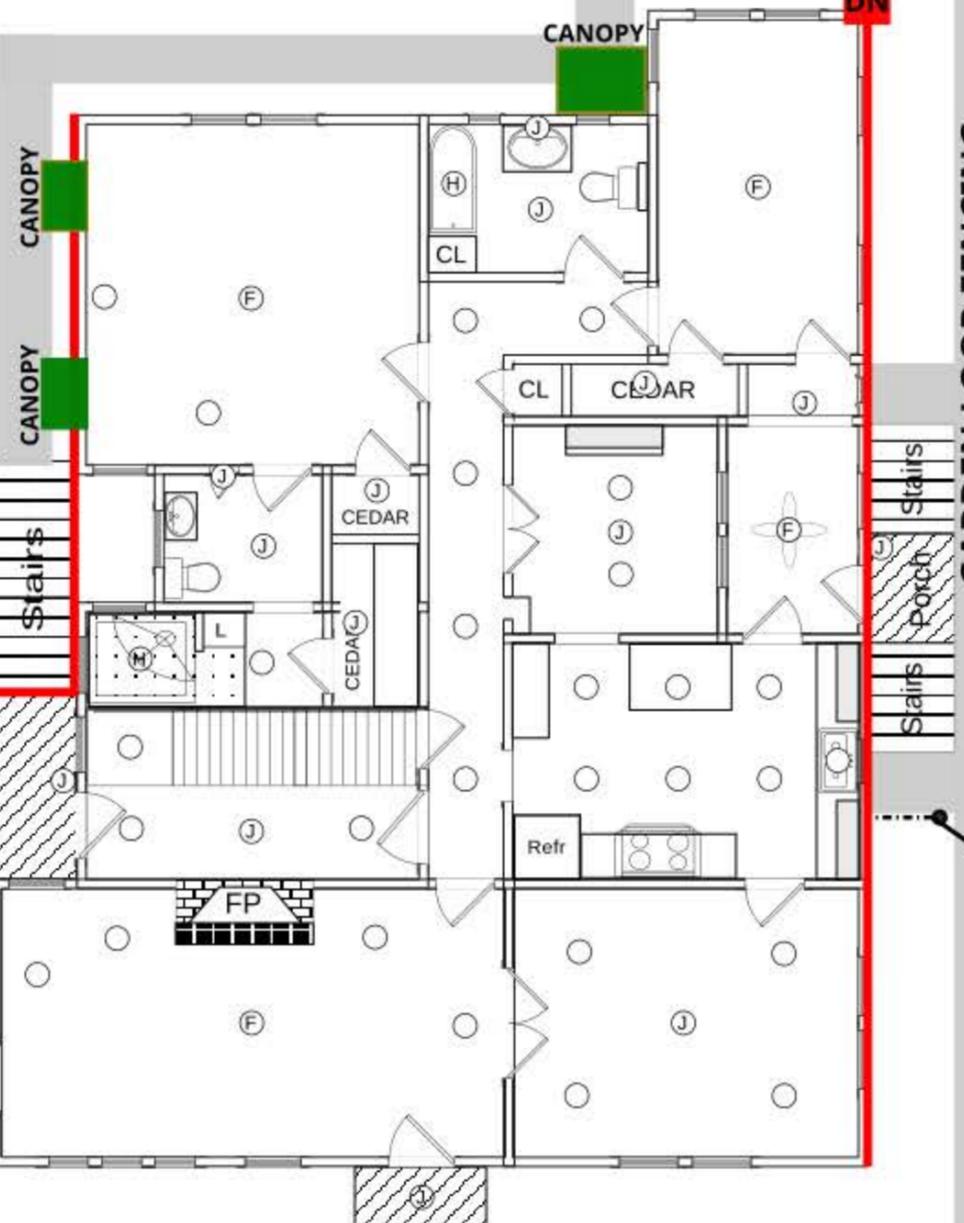
GARDEN LOOP FENCING

STONE WALL

GARAGE

PERMEABLE
PARKING
MATERIAL

GUTTER
DN
Car Port
(24'x20')
284.25 Sq. Ft.
Porch
(12'x21')
252.00 Sq. Ft.



CEMENT

SIDEWALK

414 E. MULBERRY AVE

414 E Mulberry Ave

Updated Historic Application

Screened Porch



- All screening will be period brass.
- Lower section would be either square porch railing with screening behind it or low solid wall clad in exterior siding

Front Porch Tile

- Tile material: Encaustic tiles are ceramic tiles in which the pattern or figure on the surface is not a product of the glaze but of different colors of clay. They are usually of two colors but a tile may be composed of as many as six. The pattern appears inlaid into the body of the tile, so that the design remains as the tile is worn down.
- Tile pattern would be commensurate with existing house colors and laid in a simple bordered pattern comparable with the period of the house.



Style Example



Style Example

Carport Repair

- Effort: Replacement of rotted roof joists and decking where required.
- Material selection will be like-kind to existing structure, i.e., yellow pine decking and floor joists with existing color asphalt roofing/flashing. Paint colors will be equivalent to previous approved colors.
- Rotted/damaged carport columns will be rebuild in like kind both in material, design, and paint.



Awnings

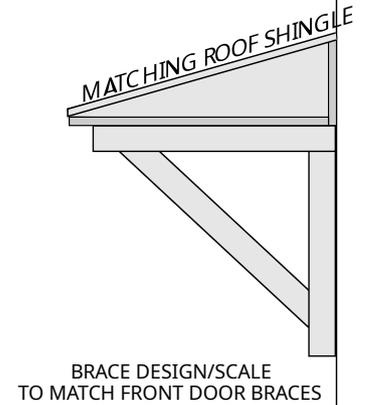
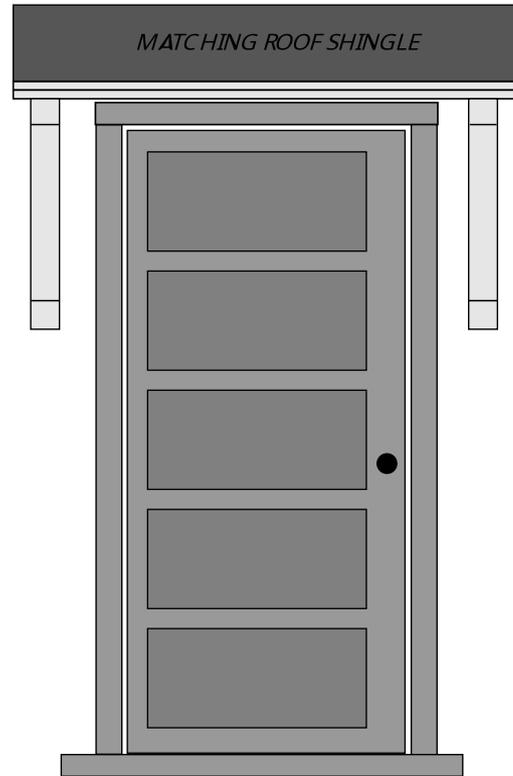
- Existing awnings were 18" wide steel flashing door covers nailed to siding.
- Desire: Replace with small wooden door cover with matching roof shingle/color and period matching architecture. Bracing would mimic that of the Front Door Eyebrow.



FRONT DOOR
EYEBROW
IMAGES



Awning Drawing



SIDING

Stucco Walls – Back Exterior Stairs

Cast in placed Cement stairs with cement/lathe side walls



Left Wall Section



Right Wall Section



**Intersection of right wall
with Basement wall**

Front Door – replacement with more period appropriate design

- Craftsman style door with features matching house period/exterior design, i.e., eyebrow porch covering, etc.
- Exterior trim may be less ornate in order to match existing exterior



**EXISTING LAMINATE
DOOR**



**3 PANEL SOLID DOOR WITH
BEVELED or STAINED
GLASS INSETS**

Fencing Maintenance

- Existing wood fence section: 8' wood on existing stone wall



Proposed Woven Wire Fence Section

- Neighbor removed 6' wooden privacy/safety fence between 414 sidewalk and 406 driveway.
- Desire is to replace fence for privacy and liability concerns (potential 3' drop off wall) with like-kind wood fence
 - Issue: Narrow passageway between stone wall and existing porch to support wooden fence without cantilevered structure
 - Alternative is to suspend garden loop fence (5') on airplane cabling with intermediate free standing posts mitigating sag. Garden loop fence would not extend beyond the back edge of the house. The existing wood fence would stay wood. The garden loop would extend between the existing wood fence and the existing gate post (toward Mulberry).



414 East Mulberry Ave.

North Face



South Face



East Face



West Face



Material Specifications:

1. South-west fencing: weather resistant wood product
2. North-west fencing: period equivalent 48" woven wire fencing with suspended intermediate supports
3. Paint: Latex and old-base paint in equivalent color scheme as existing
4. Siding: Grade 1 Pine with cross-section equivalent to existing siding



Woven wire fencing material



Maintenance and repair

1. Rotten/damaged siding, fascia, etc. replacement as required
 1. Replacement with like kind materials and dimensions in order to maintain architectural look.
 2. Replacement siding is Grade 1 pine with a profile that appears to be an exact match with the original siding. Colors will match the Master Plan color scheme.
2. Carport roof- water damage to several roof rafters and portions of the decking
 1. Replacement with like kind materials to include roofing material
3. West property line fencing replacement, and potential retaining wall repair
 1. The intend is to replace the existing rotten fencing with weather resistant board materials using existing metal support posts
 2. The desire is to re-secure the west property line from the existing wood fencing, northward to the existing wire fence gate post just north of the west side door. It is necessary to replace a pre-existing fence section, not previously replaced by west side neighbor, in order to contain pets in the backyard.
 1. Depending on results of a property line survey, the exact fence placement/construction options will be determined. There is approximately 18” of clearance between existing west side porch and the existing west side retaining wall. Alternative fence support design could influence the west side porch restoration.
 2. Several fence material options exist. The first would be to suspend a period equivalent woven 48” fencing between existing support posts using airplane cable. This period fencing material has been used in the neighborhood. Alternative fence materials would potentially require additional support structures because of the added weight.
4. Maintenance of the east exterior stair’s stucco walls. This is necessary to secure basement space and stabilize the wall structure.
 1. Desire is to replace existing stucco walls and framing with like-kind materials
5. Maintenance of west-side exterior porch. North and south side stairs as well as railing require maintenance in order to improve safety.

Addition/replacement:

1. East side and rear door covering/awning replacement from bend sheet metal.
 1. Desire is to replace existing east side existing metal awning with more architecturally and structurally sound appropriate asphalt roof (<24” deep) covering with wood support bracing mimicking the front porch bracing.
 2. Desire is to add matching door cover on rear side door in order to protect that entry from further water damage.
2. Replacement of previous gutter system to reduce further siding damage resulting from roof run-off/splash.

Master plan implementation elements:

1. Front door replacement – replacement of non-period (1970) front door with a 3 panel wood door that better represents the 1925 period of the house.
2. Front porch screen enclosure
 1. As stated in the approved master plan, the goal is to establish a look of an existing period railed or short walled open porch that has been screened in using brass screening. Existing screened doors or equivalents will be used.
 2. The desire is to tile the porch with a period relevant patterned tile.
3. Paint colors will follow those outlined in the Master Plan. There is no desire to change the approved house color scheme.

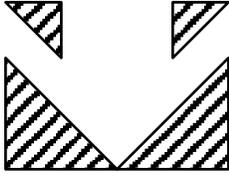
Admin

- Repair fascia, siding
- Replace carport roof
- Fence replacement, west property line
 - Must propose a fence material
 - Site plan needed
- Stucco repair
- Porch repair
- Door repair
- Screen door replacement
- Gutter replacement
- repainting

HDRC

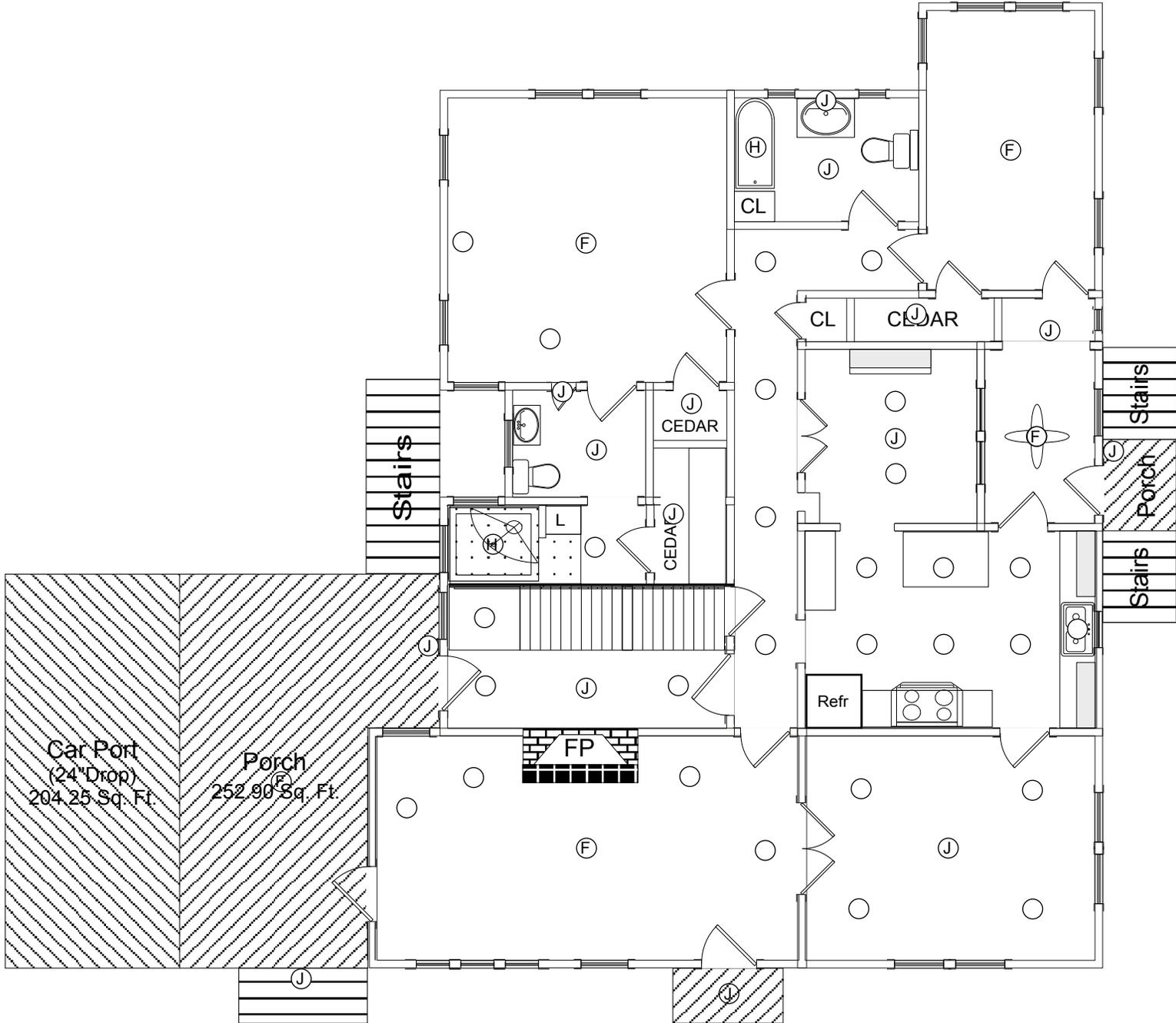
- Installation of porch tile (material needed)
- Front door replacement (specs needed)
- Awning replacement (drawing needed?)
- Fence replacement, west property line
 - Must propose a fence material
 - Site plan needed
- Photos of carport
- Photos showing where gutters will be installed

NORTH

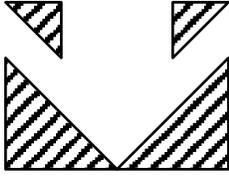


414 E. Mulberry Avenue

Scale 1 : 96

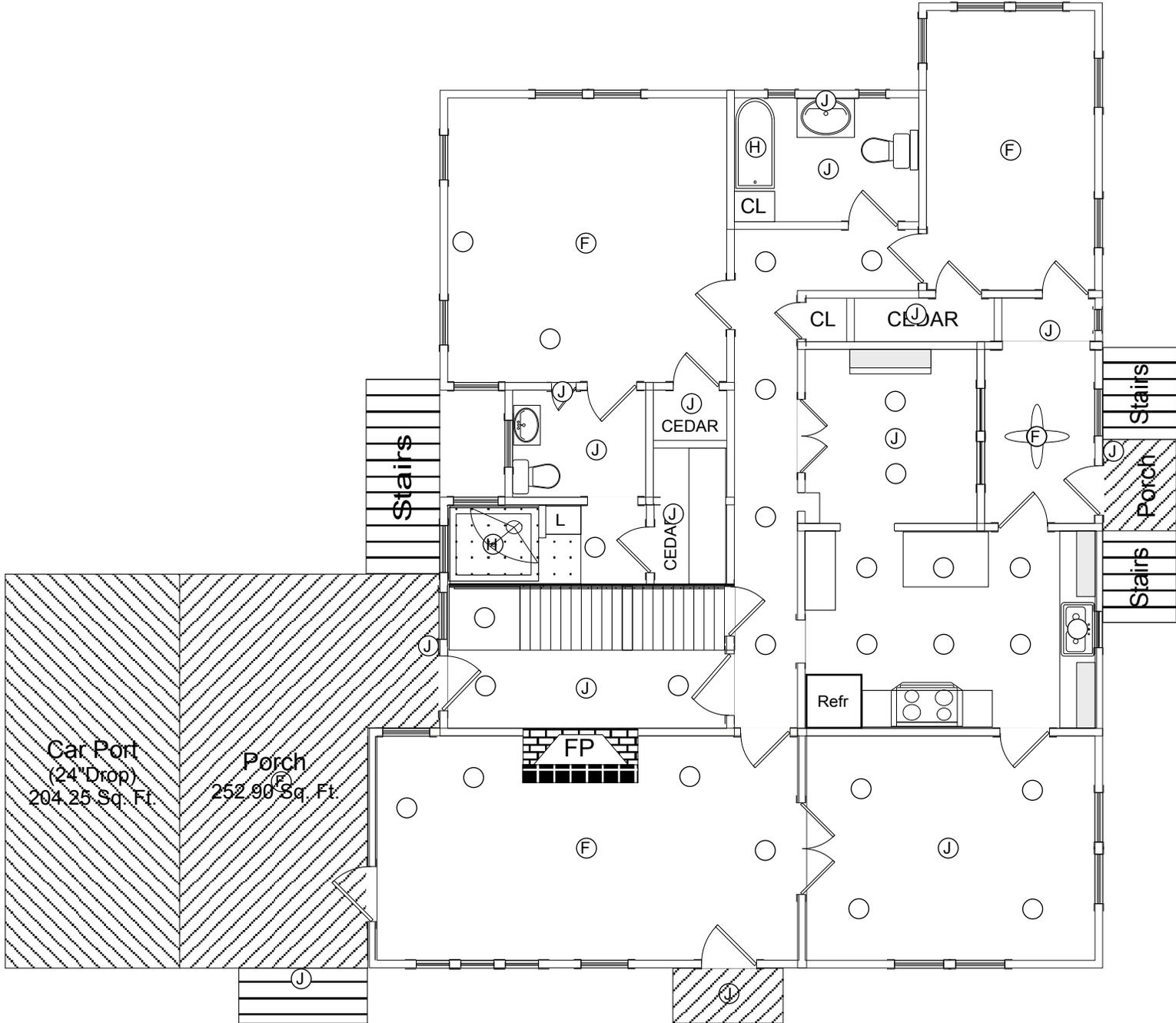


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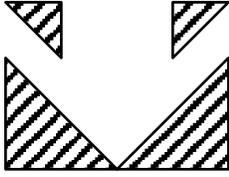


414 E. Mulberry Avenue

Scale 1 : 96

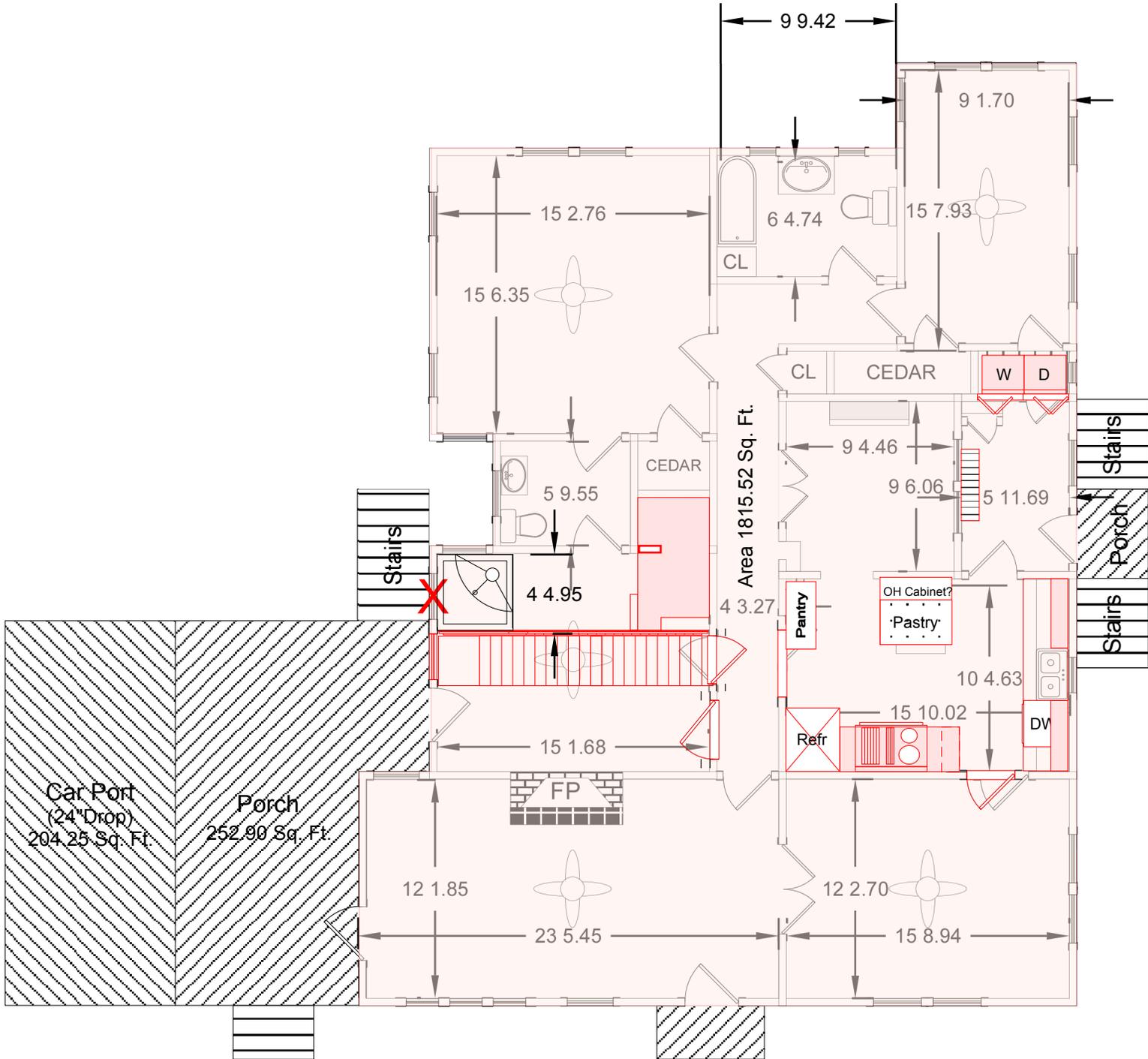


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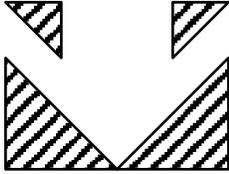


414 E. Mulberry Avenue

Scale 1 : 96



NORTH



414 E. Mulberry Avenue

Scale 1 : 96

