

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	16101 Oak Hill Road, Sandy Spring	<b>Meeting Date:</b>	5/24/2023
<b>Resource:</b>	Master Plan Site #15/52 ( <i>Edgewood II</i> )	<b>Report Date:</b>	5/17/2023
<b>Applicant:</b>	Steven Gudelsky	<b>Public Notice:</b>	5/10/2023
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Request to replace wood porch with AERATIS		

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**STAFF RECOMMENDATION:**

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Master Plan Site #15/52, *Edgewood II*  
**DATE:** c. 1858 with later additions

Excerpt from *Places from the Past*:

Originally built c.1858, Edgewood has strong historical associations with the Stablers, a prominent Quaker family associated with the settlement and agricultural development of Eastern Montgomery County in the 1800s. Robert Stabler built Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous farmer active in the Grange and one of the incorporators of the Sandy Spring Bank. The original dwelling was the 2½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800s, a new kitchen wing was added and the old kitchen converted into a dining room. About 1903, another rear wing was built, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees from which the property obtained its name.



**Fig. 1: Subject property.**

## **BACKGROUND**

On May 14, 2022, the HPC denied a HAWP at the subject property to replace the existing wood porch decking with Azek.<sup>1</sup>

The applicant appealed the HPC decision to the county Board of Appeals which heard the case in October 2022. The Board of Appeals was evenly split 2-2, so the appeal was denied and the HPC's decision was upheld.<sup>2</sup>

## **PROPOSAL**

The applicant proposes to replace the existing wood porch flooring with Aeratis porch flooring at the subject property.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

<sup>1</sup> The Staff Report and HAWP application are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/05/I.D-16101-Oak-Hill-Road-Sandy-Spring-990754.pdf>. The hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=f36bd3dd-d77b-11ec-bbb4-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=f36bd3dd-d77b-11ec-bbb4-0050569183fa).

<sup>2</sup> The Board of Appeals opinion is available here: <https://www.montgomerycountymd.gov/BOA/Resources/Files/pdf/opinions/2022/A-6760.PDF>.

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

**Secretary of the Interior's Standards for Rehabilitation:**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.

**STAFF DISCUSSION:**

The subject property is the *Edgewood II* Master Plan Site. The historic house consists of the original c. 1858 2 ½-story dwelling to the south and a later rear wing addition, c. 1903, to the north. The original dwelling fronts on Spencerville Road to the south, while the north wing is accessed via Oak Hill Road from the west (now experienced as the front).

The applicant proposes to replace the existing wood porch flooring on both the south (original dwelling) and west (north addition) porches with Aeratis porch flooring. The application states that the work is being proposed due to continuing rot and deterioration, requiring several previous replacements. Staff has conducted multiple site visits and can confirm that the tongue and groove porch flooring is showing signs of rot and deterioration.

The question to be resolved at this Preliminary Consultation is: whether Aeratis is an acceptable replacement material for the wood porch flooring at the subject individually listed Master Plan Site.

Staff has consistently maintained that wood is a widely available material that can be replaced in-kind at County Master Plan sites. Standard 6 states that deteriorated distinctive materials should be replaced with a material that matches the “design, color, texture, and, where possible, materials.” Staff finds that the porch flooring is a ‘distinctive’ material. Following the guidance of Standard 6, Staff find that there is a material that can satisfy all of the criteria and that is milled tongue and groove wood.

Staff acknowledges that the quality of some of the most widely available wood has degraded over the last several decades. Old-growth forests can no longer be harvested, and the wood harvested today is selected for its ability to grow quickly and straight. This contemporary wood is less dense than the historically available wood which had tight growth rings and, as a result, was more durable. The density and durability of the old wood is why there are 200-year-old windows that still function well (with occasional maintenance), but 30-year-old windows need to be replaced.

There are several ways to use contemporary wood and extend its lifespan. The first consideration is the wood species. Some species like Southern Yellow Pine are not very durable and are likely to degrade very quickly. Species like Cedar or Redwood resist rot and bug infestation because of the resin naturally in the wood. Additionally, tropical species like Ipe or Teak or Mahogany are widely available. Second, wood needs to be appropriately prepped before it is installed. It can be seasoned so the interior moisture is consistent with the surrounding atmosphere. The wood can also be primed or stained and sealed on all six sides before it’s installed.

The National Park Service published Preservation Briefs 45: Preserving Historic Wood Porches<sup>3</sup> in 2006 to address this specific issue. In discussing plastics and composites, the brief states, “the historical significance of a particular property and its porch influences decisions regarding possible use of substitute materials. In general, greater emphasis is placed on authenticity and material integrity when maintaining and repairing individually significant historic properties.” The brief reiterates that the wood available today is different than the wood available historically.

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<sup>3</sup> The full text of the Preservation Briefs is available here: <https://www.nps.gov/orgs/1739/upload/preservation-brief-45-wood-porches.pdf>.



Species	Cut or Grade	Cost	Workability	Resistance to Decay	Resistance to Cupping	Paint Holding Ability
Redwood	Clear, Vertical-grain, all-heart	\$\$\$	Fair	Excellent	Excellent	Excellent
	"B" Select, flat-grain	\$\$	Fair	Excellent	Good	Good
Cedar	Clear	\$\$	Fair	Excellent	Good	Fair
Cypress	Clear	\$\$	Fair	Excellent	Fair	Good
Douglas Fir	"C" & better, Vertical-grain	\$\$	Fair to Poor	Good to Fair	Excellent	Fair
Southern Yellow Pine	"D" Select, flat-grain	\$	Fair	Fair	Good	Fair
	Vertical-grain	\$\$\$	Fair	Fair	Excellent	Fair to Good
Eastern White Pine	"D" Select, flat-grain	\$	Excellent	Fair	Excellent	Good
	Vertical-grain	\$\$\$	Excellent	Fair	Good	Excellent
Poplar	Firsts and Seconds	\$	Good	Poor	Good	Fair
American Mahogany	Clear	\$\$\$	Excellent	Excellent	Excellent	Good

*This table summarizes the characteristics of just a few of the different species available, including the workability of the wood (indicating a better wood for decorative porch pieces), the resistance to decay (an important feature for all porch components), resistance to cupping (a wood highly resistant to cupping is a better choice for floor board replacement) and paint holding ability. The Cut or Grade is also listed, as a low-grade wood can perform very differently than a higher grade in the same species. Cost will vary depending on region and market supply and demand. In general, it is best to contact two or three local lumberyards to find the available woods with the characteristics needed in the local market. Source: Practical Restoration Report, Exterior Woodwork Details.*

**Figure 1: From Preservation Briefs 45: Preserving Historic Wood Porches, 2006.**

Regardless of the species selected, the wood will need a cyclical maintenance plan in place to ensure that it is inspected on a regular basis and repaired and re-painted as needed. In discussion with the applicant, Staff suggested the applicant consider Accoya. Accoya is wood that is treated with a proprietary chemical blend to significantly extend its life. The applicant considered the material, but rejected it primarily because of its initial costs and the maintenance necessary to preserve its appearance.

The applicant proposes to replace the existing porch decking with Aeratis. Aeratis is a solid PVC wood substitute that comes available in a tongue and groove configuration. It has been approved by the HPC in select instances for buildings in historic districts in Montgomery County, however, the instances where it has been approved were limited to locations where the Aeratis did not connect to historic fabric (i.e. on a rear deck adjacent to a non-historic addition or a Non-Contributing Resource). Additionally, Aeratis touts that it has been installed on several historic buildings and includes examples on its website (examples attached to the application). The full context of these reviews is not included, so Staff cannot draw a larger conclusion from these examples.

Staff is aware of some additional benefits to using Aeratis. Because it is a solid material, it will not swell across its width as it absorbs moisture, as wood does. Additionally, because it is solid, it feels denser and more like wood than cellular PVC materials (i.e. Azek). Aeratis takes an applied finish better than any of the other identified substitute materials, which means it can be painted. Lastly, the applied faux grain finish on Aeratis is one of the least pronounced of the manufactured decking products, which means that when it is painted it has the closest appearance to painted wood.

But, Aeratis is still not wood.

The applicant argues that because the existing wood porch failed so quickly, replacing it in kind would be an exercise in futility. Staff acknowledges the frustration and expense associated with that. But Staff also recognizes that the County recognized that historic buildings require more frequent (and occasionally more expensive) repairs by enacting the County's historic preservation tax credit; by giving property owners a financial incentive to repair and restore elements on their historic buildings.

Staff reached out to colleagues at the National Park Service's Technical Preservation Service to solicit their position on Aeratis specifically (and replacement porch materials generally) as it relates to the federal rehabilitation tax credit review. They were unable to identify a tax credit project where Aeratis had been proposed and approved. However, they also indicated there are instances where applicants are encouraged to not use wood and instead use an appropriate substitute material for high-exposure elements that are to have a painted finish (i.e. historic storefronts). Staff notes, however, that the review conducted for the rehabilitation tax credit applies only the Secretary of the Interior's Standards for Rehabilitation in their review.

The HPC could consider the building's architectural significance. The subject property is a farmhouse designated for its association with a prominent family from the early 19th century and as an example of Greek Revival/vernacular architecture constructed over several periods. Edgewood II is not high-style architecture where the porches are integral to the design and style of the house as might be the case with a Queen Anne or other revival style. Instead, they are simply detailed and exist to create a raised platform away from the elements to access the raised doors. Additionally, the porch floorboards have been replaced at least twice as documented by photographs dating from the 1970s to the present. The HPC could determine that the horizontal decking is not a significant character-defining feature and utilizing a substitute material with a painted finish, would not detract from the house's significance.

While Staff maintains that a durable wood species is the appropriate material to replace the porch decking, Staff seeks the HPC's input on whether, in this instance, a substitute material is appropriate. To aid the HPC in making their determination, Staff asked for certain deliverables including physical samples. The applicant has indicated those will be brought to the prelim for inspection and review by HPC at the upcoming meeting.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make any revisions recommended by Staff and return for a HAWP.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Lisa Barry & Barry Gudelsky & Steven Gudelsky Address: 16101 Oak Hill Road Daytime Phone: 301-622-5272

E-mail: Lisa@ghioffice.net City: Silver Spring Zip: 20905 Tax Account No.: 51-0561930

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 16101 Oak Hill Road

Is the Property Located within an Historic District? Yes/District Name Site #15/52 Edgewood II No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street: Town/City: Nearest Cross Street: Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date March 30, 2023

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

## 1865 Victorian Restoration in Goshen, Alabama



1865 Victorian Restoration in Goshen, Alabama

“Several years ago, we moved an 1865 Victorian house from downtown Troy, Alabama. Through the moving process, we were able to preserve most of the original features of the house, but the porch had to be completely removed. In rebuilding the porch on the new location, we chose the standard building material in our area, kiln-dried tongue and groove pine, as recommended by our lumberyard. Even though we primed and painted all 6 sides of the boards and took great care to maintain it, within 5 years, the wood floor completely rotted, and became a major safety liability.

Finally, after being completely frustrated, and determined not to have to go through this same ordeal again, we did some extensive research and choose Aeratis as the best product to replace our porch. Our decision was based on its authentic look (it doesn't look like a fake plastic wood imitation, like some of the other porch planks) and its history of exceptional performance (we couldn't find any examples of product issues or complaints).

We couldn't be happier with our new porch. It feels great and looks even better! Thank you so much for all your help!! ~ Laura

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## 1867 Italianate historical home in Marshall, Michigan

"Marshall is a national historic district and over the years we had our home, we had problems with the front porch. I researched and found your product. We were on home tour that year and had approximately 3000 people come through our home. I asked that literature be sent to us and we cut the few leftover pieces up and had them available as samples for anyone who showed an interest in this product.

We love our flooring, have had no problems with it, it is a relief we are not having to replace boards any longer. I wanted you to know how much we love your product and can only say the best about it. We speak highly of your product and it shows off so well. I would appreciate a list or information of what other products you have available for homeowners. Thank you so much." ~ Judy

### SEARCH AERATIS

<input type="text"/>	Search
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# DECKING CARE GUIDE





# CARE GUIDE

for Accoya decking

Decks are exposed to changing weather conditions all year round that cause the decking to degrade by a series of chemical, biological and physical processes.

The surface of any wood will be altered by a combination of UV, moulds, algae, mildew, yeasts, and pollution - Accoya is no exception. Therefore regular care is recommended.



Especially exterior horizontal surfaces will form a biofilm that will hold water and reduce the speed of drying of the board, and a large build-up of such a layer should be prevented. In addition to design detail that enhances performance, regular cleaning must be considered to help control the build-up of such a biofilm.



## Greying

Accoya decks can be installed uncoated and don't require any surface treatment for high durability.

Uncoated Accoya decks are very popular, especially if you want to comply with the Cradle-to-Cradle® standard. Uncoated Accoya decks will weather naturally and change to a silver-grey colour.

The rate of weathering will vary according to the amount of UV, elevation on a building, the surroundings and the surface structure. Depending on such influences, Accoya will grey out at a similar rate as most other wood species. Partial shading of a surface will lead to uneven greying.

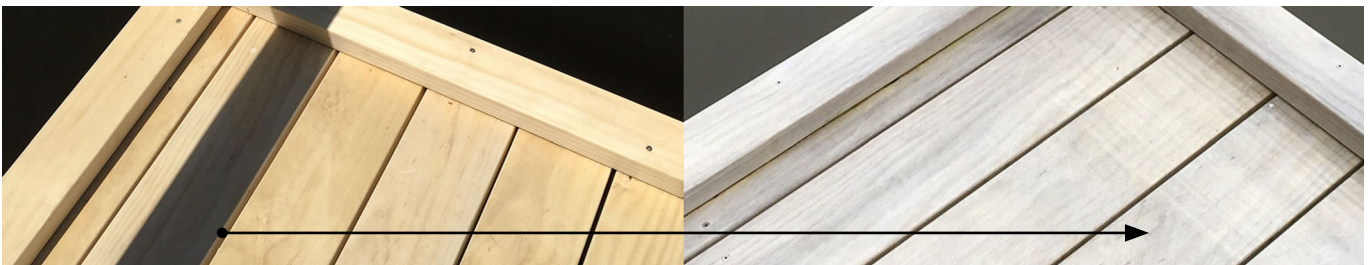
However, before turning grey, uncoated Accoya will go through a phase of bleaching where it turns a lighter shade of its normal colour. Surface growths are particularly apparent in this intervening period and can vary in level from board to board. This will become less distinguishable after full (even) greying, but in this transition period the surface of Accoya may look blotchy.

## Preventive measures

If left uncoated, surface mould development can be reduced or delayed by decreasing the level of moisture the wood is subject to.

Decking should be designed in such a way that (rain) water is easily drained off and optimal ventilation around the Accoya boards is ensured. Further, permanently dark and shaded areas should be avoided, and no objects should be placed stationary on the deck for long stretches of time. Flower pots and plant troughs should always be raised from the deck so that back ventilation is possible, e.g. using strips, spacers, or coasters.

Additionally, surface mould development can be reduced by applying a solution that has effective levels of performance protection, helping prevent biofilm and mould development. Please contact your dealer for more information.



Natural greying of Accoya decking over time



## Surface fibres

Uncoated Accoya may show some surface fibres after being exposed for some time.

The main reason for the occurrence of surface fibres has been the misuse of pressure washers. Using such cleaning devices with too high a pressure will lead to the damage to the uppermost surface layer of wood.

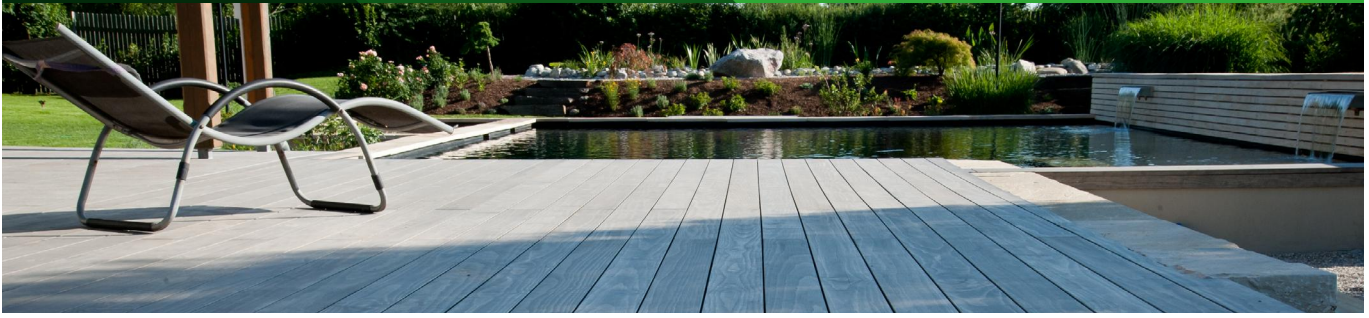
In addition to that, as explained previously, UV light (which is a part of sunlight) is responsible for partly degrading the lignin in wood surfaces. As this lignin holds the wood cells together, this degradation will lead to a rougher and more open surface. This may be perceived as fine fibres on the surface, which will eventually erode.

The higher the amount or intensity of UV and general weathering the surface is subject to, the faster this process will develop. It should be noted that these fibres are formed on all exposed wood species, including Accoya, particularly on flat surfaces like decking. A ribbed deck profile will tend to cause an accumulation of these fibres, making it all the more noticeable.

In rare cases, certain harsh climatic conditions may lead to a special form of surface fibres unrelated to UV-degradation. Typically, this involves an apparently extreme amount of surface fibres in spring, usually after a prolonged snow cover. A prolonged moisture load combined with a repeated freeze-thaw cycle during winter may lead to a mechanical disintegration of the (uppermost) wood surface.

The Austrian Forest Products Research Society has indicated that Robinia and thermally modified woods are particularly affected, but also Larch, Teak and Sapeli are prone to such behaviour.

In all of these cases the durability of the Accoya wood is not compromised in any way. However, it is recommendable to periodically wash any loose fibres off, as they may flock together and become a spot for organisms to settle, which may lead to disfigurements.



## Other staining

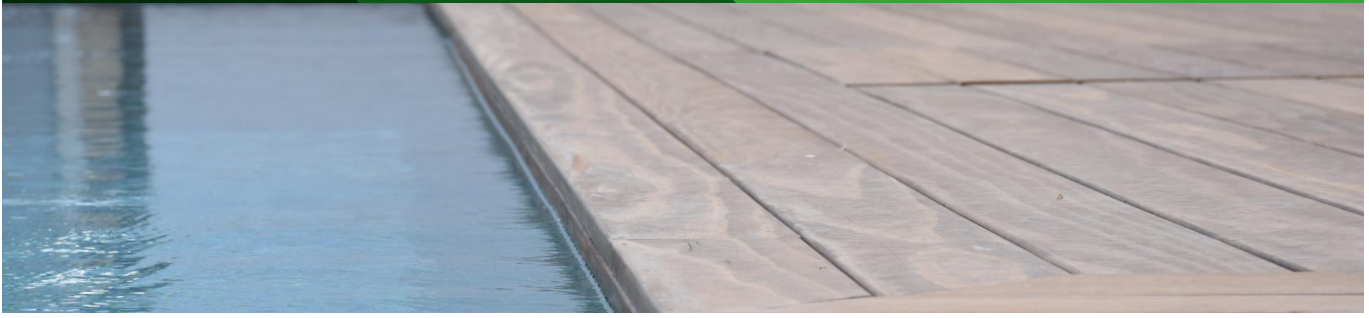
In rare cases, intensive hail can mark wooden decking. On weathered decks, lighter areas can appear at the points of impact. Thorough cleaning will remove these disfigurements. A decking cleaning device can help with particularly strong marks.

Fine cracks can appear on Accoya decking after installation and when it starts to weather. Cracks are a natural phenomenon on wood and have no effect on its durability.

On all natural wood, including Accoya, feeding marks caused by wasps, etc. can occasionally appear. These marks have no effect on performance or durability, and after weathering, care, maintenance and cleaning will fade or be removed.

Furniture can lead to scratches on the surface. However, scratches only have an optical effect and have no influence on the deck's service life, function, or warranty. Accoya wood is acetylated from the surface to the core and will retain its properties, no matter how often it is split or processed.





# Coated Accoya decking

A coloured surface treatment, for example with a wood oil, is often desired for a special visual appearance.

Accoya is ideal for coatings. Many coating suppliers have developed and tested their coating system for use on Accoya. For specific coating products enquiries, it's always best to consult the experts at your coating supplier. Please follow the coating supplier instruction to achieve a quality finish.

Oil-based stains and hydrophobic agents have water repellent properties, but often cannot prevent water uptake on horizontal parts. Please note that oils can be a food source to fungi and thus oils containing a mouldicide are recommended if appearance is an important consideration. It's not recommended to use a clear semi film or film forming coating as mould and mildew can often develop beneath them.

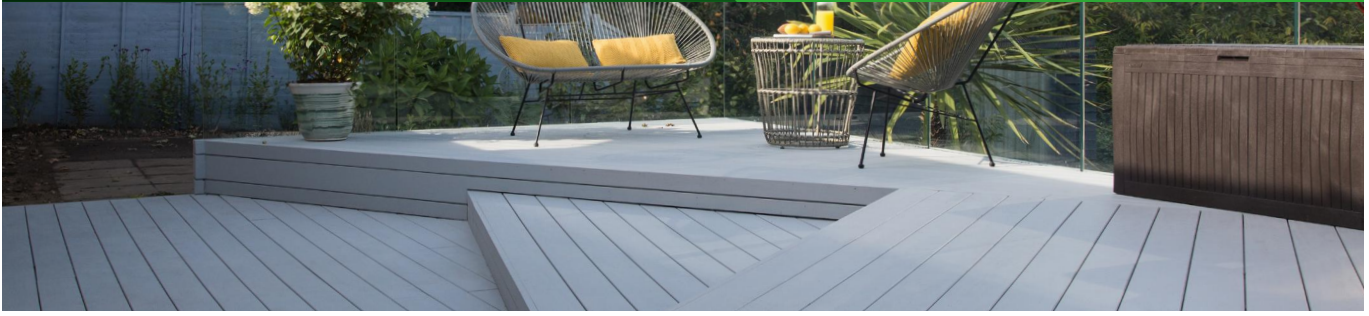
Coatings and colour treatments need to be renewed regularly to maintain the original effect and colour. Whilst a specific life expectancy of any deck coating system can only be given by the coating manufacturer, generally speaking, a maintenance interval of more than one year will be rare – in line with other typical deck wood species. Typically the darker or more pigmented the coating, the longer the maintenance interval will be. A seasonal maintenance involving a recoat is most common.

The life expectancy of the surface treatment will depend on various circumstances such as the intensity of use, the location of the decking and the level of ventilation.

In places with high humidity, for example due to permanent shade or lack of sufficient ventilation, the surface treatment must be renewed more frequently. Regular cleaning also helps to reduce the risk of mould formation from the coating. However, high-pressure cleaning should be avoided. Please also note that walkways and areas with chairs that are used very intensively need to be maintained for more frequently.

Special environments, such as proximity to swimming pools and chlorine water, contact with household cleaning agents, etc can also have an effect on deck coatings. Please refer to the coating supplier in such circumstances.

Before applying a wood oil, the decking must be cleaned. Before applying the oil, we strongly recommend testing the oil on a separate piece of wood. Accoya can absorb a great deal of oil. If you want to minimize absorption, it is recommended that you let the first coat of oil dry before applying additional coats.



## Cleaning Accoya decking

Wood decks are subject to natural weathering and require regular cleaning. Each deck requires an individual maintenance interval, depending on location, use intensity and personal preferences.

Decking will form a biofilm that will hold water and reduce the speed of drying of the board, and a large build-up of such a layer should be prevented. Regular cleaning will be needed to control the build-up of such a biofilm.

Under normal circumstances, an Accoya deck should be cleaned thoroughly once a year, preferably in spring, with some light cleaning throughout the year. More frequent cleaning may be necessary if the deck is permanently shaded, e.g. on the north side of a house or in the immediate vicinity of bushes, large trees and forests.

Accoya decking can be cleaned with a stiff brush and clear water. The process is improved by wetting it before cleaning, as the soaking softens the biofilm. For more persistent stains, a cleaning agent can be used, we recommend a cleaning agent with a PH value below nine and to rinse the decking thoroughly with clear water.

Planed surfaces are easier to clean than rough sawn surfaces. The use of a high-pressure cleaner is absolutely unsuitable for wooden decking and is expressly NOT recommended.

The high-pressure water jet can damage the wooden boards, regardless of the wood species. Please protect your wood deck with a cover when using a high-pressure cleaner for other materials in the immediate vicinity.

It is possible to use a patio cleaning device for Accoya decks. Please refer to your decking dealer for advice. We recommend using a device with twin brush. When using close to a pool, please ensure the cleaning water is not drained into the pool.



Decking in Germany after 10 years of greying and regular cleaning

# DECKING CARE GUIDE



## Contact information

### United Kingdom and Worldwide enquiries

Brettenham House  
19 Lancaster Place  
London  
WC2E 7EN  
**+44 (0) 207 421 4300**

### North American enquiries

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Dallas, Texas 75254  
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[accoya.com](http://accoya.com)



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March 30, 2023

Rebecca Ballo  
Historic Preservation Supervisor  
Montgomery County Planning Department  
2425 Reedy Drive, 13<sup>th</sup> Floor  
Wheaton, MD 20902

Rebecca

Sorry for the delay in getting back to you on our HAWP Application for the porch floors for Edgewood Inn.

We left off with our meeting on November 9, 2022 with the suggestion of using Accoya as the choice of product for the porch floors for Edgewood Inn. We have done much research on the Accoya Decking and find that between cost, maintenance and upkeep, Accoya would not be a good choice. We originally bought this property with the hopes of developing it into a Country Inn, but with the over burdening County regulations, it was not possible to accomplish it within a reasonable budget. With its current residential zoning, the property is not producing an income so it would be more of a burden to maintain items at such a high level that a wood porch requires. This is not a place that will be open to the public for tours and visitation as a historic site. With all the above reasons, we are requesting the use of Aeratis as our choice for restoring the porch floors at Edgewood.

Below are quotes from the Accoya Decking Care Guide giving guidelines for its use:

- *Decks are exposed to changing weather conditions all year round that cause the decking to degrade by a series of chemical, biological and physical processes.*
- *The surface of any wood will be altered by a combination of UV, molds, algae, mildew, yeasts, and pollution – Accoya is no exception. Therefore, regular care is recommended.*
- *Especially exterior horizontal surfaces will form a biofilm that will hold water and reduce the speed of drying of the board, and a large build-up of such a layer should be prevented. In addition to design detail that enhances performance, regular cleaning must be considered to help control the build-up of such a biofilm.*
- *Decking should be designed in such a way that (rain) water is easily drained off and optimal ventilation around the Accoya boards is ensured. Further, permanently dark and*



*shaded areas should be avoided, and no objects should be placed stationary on the deck for long stretches of time.*

- *Surface mold development can be reduced by applying a solution that has effective levels of performance protection, helping prevent biofilm and mold development.*
- *Accoya is ideal for coatings. It is not recommended to use a clear semi film or film forming coating as mold and mildew can often develop beneath them. Coatings and color treatments need to be renewed regularly to maintain the original effect and color. A seasonal maintenance involving a recoat is most common. In places with high humidity, for example due to permanent shade or lack of sufficient ventilation, the surface treatment must be renewed more frequently. Regular cleaning also helps to reduce the risk of mold formation from the coating.*
- *Decking will form a biofilm that will hold water and reduce the speed of drying of the board, and a large build-up of such a layer should be prevented. Under normal circumstances, an Accoya deck should be cleaned thoroughly once a year, preferably in spring, with some light cleaning throughout the year. More frequent cleaning may be necessary if the deck is permanently shaded.*

As you can see by the above information, the care of Accoya decking is extensive to keep it in good condition and we do not want to use a product that is so labor intensive and costly for the upkeep. We have included the Accoya Decking Care Guide for your reference.

The cost of Accoya Decking, maintenance and coating is prohibitive. With the cost being more than double that of Aeratis, and with the constant upkeep required for Accoya, it will also be more costly to maintain. Also, with the use of Aeratis, the paint is free through a rebate.

Attached are some documents provided by Aeratis showing the benefits of using Aeratis over wood. Also enclosed is a letter from the State of Louisiana giving Oak Valley Plantation permission to use Aeratis for their National Historic Landmark, and other testimonials of use at historic sites.

Below are quotes from “This Old House” and I have attached the original article for your reference.

- *Finally, a porch flooring, ceiling, and shutter product that combines the period-authentic charm of wood with the durability of synthetics—in a structurally superior, paintable, historically accurate product that’s guaranteed not to warp, rot, or buckle. Read on to see how this uniquely formulated alternative can add sustainable style to your home.*
- *One of the biggest concerns that homeowners have with tongue-and-groove products is thermal expansion and contraction. And this concern is not limited to natural wood: Even some of the higher-priced cellular PVC products are subject to the adverse effects of movement caused by temperature fluctuations.*
- *Aeratis has come up with a proprietary manufacturing process and formulation that guarantees its product will not expand or contract, so it will never buckle, cup, or warp, making it uniquely appropriate for both covered and uncovered applications. And since it*

*does not have any of the warping or imperfections of real wood, it's easier to work with, for a quicker and more cost-efficient installation. It's also the only wood alternative that can be stained or painted in any color, for a truly authentic wood look that stands up to the elements—as well as the scrutiny of the most discerning homeowners, architects, and builders.*

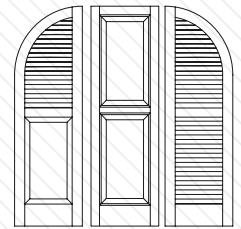
- *If you want the benefits of a lower-maintenance porch with a traditional, painted wood look—and you don't want to be limited to prebaked color choices—Aeratis offers the only wood-alternative flooring product that can be painted or stained in any color. And with a 5-A paint-adhesion rating, it has the strongest paint adhesion in the industry\*.*
- *In the early 1800s, porch floor planks were much wider than you typically see today, and wide plank floors are making quite a comeback both indoors and out. An added benefit? Wider profiles cut installation time in half, so property owners can receive the cost savings from installation, as well as a more competitive cost per square foot.*
- *Did you know? Aeratis is the only wood alternative approved in 48 states for historic restorations and restorations on National Register properties.*

Since the porch floors were originally wide boards when we purchased the property, we are thinking about possibly going with the wider boards for restoration rather than the tongue-and-groove.

With all the cost savings, less maintenance, historic accurate appearance, durability, paintable features, rebate on the paint and choice of tongue-and-groove or regular planks, we find Aeratis to be the best suitable material for restoring the porch floors at Edgewood Inn.

Sincerely,

Lisa Barry, Barry Gudelsky, Steven Gudelsky



Custom PVC Shutters  
Porch Flooring  
Stair-Tread  
Ceiling

## Like in Kind

For years historical and architectural review boards have help to safeguard our National Register of Historic Places as well as local historic districts. Their role in this protection and preservation has been vital. Without this service history would be much less tangible and would certainly change as we distance ourselves further and further from it. However, a great number of challenges within the wood industry have put many historians and preservation commissions in a tough spot. Most review boards have found comfort in using the phrase "Like-in-Kind". This would designate that any product selected for use in replacing or restoring a project should be as similar as possible as what was originally used.



Today, in many cases, this is simply not possible. In the early 1800's pine, fir and mahogany trees were harvested once they reached hundreds of years in age. The average pine in the early 1800's was at least 50 years old before mills would consider harvesting. Fast forward to 2020 and we find that most mills are thinning pine farms at 15 years and clear cutting at 20 years. This has had a devastating effect on the density of the wood products harvested from these premature forests.

## Issues with Wood

Paired with the lack of density, chemicals that stop fungal decay or insect infestation have been outlawed due to the negative effects on humans, pets, and the environment. A study by LSU on varying types of treating chemicals and wood produced interesting findings; the only treating method that adds enough parts per million to stop fungal decay is creosote. As creosote cannot be used in areas of human interface, LSU suggests keeping wood away from water and away from UV rays because the combination of moisture and UV stimulates fungal decay. We know this to be impossible for many exterior living space applications and we have designed Aeratis as the absolute best alternative to wood.



## Cost to Owners

When choosing materials to replace a project, especially a historic project, the first and foremost consideration should be preservation of appearance. Second is the ongoing cost and third, the effects of substandard materials being used. The Vieux Carré Commission (VCC) protects, preserves, and maintains the distinct architectural, historic character, and zoning integrity of the Vieux Carré. Within the bounds of the VCC in New Orleans French Quarter, many property owners cherish their balconies.





While these areas draw tourists from all over the world they are also amazing places for friends and families to gather. Property owners spend between \$5 and \$14 dollars per square foot on annual maintenance for their balconies. Within the historic district the VCC required all balconies to be replaced "like in kind" with wood for years. Then, in December of 2014,



one of the largest property owners replaced a balcony in preparation for Mardi Gras. After spending nearly \$20,000 on labor and materials the porch failed completely by February of 2015. The porch boards had buckled so severely that the balcony doors could not be even be opened, preventing the homeowner and guests from using the porch to view the parade route. \*805 Decatur St. across from Café Dumond. This example, along with a total collapse of a wood balcony in



the French Quarter, caused the VCC to seek a historically accurate alternative to wood. Aeratis porch products can now be seen proudly displayed throughout the French Quarter.



### Maintain Appearance

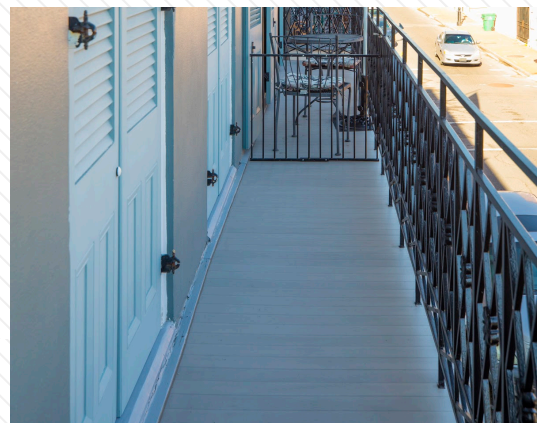
Many historic districts have turned to the Aeratis Traditions product line for historic property preservation as the Aeratis product is engineered to match T&G porch flooring from the early 1800's. The face width is exactly 3-1/8" wide, all boards are double sided and comes in 12', 16' and 20' lengths. The Aeratis Traditions product was specifically engineered to be painted and the repainting cycles average 7 - 10 years in high traffic areas. There is no limitation to the color the product can be painted or stained. The boards can be routed like wood, installed just like wood but out performs the hardest of IPE boards at a fraction of the cost. Once the Aeratis Traditions boards have been installed and painted, the property owner has a beautiful non-hydroscopic porch that even the most discerning architect or historian can't differentiate from wood.



**Before Aeratis in the VCC**



**After Aeratis in the VCC**





MITCHELL J. LANDRIEU  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION  
September 14, 2007

ANGÈLE DAVIS  
SECRETARY

PAM BREUX  
ASSISTANT SECRETARY

Mr. Zeb Mayhew Jr.  
Oak Alley Plantation  
3645 Hwy 18  
Vacherie, LA 70090

Re: Oak Alley Plantation  
Replacement Gallery Flooring

Dear ~~Mr. Mayhew~~ *Zeb*

Thank you very much for inviting us to visit Oak Alley on September 12 to view such an innovative replacement product for the gallery.

As you know, Oak Alley is a National Historic Landmark and one of the most important architectural assets in our state. Changes to the historic material are not considered lightly. With that being said, we believe that the Aeratis Flooring Product that you showed to the staff would, *when painted*, be a suitable replacement material for the wood boards.

Standard 6 of the Secretary of the Interior's Standards for Rehabilitation states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* We believe that the product as proposed will meet this standard. Thankfully, tens of thousands of people visit Oak Alley every year, causing an extreme amount of wear and tear on traditional wood gallery floors. This plastic composite product will be able to withstand that amount of stress while maintaining a historically accurate appearance.

Thank you again for inviting us to such a lovely and important property, and know that we remain at your disposal. Please do not hesitate to contact me at (225) 342-8160 with any further questions.

Sincerely,

Alison F. Saunders  
Tax Credit Coordinator  
Division of Historic Preservation

Cc: Jessica Cleaver, Project Officer  
Historic Buildings Recovery Grant Program



<a href="#">PORCHES</a>	<a href="#">Overview</a>	<a href="#">How To &amp; DIY</a>	<a href="#">Ideas &amp; Inspiration</a>	<a href="#">Installation</a>	<a href="#">Maintenance</a>	<a href="#">More</a>
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## Modern Porch Materials With Period-Perfect Appeal

Finally, a porch flooring, ceiling, and shutter product that combines the period-authentic charm of wood with the durability of synthetics—in a structurally superior, paintable, historically accurate product that’s guaranteed not to warp, rot, or buckle. Read on to see how this uniquely formulated alternative can add sustainable style to your home.

By This Old House



### Porch Flooring Materials





Photo courtesy of AERATIS

One of the biggest concerns that homeowners have with tongue-and-groove products is thermal expansion and contraction. And this concern is not limited to natural wood: Even some of the higher-priced cellular PVC products are subject to the adverse effects of movement caused by temperature fluctuations.

Aeratis has come up with a proprietary manufacturing process and formulation that guarantees its product will not expand or contract, so it will never buckle, cup, or warp, making it uniquely appropriate for both covered and uncovered applications. And since it does not have any of the warping or imperfections of real wood, it's easier to work with, for a quicker and more cost-efficient installation. It's also the only wood alternative that can be stained or painted in any color, for a truly authentic wood look that stands up to the elements—as well as the scrutiny of the most discerning homeowners, architects, and builders.

## Double Duty



Photo courtesy of AERATIS

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If you've got a second-story porch, you'll want it to look as pretty looking up from below as it does from underfoot. Shown here, [Aeratis Heritage](#) is a unique, double-sided board that offers a finished beadboard ceiling look from underneath.

### Classic Color Palette



Photo courtesy of Aeratis

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Available in three prefinished colors (Battleship Gray, Weathered Wood, and Vintage Slate), Heritage boards are made with slight color variations along with subtle, random streaking to match the richness and depth of natural wood. ADA slip-compliant, both wet and dry. Aeratis Heritage tongue-and-groove porch flooring boards measure 3-1/8" wide, 7/8" thick, and are available in 10', 12' and 16' lengths.

## Painted Porch



Photo courtesy of Aeratis

If you want the benefits of a lower-maintenance porch with a traditional, painted wood look—and you don't want to be limited to prebaked color choices—Aeratis offers the only wood-alternative flooring product that can be painted or stained in any color. And with a 5-A paint-adhesion rating, it has the strongest paint adhesion in the industry\*.

**TIP:** Painting Traditions flooring is not like painting wood; [click here](#) for the complete Aeratis Stain & Paint Guide to achieve the color you want.

*\* Traditions flooring requires paint or stain to maintain the warranty.*

## Wide Plank



Photo courtesy of AERATIS

In the early 1800s, porch floor planks were much wider than you typically see today, and wide plank floors are making quite a comeback both indoors and out. An added benefit? Wider profiles cut installation time in half, so property owners can receive the cost savings from installation, as well as a more competitive cost per square foot.

*Did you know?* Aeratis is the only wood alternative approved in 48 states for historic restorations and restorations on National Register properties.

*Shown: Aeratis Legacy 6-Inch Floor Planks*

## Finishing Touch



Photo courtesy of Aeratis

Bullnose edges enhance the look of your steps, but they also assist in the shedding of water from the surface, and reduce the risk of tripping, which means they're ideal for stair applications or seamless frame edges. Pre-shaped pieces make easy work of finished edges.

Shown: [Aeratis Universal Porch Planks](#)

## Porch Ceiling Materials



Photo courtesy of Aeratis

Authentic wood paneling certainly adds charm to your porch ceiling, but it can rot and warp from humidity and excess moisture. [Aeratis Traditions Beaded Ceiling/Wainscoting](#) is a historically accurate, double-sided, paint-ready PVC ceiling product that will capture that same traditional beauty, without the traditional upkeep. And Aeratis Ceiling Board is the only tongue-and-groove synthetic ceiling product that can be installed with a joist span of 24" on center, saving time and money during the installation process and dramatically reducing the overall construction cost.

## Shutters





Photo courtesy of Aeratis

For many years, consumers have been limited to two choices when it comes to shutters: the cheap, plastic, bolt-to-the-wall kind, or very expensive, custom wood shutters. With the introduction of the Aeratis Shutters Program, a pair of custom-sized shutters can now be purchased, with a lifetime warranty, for close to the same cost as bolt-to-the-wall shutters. And not only are Aeratis shutters proportional, durable, and historically accurate, but they are fully operable, and come with stainless-steel hardware that allows the shutters to actually open and close.

With these flexible options, you can purchase Aeratis custom shutters at a price point that fits any budget:

1. **Shutters-In-A-Box:** Ready to cut, assemble, paint, and hang
2. **Pre-Assembled:** Custom-sized shutters arrive assembled, ready to paint and hang
3. **Ready to Hang:** Already assembled to custom size, painted, and ready to hang with included hardware

For a closer look at Aeratis shutters, [click here](#).

## Shutters That Actually Shut



Photo courtesy of Aeratis

Aeratis shutters-in-a-box are fully operable, and include period-authentic, stainless-steel hardware, shutter supports, and assembly screws.



Photo courtesy of Aeratis

Aeratis products are the only PVC products on the market that are warranted against expansion and contraction, and backed by a limited lifetime warranty. [Request a quote](#) to get started on beautifying your home with Aeratis, today!







# The Kenmare House – 1880's Queen Anne Victorian in Bowling Green, Virginia



"I wanted to take a moment and personally thank you for your technical and professional assistance recently when I needed your help with determining the professional and aesthetic decisions when installing our new Aeratis Porch. We own a late 1880s Queen Anne Victorian home in Bowling Green, Virginia and have just about completely restored her ... with the porch being the most recent restoration. We found out about your product on the web ... of particular note was [the letter from the Louisiana Oak Alley Plantation](#) for their

historical acceptance of the Aeratis Porch flooring materials. It made a big difference to us to have that testimonial letter.

We absolutely love your product and how it has given us the original look for our front porch ... which happens to be our favorite place for us to sit in the evenings ... now we can do it for many years to come ... worry free! If you are ever out this way please feel free to stop by and see our front porch and how wonderful your product looks!" ~ Kenneth



SEARCH  
AERATIS

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[Request a Quote](#)

[Find a Retail Location](#)

## INSTALLATION

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[Install Direct to Concrete](#)

[Ceiling Board Installation](#)

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## Products

Aeratis Heritage Porch Flooring

Aeratis Traditions

Aeratis Classic

Stair-Tread

Universal Porch Plank

Traditions Twenty-Four Ceiling

Aeratis Trim Options

Performance & Testing

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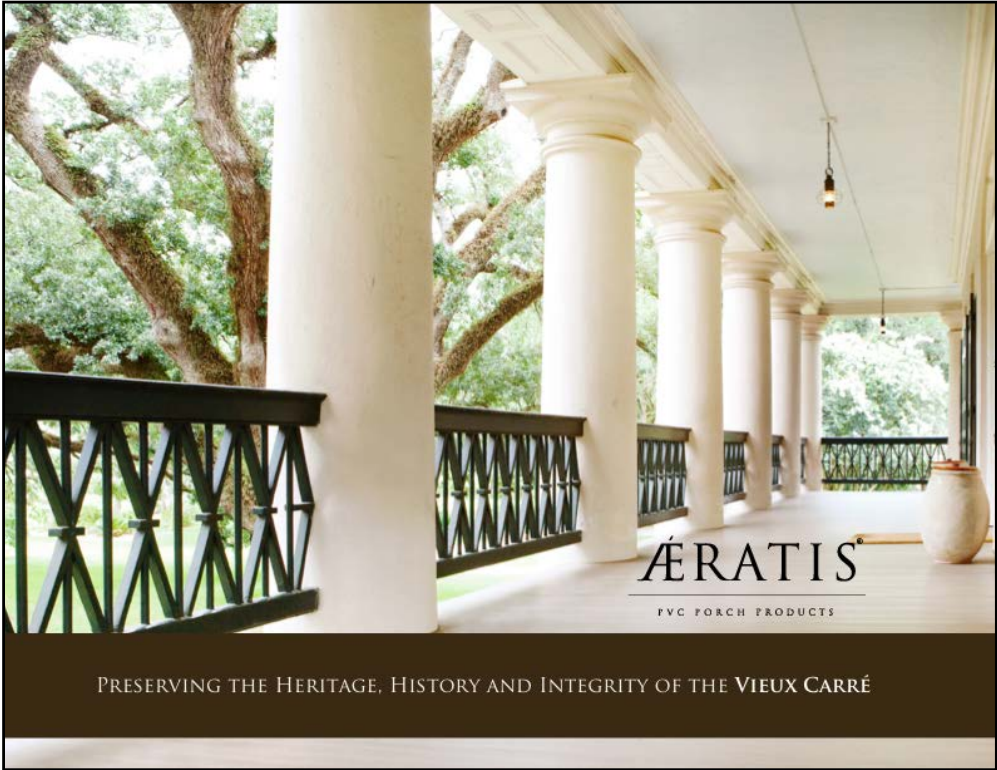
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[Downloads](#)

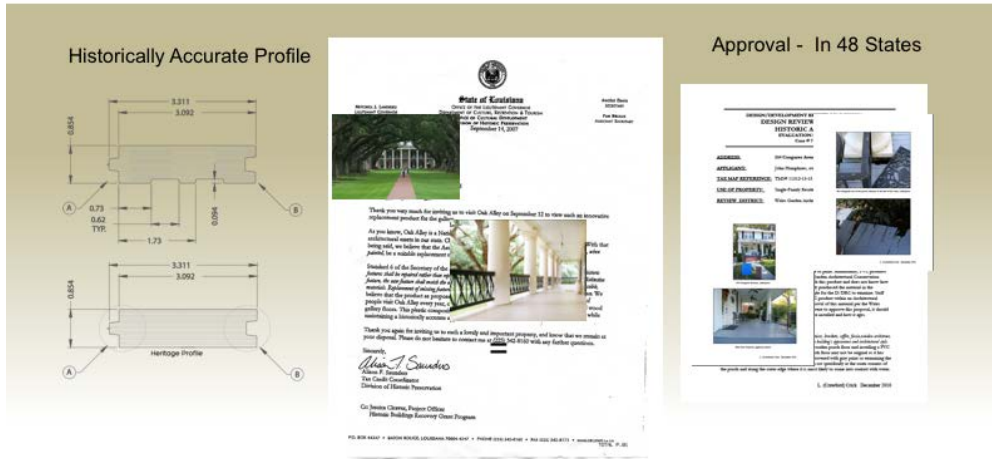
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PRESERVING THE HERITAGE, HISTORY AND INTEGRITY OF THE VIEUX CARRÉ



Aeratis has been approved in 48 states for National Register and Historic places replacement. A few jobs: Oak Alley, Ginter Park in Va.

▣



## WHY DOES WOOD NO LONGER LAST ON PORCHES?



1. The only difference between Aeratis Traditions and Pine or Fir is how the product performs over it's lifetime.
2. There is a lack of quality wood products due to current harvesting practices.
3. The use of Lead Based Paints for preserving the better more dense wood products has been outlawed.



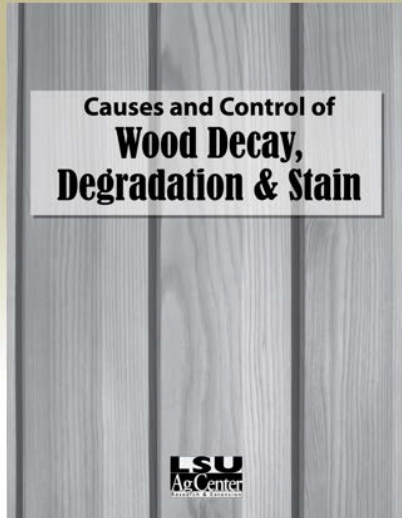


Table 1. Typical use categories and retentions (pcf) for preservatives listed by the American Wood Protection Association and used in pressure-treatment of Southern pine species.

Preservative	Retentions for Each Type of Exposure and AWPB Use Category Designation					
	Interior, Exterior Above-ground			Soil or Fresh water		
	Dry or Temp.	Wet, Contact	Horizontal	General	Severe Critical	Very Severe Critical
Waterborne	1, 2	3A	3B	4A	4B	4C (Piles)
ACQ-A	0.25	0.25	0.25	0.40	0.60	0.80
ACQ-D	0.25	0.35	0.25	0.40	0.60	0.80
CA-B	0.10	0.10	0.10	0.20	0.31	0.41
CCA	NA <sup>1</sup>	NA <sup>1</sup>	0.25	0.40	0.60	0.80
CA-A	0.21	0.21	0.21	-	-	-
PT	0.013	0.013	0.013(0.019) <sup>2</sup>	-	-	-
DOT (SBK)	0.116(0.08)	-	-	-	-	-
Oil Solc:						
Creosote	8.0NF	8.0	8.0	10.0	10.0	12.0
Pentachlorophenol	0.40 NF	0.40	0.40	0.50	0.50	0.60
Cup (Borates)	0.04 NF	0.04	0.04	0.06	0.075	0.10

<sup>1</sup>NA: EPA labeling does not currently permit use of wood newly treated with these preservatives in most applications within these Use Categories.  
<sup>2</sup>Higher retention specified if the preservative is used without a stabilizer in the treatment solution.  
<sup>3</sup>Higher retention for areas with Formosan subterranean termites.  
<sup>4</sup>Not recommended for interior use in inhabited structures.

**Conclusions**

The causes and control of wood decay, degradation and stain are numerous. Many problems can be eliminated or greatly reduced by using the right wood for the right job. **Lumber used outdoors should always be pressure-treated to the appropriate retention level necessary for the job.** Also, water-repellent preservatives applied yearly will slow weathering of privacy fences, decks and outdoor furniture. **Many problems with treated and untreated wood could be reduced by simply keeping it dry.** Contact your parish office of the LSU AgCenter for further assistance on wood decay, degradation and stain.

Key points to bring out:

1. Treating horizontal wood products is only successful when Creosote is used.
2. Under the conclusion by LSU, the only solution to help wood last longer is to keep it dry.
3. Use the right product in the right application...
4. You cannot use KDAT & T&G products for Porch Applications covered or uncovered based on exposure and recommendations by treaters and academic studies.



**Installation Instructions for Wolmanized® Kiln Dried Southern Pine Flooring**

**KEEP IT DRY... Before and After Installation!**

The porch is a classic icon of American architecture. When properly installed, it adds comfort, distinction, and value to a home as well as additional living space. Most "problems" with treated flooring are caused by moisture. All woods shrink as they dry and swell when they absorb moisture. Problems such as checking, splitting, and nail popping are the result of these dimensional changes.

The good news is that most moisture-related problems are preventable through proper construction techniques. By limiting moisture's access to treated flooring, shrinking and swelling can be minimized.

**DESIGN IT RIGHT!**

- SLOPE EXPOSED SOIL** underneath the porch away from the center to permit runoff of any water it may accumulate. Also, be sure that the surrounding landscaping slopes away from the porch so if rainwater and/or artificial watering systems do not cause a moisture problem.
- COVER THE GROUND UNDER THE PORCH** with a 6-mil polyethylene (vapor) film. Overlap joints at least 6", and cover tightly with soil to avoid damage to the film. This severely restricts the natural accumulation of moisture from the ground on the underside of the floor.
- PROVIDE ADEQUATE VENTILATION.** This is critical for maintaining the optimum performance of a porch. There must be a minimum of 8" clear and unobstructed continuous airflow underneath the porch at all times. This can be accomplished by not enclosing the porch with a solid foundation wall. The best wrapping around a porch is with a lattice skirt. If this is not possible, then use large and numerous vents on the sides as well as occasional vents on the floor surface itself. Inadequate ventilation is the #1 cause of moisture problems experienced with porch flooring.

**INSTALL UNDER COVERED PORCHES.** Treated flooring should not be used on uncovered decks exposed to the elements.

**VENT COLUMNS AND NEWELL POSTS** at top and bottom.

**STORE IT RIGHT!**

- Many builders allow for one to two weeks' acclimation of the boards prior to painting and installation. The material should be kept in a dry place and stacked on stringers to permit adequate air circulation.
  - DO store flooring under roof.
  - DO keep flooring dry.
  - DO store flooring off the ground.
  - DO NOT keep flooring wrapped tightly in plastic covers.
  - DO NOT leave flooring in the sun or covered in dark plastic.
  - DO NOT let flooring get wet or dirty.

**INSTALL IT RIGHT!**

- ALLOW THE INSTALLED FRAMING TO ACCLIMATE** for one to two weeks prior to application of the flooring. Many builders apply a coat of water-repellent sealer on the top of all floor joists, providing added protection against joint expansion. However, this is not necessary if kiln-dried after treatment (KDAT) Wolmanized treated lumber is used for framing.
- PRIME EACH PIECE COMPLETELY** prior to installation. Brush-apply one to two coats of a top-quality oil-based deck and porch enamel on both sides, edges, and ends. The best primer is the finish coat thinned with one part thinner per gallon (see finish recommendations). Do not use a typical exterior house paint primer, as it is too soft and easily damaged through abrasion.
- BLIND-NAH AT EVERY JOINT** using properly sized nails. Nails should penetrate joints by a minimum
  - DO NOT use pneumatic staple or nail guns.
  - DO NOT space floor joists further than 16" O.C. (12" O.C.) is preferable.

**FINISH IT RIGHT!**


- BUSH-APPLY TWO COATS OF OIL-BASED PORCH AND FLOOR ENAMEL.** Porch and deck enamel is formulated to provide a hard abrasion-resistant finish. Care should be taken that the surface is thoroughly sanded between each coat to insure a proper bond. Solid-color stains should never be used on a porch floor due to their low resin content.

**MAINTAIN IT RIGHT!**

- CONDUCT A PERIODIC INSPECTION** for water accumulation, integrity of the soil barrier, and rotting boards. Take necessary corrective action as soon as possible. Refinishing porch flooring can be expected every 3 to 5 years, depending upon weather conditions and the amount of exposure to direct sunlight.

Manufacture and merchant have no control over the variables that exist and cannot be held responsible for damage that was not handled properly. These recommendations will not guarantee flawless performance, but are intended, instead, to relate to our customers the latest and best information regarding proper handling of treated porch siding.

Mid-States Wood Preservers, Inc., P.O. Box 566, Simlons, LA 71275 (318) 247-3741



Installation guide from one treater in Southeastern US:

1. All materials must be covered and kept dry. NEVER should T&G wood products be installed uncovered and exposed.
2. You cannot use a pneumatic tool to install. This increases installation labor costs by 9 times or 900%
3. All wood product must now be installed at 16" On Center and the Treaters recommend 12" On Center.

The image shows a screenshot of the YellaWood website's 'KDAT Flooring: Instructions for Use' page. The page header includes the YellaWood logo and navigation links for Products, Distributed Products, Resources, Projects, and For. The main heading is 'KDAT Flooring: Instructions for Use' with a sub-heading 'Instructions for using Pressure Treated Kiln-Dried Southern Pine Flooring'. The page contains several paragraphs of text, with three callout boxes highlighting specific instructions:

- Callout 1:** This flooring will swell and expand in width if allowed to get wet before being put into service.
- Callout 2:** If installed in this swollen-wet condition, product will shrink as it dries potentially leaving gaps between the pieces.
- Callout 3:** It is our recommendation that the flooring be primed on ALL sides with a good porch oil-base primer BEFORE being put into service. After installation, apply at least one coat of acrylic porch enamel. Under NO circumstances allow this material to get wet from blowing rain or any other source before applying an oil-base paint. Material will swell and pull away from the joist if allowed to get wet before painting. Do not face nail this product!

Below these callouts, there are two more highlighted sections:

- Section 1:** Use only under covered porches. Do not use in areas that are exposed to the elements.
- Section 2:** To meet the 1/8" gap between joists, apply a thin layer of primer to each piece about the thickness of a piece of paper or a dollar bill. This small area will be filled when painted.

At the bottom of the page, there is a paragraph stating: 'The Warranties generally provide coverage only for claims involving rot, decay, or termite attack on wood otherwise covered by the Warranties. Please consult the Warranties for all terms, conditions, and exclusions of the Warranties.'

Secondary Treater makes the same statements.

Let's see how much this wood is really costing property owners.

815 Decatur Street, New Orleans, La

1. January 2015 Porch Replacement - \$13,886.40
2. February 2016 Porch Replacement - \$17,964.00

Total replacement cost for 2 different  
replacement due to wood failure - \$31,850.40

This property owner had to replace their porches 3 times in the time line of ownership. The last two replacements were within 13 months of each other.

1. In January of 2015 property owner spent 13k dollars replacing his balcony
2. In February 2016 he spent 17k dollars
3. In both cases the entire substructures along with the flooring has to be replaced due to a lack of structural integrity... the 3"x4" beam were rotten due to the spread of fungal decay from the exposed and deteriorating porch boards.

1152 LF or 96 12' boards

ITEM	DESCRIPTION	RATE	ESTIMATE	
			DATE	ESTIMATE #
			1/10/15	283
300-JOB DESCRIPTION	817 DECATUR STREET - DECK REPLACEMENT		RATE TOTAL	TOTAL
200-SITE PREPARATION	SITE PREP- PERMITTING	\$2,470.00		\$2,470.00
100-CARPENTRY	REMOVAL OF EXISTING PORCHES DOWN TO STRINGERS	\$1,215.00		\$1,215.00
100-CARPENTRY	VERIFY SLOPE OF STRINGERS ADJUST FOR PROPER RAIN RUN OFF	\$607.50		\$607.50
200-DEBRIS REMOVAL	DEBRIS REMOVAL	\$670.00		\$670.00
100-CARPENTRY	INSTALL NEW PORCH USING 5/4" X 3" T & G TREATED NUMBER ONE SELECT ON EXISTING STRINGERS ON BOTH PORCHES.	\$2,430.00		\$2,430.00
200-PAINT EXTERIOR	PAINTING T & G WITH OIL DECK PAINT	\$894.00		\$894.00
100-CARPENTRY	RE-INSTALL HANDRAIL ON BOTH PORCHES	\$540.00		\$540.00
100-CARPENTRY	INSTALL FASCIA ON BOTH PORCHES	\$510.00		\$510.00
BUILDING MATERIALS	5/4" X 3" X 12" TREATED T & G PORCH FLOORING, 5-1" X 12" X 16" MIMATEC FASCIA, FASTENERS, FLASHING, CAULKING, TRASH BAGS, MISCELLANEOUS	\$1,673.00		\$1,673.00
	SUB-TOTAL		\$11,009.50	\$11,009.50
300-PROFIT & OVERHEAD	PROFIT & OVERHEAD	20.00%		\$2,201.90
300-INSURANCE	WORKERS COMPENSATION INSURANCE EXPENSE		\$675.00	\$675.00
	TOTAL:			\$13,886.40

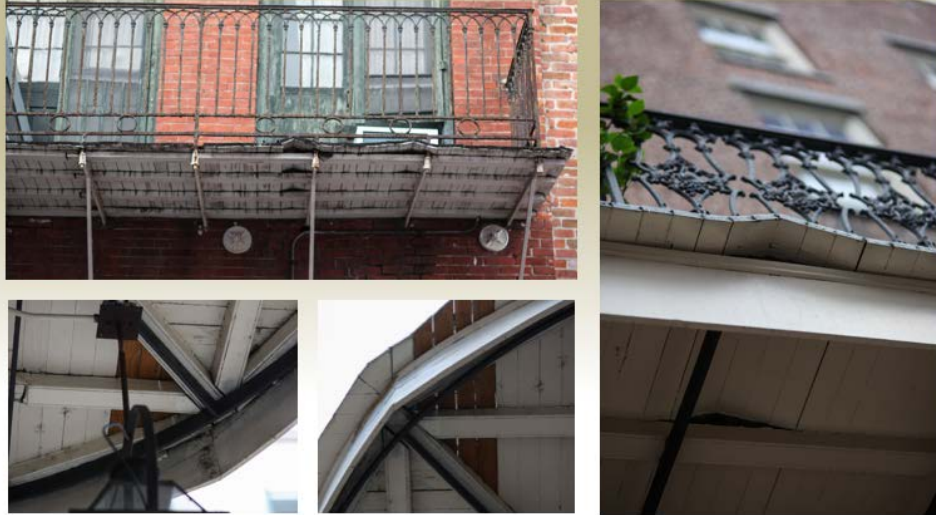
Labor Install:	\$1,300.00
Paint Labor:	\$900.00
Material Cost:	\$1,140.00
Total Cost:	\$3,340.00
Profit:	\$668.00
Linear Feet	1,152
Cost PLF:	\$3.48

We are focused here on just one aspect of the first replacement. The lower balcony that is roughly 12' deep by roughly 25' wide. As you can see this was the estimate and cost associated with the 2015 balcony replacement.

Call out:

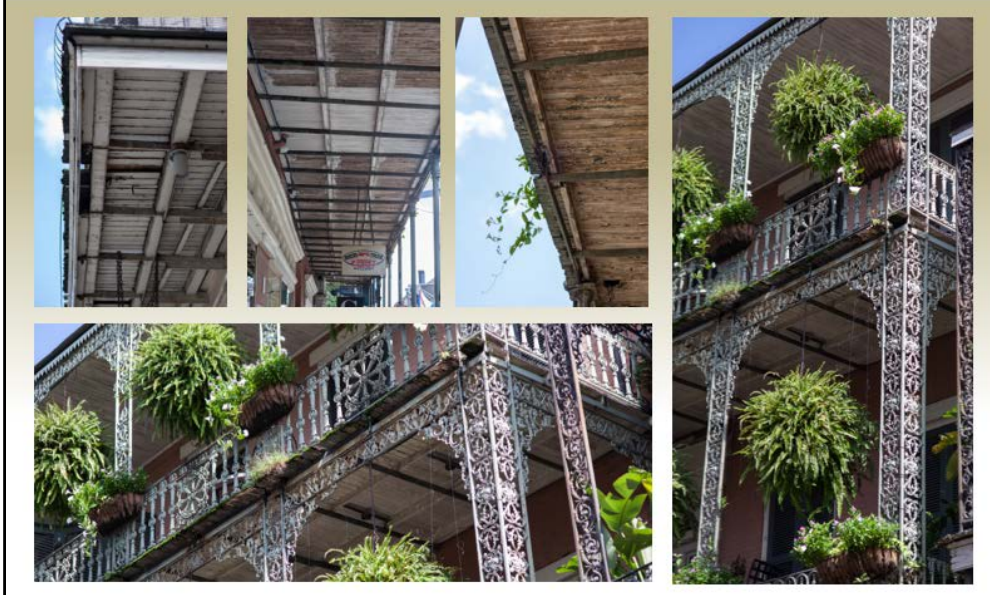
1. Labor for installation porch flooring
2. Labor to prime and paint all 6 sides
3. Cost of T&G Materials
4. Total Cost of materials and labor
5. This project was quoted on a Cost Plus 20% basis so we can see his 20% profit
6. And below the profit we show the linear feet for this project.
7. Now we can see the Cost Per LINEAR FOOT

ÆRATIS<sup>®</sup> WHY IS WOOD NOT LASTING LIKE IT USED TO?  
FVC FORCH PRODUCTS



1. You can see buckling which impedes users from opening the doors
2. From underneath boards were replaced causing unsightly views in an area where tourism is the major economic driver.

**ÆRATIS** WHY IS WOOD NOT LASTING LIKE IT USED TO?  
FVC FORCH PRODUCTS



Repaint cycle on wood is annual

Repaint cycle on Aeratis if an recommended paint is used 3 to 5 years in high traffic areas.



**ÆRATIS** WHY IS WOOD NOT LASTING LIKE IT USED TO?  
FVC FORCH PRODUCTS



Let's take a look at what happens to the Timbers that are supporting the T&G products.

1152 LF or 96 12' boards

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Profit:	\$668.00
Linear Feet	1,152
Cost PLF:	\$3.48

Before we move on to the comparison lets look back at the cost of wood.

**1152 LF or 96 12' Boards**

Aeratis Traditions



Aeratis Heritage



Labor Install:	\$596.00
Paint Labor:	\$172.00
Material Cost:	\$1,996.00
Total Cost:	\$2,764.00
Profit:	\$552.80
Linear Feet	1,152
<b>Cost PLF:</b>	<b>\$2.88</b>

Labor Install:	\$596.00
Paint Labor:	\$0.00
Material Cost:	\$2,753.00
Total Cost:	\$3,349.00
Profit:	\$669.80
Linear Feet	1,152
<b>Cost PLF:</b>	<b>\$3.49</b>

Now taking recent quotes for French Quarter balconies we can see and apples to apples comparison on exactly the same project size and the exact same work being done.

Items to point out:

1. Look at Installation Labor for Aeratis. Contractors use Pneumatic tools and it allows them to install 130 boars in less than 40 minutes. Using nails or screws on KDAT takes over 9 hours on the exact same project.
2. Paint labor for Traditions is a fraction because you only paint the surface. You do not have to prime and paint all 6 sides.
3. Now look at the cost per linear foot: it is \$2.88 and that is savings of \$.60 PLF

Now lets compare to the prefinished or color through product.

1. The labor is consistent
2. Material cost is much higher from the retail yard
3. But lets look at the price PLF at the time of install... it is ALMOST IDENTICAL.

Now keep in mind, if in 10 years they want to paint their Battleship Gray porch, they just follow the painting instructions for the paint ready product. The Heritage product can be painted and the paint adheres exactly the same as it does to the Traditions product. The two products are exactly the same if you take away the color... The best part of this product offering, not only is it warrantied against expansion and contraction, the paint is free and if the end users uses a recommended paint, their repaint cycles are every 7 to 10 years.

Not lets see how it holds up...

#### How does Aeratis Hold up

- 8 years in Charleston SC (3 Golden Retrievers, 4 children)
- Painted Charleston Green/Gun Metal Green/Black
- No Ventilation (2 stories, top story is directly over Grace Ice and Water shield 0 ventilation)
- Installed with 2" T nails with pneumatic flooring nailer



After 8 years of being painted Charleston Green the product has not been repainted and there are no signs of deflection, decay, or dimensional instability.

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**ÆRATIS**  
FVC FORCH PRODUCTS

WHAT WILL LAST?



Lets take a look at a project right down the road.



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ÆRATIS®  
FVC FORCH PRODUCTS

WHAT WILL LAST?



9 Years and 400,000 Tour visitors and  
it still has not been repainted.

One more project in the harshest of harsh areas. A national Register tour home  
in southern Virginia.

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What Makes Aeratis Unique

Aeratis is the first every synthetic manufacturer  
that will **GUARANTEE** the product **will not**  
expand and contract.

**102 Million Feet Under Warranty No Failures**

Best of all of this, presented today... No matter which product is used, Aeratis will warranty the our products against expansion and contraction with no questions asked.

We will GUARANTEE the product against the adverse effects of expansion and contraction! This includes:

Buckling due to growth, Cupping due to growth, Warping due to growth. If any of these items happen if the Aeratis boards are fastened to a structure that is 16" OC or less we GUARANTEE FULL replacement including labor!

### FOR COVERED AND UNCOVERED APPLICATIONS

Aeratis PVC porch flooring may be used on covered and uncovered porch application. **NOTICE: the 1/4" per foot slope should be followed for best practice. Example: If a porch is covered or uncovered and is 10' deep, the slope from the structure to the outside beam should be a minimum of 2.5" Please see installation drawings for visual examples.**

Aeratis is not a deck board. It out performs most 5/4 deck materials. However, there are differences between a deck and a porch. For example: T&G flooring does not have spacing between each board. If the framing is not sloped the water will pool or pond on the surface. Homeowners do not like having to sweep water off their deck.



Installation is common sense.

### TOOLS AND FASTENERS

- Screw gun, Floor nailer (2' L or T cleats), Hardwood flooring stapler
- Caulk Gun, Chop Saw, Circular Saw, Tape Measure, Chalk Line, Router, PVC HOT GLUE
- For best performance we recommend a GRK #8 x 2" stainless steel trim-head composite screws (Pheinox™ RT Composite™) or the GRK #8 x 2" Climatek coated Trim™Head composite screws (uses T-10 starhead bit) (For more information on screws visit [www.grkfastners.com](http://www.grkfastners.com)) *The purpose for this recommendation is, the head is smaller than other trim head screws.*
- Only synthetic DIMENSIONALLY STABLE ENOUGH to be installed with a flooring stapler!
- NO VENTILATION REQUIREMENTS

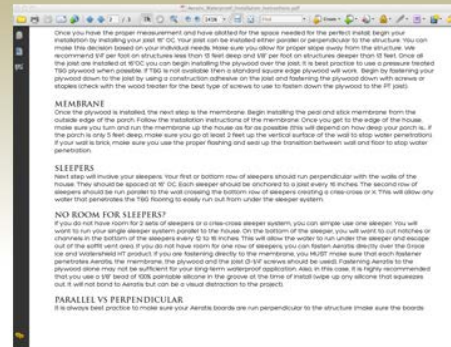
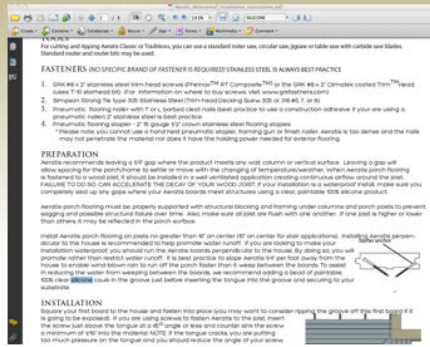


Tools recommended help reduce cost and allow for better installation for greater satisfaction, longer.

**WATER TIGHT**

**VS**

**WATER PROOF**



As we have shown, silicone or paintable siliconized caulks can be added to reduce or eliminate water from flowing on to the heads of passerby's. Aeratis is also the only product in North America that warrants the product in a waterproof application.

### WHAT CAUSES THERMAL EXPANSION AND CONTRACTION

- Heat load from southern, eastern and western facing porches combined with moisture
- Humidity and lower temperature under sealed off porches.
  - Causes condensation
  - Keeps joist and bottom of porch board damp and wet much of the time
  - Causes flooring to suck moister from under the porch because of the surface drying out

High temperature low moisture on top

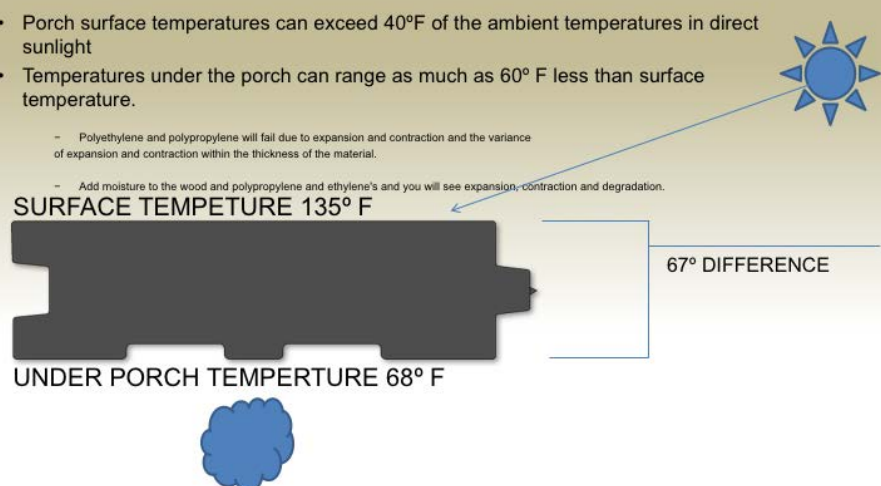
Low temperature high moisture under the porch

The bigger bullet that you will be dodging is the result of Thermal Expansion and Contraction



**THERMAL EXPANSION AND CONTRACTION**

- Porch surface temperatures can exceed 40°F of the ambient temperatures in direct sunlight
- Temperatures under the porch can range as much as 60° F less than surface temperature.
  - Polyethylene and polypropylene will fail due to expansion and contraction and the variance of expansion and contraction within the thickness of the material.
  - Add moisture to the wood and polypropylene and ethylene's and you will see expansion, contraction and degradation.



SURFACE TEMPERATURE 135° F

67° DIFFERENCE

UNDER PORCH TEMPERATURE 68° F

Taking a close look at the temperature difference from the surface of the boards and the bottom of the board, you can see how unstable products can become with the influence of temperature. If you were to add a little UV or ultra violet light and moisture you are creating the recipe for not just expansion and contraction but ultimately material failure.

Material failure in wood causes rot or fungal decay to spread resulting in catastrophic failure.

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# ÆRATIS<sup>®</sup> WHY IS WOOD NOT LASTING LIKE IT USED TO?

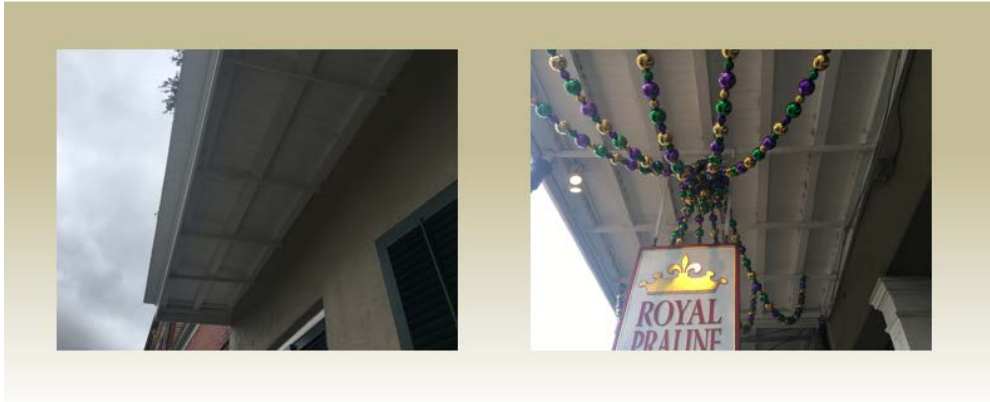
FVC FORCH PRODUCTS



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## HOW THE VCC SHOULD LOOK?



This is the New Orleans French Quarter we want our Patrons to experience. Our goal is to assist in preserving the Heritage History and Integrity of the French Quarter.

**1. Protects, preserves, and maintains the distinct architectural, historic character, and zoning integrity of the Vieux Carré**

**2. Help fulfill it's Mission Statement**

To preserve the quality of life in the Vieux Carré neighborhood, its historical character and architecture; to focus attention on the problems confronting our neighborhood and contribute to their resolution; and to work with other organizations in achieving these goals.