

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-565
ADDRESS: 147 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E IRR 225.5 OF 17 & E IRR 212.41 OF N IRR 24.82 OF 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Barnes House #1
APPLICANT: Robert Treviño/TREVINO ROBERT P & MARIA R
OWNER: Robert Treviño/TREVINO ROBERT P & MARIA R
TYPE OF WORK: Porch floor replacement
APPLICATION RECEIVED: September 19, 2019
60-DAY REVIEW: November 18, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood porch decking with composite porch decking.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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

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.

FINDINGS:

- a. The historic structure located at 147 Crofton was constructed circa 1900, and is contributing to the King William Historic District. The historic structure features a double height, wraparound porch, Doric columns, dentil courses on the first floor porch, hipped and gabled roofs.
- b. PORCH DECKING REPLACEMENT – At this time, the applicant has proposed to replace the existing, porch decking with composite porch decking. The existing porch decking consists of wood, tongue and groove decking. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. porch elements should be repaired in-kind when deteriorated beyond repair. The composite decking that the applicant has proposed features dimensions of 1” x 5 – ½”, a dimension atypical for original porch decking. Additionally, the proposed composite decking features faux wood grain detailing. Staff finds the proposed composite decking to be inappropriate and inconsistent with the Guidelines.

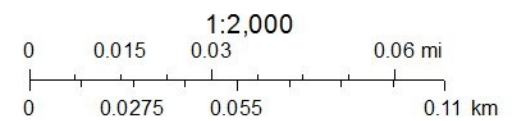
RECOMMENDATION:

Staff does not recommend approval based on findings a and b. Staff recommends the applicant repair the existing porch decking in-kind, with wood tongue and groove decking featuring dimensions of 1" x 3".

City of San Antonio One Stop



October 9, 2019





AZEK Porch - the next generation

AZEK® Porch Flooring has eliminated virtually *all* the problems of both wood and composite porch floors. Made of [Cellular PVC](#), AZEK® Porch Boards have the look, feel, and sound of premium wood porch decking and come with a lifetime limited warranty!

Order Below ↓

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors



AZEK's Tongue & Groove Joinery



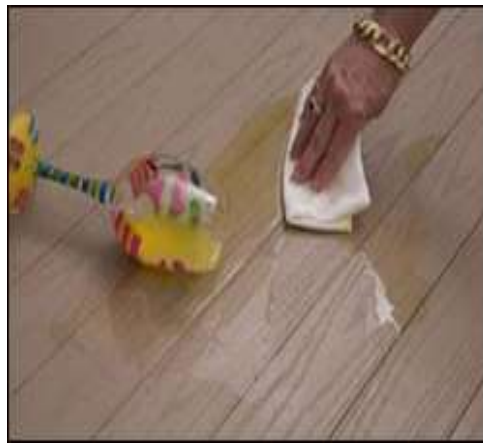
With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking. Quantity discounts available.

Limited Lifetime Warranty

AZEK® Porch Flooring carries a [Lifetime Limited Warranty](#) by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes [AZEK® Deck](#), the best decking on the market. Together with AZEK® Porch Flooring, these high performance, low maintenance products have revolutionized the porch and decking industries!





Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no [maintenance](#). An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)

Almost all spills, such as the drink to the left can be taken care of with just a damp cloth. An added advantage of this special formulation: unlike some competing products containing polyethylene and wood fiber, AZEK® Porch can be used in covered or uncovered areas.

Just avoid rubber-backed items (door mats, pool toys, etc), abrasive cleaners, and certain products containing chemicals harmful to plastics, and your AZEK® Porch floor will still look like new many years from now! (See [Care & Maintenance](#) page.)



Slip Resistant Surface

AZEK® Porch Boards' proprietary embossing system creates one of the most aesthetically pleasing wood grain finishes in the industry. Attention to detail includes milling the tongue and groove joint so installed boards have a very slight gap between them. This mimics wood porch flooring to complete AZEK® Porch Boards' flawless simulation of wood porches. You'll enjoy the classic beauty of stained wood without the ongoing hassle of upkeep. This natural-looking wood grain finish provides the safety of a slip resistant surface while looking great!

Stain Resistance



AZEK® Porch Boards' Cellular PVC formulation resists natural and man-made stains such as wet leaves, fruit punch and the ketchup from your burger. Soap and water easily removes the kinds of discoloration which often permanently mark wood and composition flooring. (AZEK® misspellings include azak, azack, azac, azec, azeck, azik, asek, aseck, asac, and azik)

Scratch Resistance

A strong, dense surface resists scratches from screws, tools and

other gear during installation, so you can work with less worry. After installation, AZEK® Porch Flooring resists damage from everyday things like porch furniture, dog claws and general traffic wear patterns.

Solid Workability & Beauty

AZEK® Porch Flooring has the look, feel, and sound of wood. [Installation](#) is easy and uses the same tools as wood porch decking. But that's where the similarity ends! The long lasting color and enduring beauty of your AZEK® porch floor will still be getting compliments long after wood floors of similar age need replacing and composite materials are scratched and faded.

The AZEK® Double Dare Challenge

Take the AZEK® [Double Dare Challenge](#)! Prove for yourself that AZEK® Porch decking *is* your best solution now and for the future!

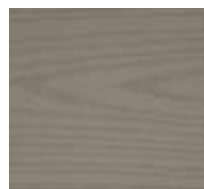
Permanent Colors

Available in five colors. Compare AZEK® Porch Flooring to other wood and non-wood flooring materials and it's easy to see the difference. Thanks to Colorfast Solutions(tm) by Americhem, Inc., one of the industry's leading color experts, you get vibrant color that will hold up in the harshest climate and the hardest use.

Click colors for larger swatches and usage photos.



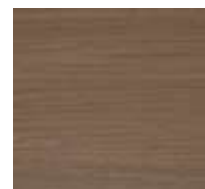
Brownstone



Slate Gray



Morado



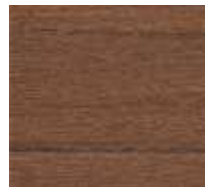
Silver Oak



Coastline



Dark Hickory



Mahogany



Weathered Teak

[Order Sample Kit](#)
[Porch Flooring Info](#)

[See the Videos](#)
[Double Dare Test](#)

Quantity Based Pricing

Price is *per foot*, based on TOTAL feet of porch boards ordered in any *one* color. [See explanation and examples](#)

Read Before Ordering:

1. 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".
2. Actual length may be 1/4" shorter than listed but will be consistent for each shipment.
3. Lengths shorter than 10' are cut-to-order and not returnable unless defective.
4. [Important Shipping Info](#)

VINTAGE WOODWORKS

903-356-2158

www.vintagewoodworks.com

Sample of AZEK Porch Board

Slate Gray #AZ-PBxsgjpvs

















