

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, September 17, 2025
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the September 3, 2025 meeting.
4. CFA-25-24. Consider a request by Shawn Martinez of Lockhart Construction, LLC, for approval of a Certificate for Alteration for a front porch decking replacement with a different material to a City-registered Historic Landmark single-family residence on Lot 4 and Part of Lots 3, 7, and 8, Heppenstall Addition, zoned RMD (Residential Medium Density), and located at 515 South Main St.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 a.m. on the 11th day of September, 2025.

**City of Lockhart
Historical Preservation Commission
September 3, 2025**

MINUTES

Members Present: Jerry Haug, Kevin Thuerwaechter, Christine Ohlendorf, Ray Ramsey, Marcia Proctor, Frank Gomillion

Member Absent: Ron Faulstich

Staff Present: David Fowler, Kevin Waller, Christine Banda

Public Present: Winn Smith, Haddie Gray, Terry Black, Ray Ramsey (as applicant (Agenda Item 11))

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the August 6, 2025, meeting.

Commissioner Ramsey moved to approve of the minutes as presented. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.

4. TA-25-01. Consider a request by Charlie Tames of Gloria Group Partners, LP, for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various improvements to a building in the Historic District on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business and located at 119 West San Antonio Street.

Chair Thuerwaechter opened the meeting to let the audience know that they would leave to visit the site to determine if it meets the tax abatement requirements for City Council.

The Commissioners left the building at 5:31 p.m.

The Commissioners returned to continue their meeting at 6:02 p.m.

Senior Planner, Kevin Waller approached to present the staff report. He continued with case maps of the subject property. He stated that the various improvements have significantly enhanced the building's appearance and integrates nicely with the character of the Courthouse Square Historic District. Mr. Waller showed photos of the building's improvements to the audience and Commissioners. He stated that Staff had determined that the submitted tax abatement application meets the guidelines set forth. Waller stated that if the tax abatement were approved, the property will have no assessed value for the City of Lockhart ad valorem taxation for a period of five tax years after the completion of the certified enhancement. Thereafter, the property shall be reappraised and assessed at a 50% rate for

an additional consecutive five-year period, which cannot exceed the owner's out-of-pocket cost of the approved enhancements.

Commissioner Gomillion moved to recommend approval of TA-25-01 to the City Council. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.

5. **CFA-25-08.** Consider a request by Winn Smith for approval of a revised Certificate for Alteration for the addition of illumination to two awning-mounted signs on Lots 1 and 2, Jack Pearce Subdivision, on property zoned CCB Commercial Central Business and located at 120 East Market Street.

Mr. Waller came forward with his staff report. He explained that the new building will now have illuminated signage which the Commission needs to approve. It will affect the awning-mounted Countywide Realty and Westlake Dermatology signs that were approved already by the Commission. Waller stated that Staff recommends approval of the change from non-illuminated to illuminated for these two signs.

Applicant Winn Smith of 3901 Turkey Creek Dr., Austin, explained that the Commission did approve signage for this site about six weeks ago, and they have now decided to go with illumination. The letters would have internal lighting, which will not flash.

Commissioner Ohlendorf moved to approve the revised CFA-25-08. Commissioner Thuerwaechter seconded; the motion passed by a vote of 6-0.

6. **CFA-25-17.** Consider a request by Gabriel Morey for approval of a revised Certificate for Alteration for additional illumination and an upper design change to a projecting wall sign, on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 113 North Main Street.

Mr. Waller presented the staff report which consisted of location maps and photos. The applicant is coming back because there was a change to the projecting wall sign that was previously approved by the Commission. This sign would now be completely illuminated with blue neon lighting, with the star on the top of the sign to be yellow neon, the star of which replaces the previously approved dollar sign symbol. Waller stated that Staff recommends approval.

Commissioner Gomillion moved to approve the revised CFA-25-17. Commissioner Haug seconded; the motion passed by a vote of 6-0.

7. **CFA-25-18.** Consider a request by Yolanda Dunkin for approval of a Certificate for Alteration for window and hanging signs on part of Lot 3, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 117 East San Antonio Street.

Mr. Waller presented the staff report which included case maps and photos of the front of the building. The applicant would like a sign hanging above the door and signage on the glass door panel. Staff recommends approval, with the condition that the hanging sign must have a seven-foot clearance above the public sidewalk.

Commissioner Ohlendorf moved to approve CFA-25-18, with Staff's condition that the hanging sign must have a seven-foot clearance above the public sidewalk. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.

8. **CFA-25-19. Consider a request by Terry Black for approval of a Certificate for Alteration for new signage and various exterior improvements on part of Lot 5, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 106 East Walnut Street.**

Mr. Waller presented his staff report. There were case maps and photos of the front façade and the rear of building. He explained that the applicant is moving his existing signs at his current business location on North Main Street to the subject property. There would be some renovations to the front facade to include new windows and centering the front door. There is an existing sign bracket in place on the front façade where the hanging sign would be placed, if the bracket is determined to be functional. On the rear of the property which is accessed through a partial alley they will place another sign on that façade. They will install a new rear exit door on the far east end of the rear façade as well. Staff recommends approval of the renovations, with exception of the rear sign. Waller explained that this sign exceeds the allowed seven percent per wall façade for the CCB zoning district. He recommends that the applicant either propose a new sign that meets the seven percent standard, or decrease the size of the original sign to meet the standard.

Haddie Gray of 5508 Samuel Huston Ave., Austin, explained to the Commission what improvements were to be made to the front and rear facades. They are keeping the wood windows in the front, adding some brick to match existing and for the rear exterior they are using one window area to create a rear exit door.

Terry Black, the owner of the property, explained that he is working with adjacent property owner Cindy Alvarez about using the rear area to park and share access. He does not agree with Staff's interpretation of the rear signage. Mr. Black believes that the sign falls under Sec. 46-7(25) of the Sign Ordinance being exempt because it is not visible from a public right-of-way. He stated that the rear sign could be made smaller, but would rather not have to do that.

The Commission had discussion with Mr. Black and Staff about the rear signage.

Commissioner Proctor moved to approve CFA-25-19, with the condition to allow the existing sign to be placed on the rear façade with no modifications. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.

9. **CFA-25-20. Consider a request by Paul Farley for approval of a Certificate for Alteration for signage and window film on parts of Lots 4 and 5, Block 12, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 205 South Main Street.**

Mr. Waller presented the staff report. He explained that the applicant wants to relocate an existing bulletin board from the rear of the building to the front, add a new sign to the front façade, and relocate the existing hanging sign from the south end of the front façade to the center, above the double-door entry. Waller noted that a sample of the film the applicant

would like to add to the front windows for more privacy was included in the agenda packets, which is like the film being used by the Allstate insurance business. Staff recommends approval, with the condition that the mounting of the new wall sign and announcement board be through the mortar joints only and not through the brick.

Commissioner Gomillion moved to approve CFA-25-20, with Staff's condition that the mounting of the new wall sign and announcement board be through the mortar joints only and not through the brick. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.

10. **CFA-25-21.** Consider a request by Nina Sells for approval of a Certificate for Alteration for a new roof, gutters, and air conditioning condensers on part of Lot 2, Block 14, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 208 and 210 South Commerce Street.

Mr. Waller presented the staff report which included a case map and photos of the roof and the east wall of the building. The applicant would like to install a new roof with two new roof-mounted air conditioning condensers at Smitty's Market. The two new condensers would replace the old ones which are the same size and positioned at the same location on the roof. A new gutter system would also be put on the roof's edge. Waller stated that Staff recommends approval.

Commissioner Gomillion moved to approve CFA-25-21. Commissioner Proctor seconded; the motion passed by a vote of 6-0.

11. **CFA-25-22.** Consider a request by Wendy Ramsey for approval of a Certificate for Alteration for new signage and the repainting of the front façade to a different color on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 211 West Market Street.

Commissioner Ramsey recused himself from this case so he could represent his wife, Wendy Ramsey.

Mr. Waller presented the staff report. He stated that the subject property is located next door to fire station number one. The applicant proposes a hanging sign, window sign, sign on the front door glass, and the repainting of the front façade with a different color. Waller stated that Staff recommends approval, with the condition that the hanging sign have a seven-foot clearance over the public sidewalk.

Ray Ramsey of 411 South Main Street explained that the front façade would have a pink color above and below the windows, surrounding the front doors, and be a brighter shade of white for the remaining façade. The hanging sign had to be made smaller to accommodate the seven-foot clearance over the public sidewalk. Mr. Ramsey stated that his wife would like to open on October 1st.

Commissioner Thuerwaechter moved to approve CFA-25-22, with Staff's condition that the hanging sign have a seven-foot clearance over the public sidewalk. Commissioner Gomillion seconded; the motion passed by a vote of 5-0.

12. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that the next regularly scheduled meeting would be held on October 1st, with two items submitted to date.

There was discussion among Staff and the Commissioners if there was a way to vote by proxy if a quorum was not attainable.

Planning Director David Fowler explained that voting by proxy was only allowed during Covid.

Commissioner Proctor asked the other members if they would be willing to have a special workshop to review the historic ordinance for any necessary updates. The members agreed but there was no date set.

13. Adjournment.

Commissioner Ohlendorf moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:14 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Kevin Thuerwaechter, Chairman



CFA-25-24

515 S MAIN ST

REPLACE FRONT PORCH DECKING

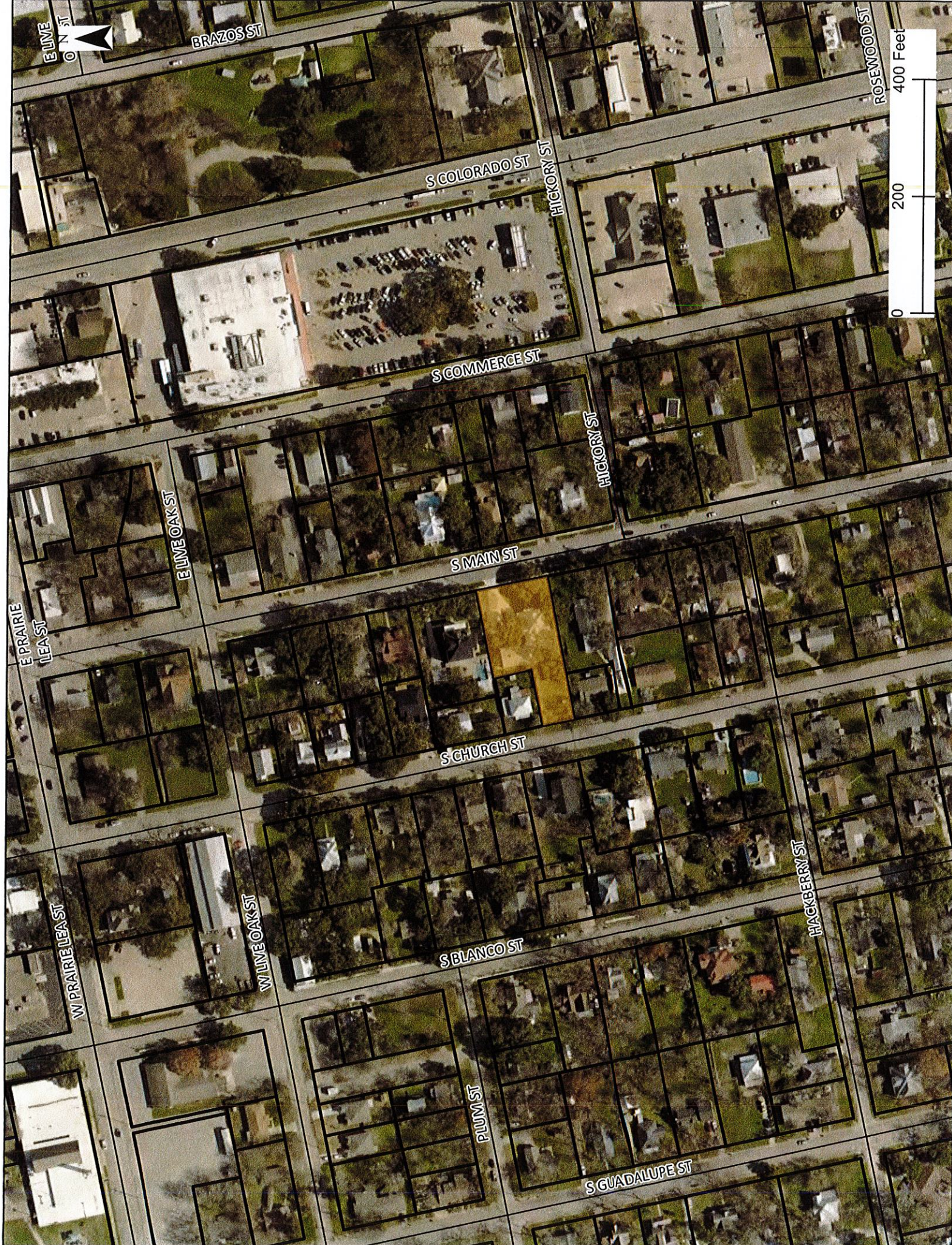


SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-25-24
REPORT DATE: September 11, 2025
MEETING DATE: September 17, 2025
APPLICANT'S REQUEST: Front porch decking replacement with a different material
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Shawn Martinez, Lockhart Construction, LLC
OWNERS: Arnold and Marcia Proctor
SITE LOCATION: 515 South Main St.
LEGAL DESCRIPTION: Lot 4 and Part of Lots 3, 7, and 8, Heppenstall Addition
EXISTING USE OF PROPERTY: Single-Family Residence
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: RMD (Residential Medium Density District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to replace the front porch decking material of a single-family residence (A.A. Storey House) that received City designation as a Historic Landmark in April 2021. The new material consists of recycled polymer (PVC) and is of a tongue-and-groove design, the material of which differs from the current pine wood material that the applicant explains is rotted and a safety hazard. According to the application materials, the deck measures approximately 41 feet wide by 10 feet deep, with a wrap-around section at the northeast corner of approximately 8 feet by 15 feet. The color of the new decking material will be a soft gray, similar to the color of the current material. A deck addition to the rear of the residence, consisting of composite wood, was approved by the Commission in June 2021. Illustrations and specifications of the new material are included with the agenda packets, and a sample of the material will be presented at the meeting.

COMPATIBILITY: Although the proposed PVC material is not considered historic, it is an attractive material that mimics natural wood grains and will fundamentally exhibit the same appearance from the street as the current porch material. According to information submitted by the applicant, the PVC decking is highly resistant to mold and mildew, and will not splinter, crack, cup, peel, or rot. The material is advertised as being low-maintenance, without the need to sand, stain, or seal, only requiring an occasional scrub and rinse. The applicant has also submitted a recent newspaper article on Fort Sam Houston's Stilwell House in San Antonio, on the National Register of Historic Places, which will be renovated this fall. Among the renovations includes a porch replacement with the same PVC polymer material as is proposed for the subject property. A precedent therefore exists for this material being used on a historic landmark (national register) building.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed improvement in the Historic Districts and Landmarks Ordinance, the property's designation as a Historic Landmark subjects the proposal to approval of this Certificate for Alteration and the issuance of a building permit.

ALTERNATIVES: None necessary.

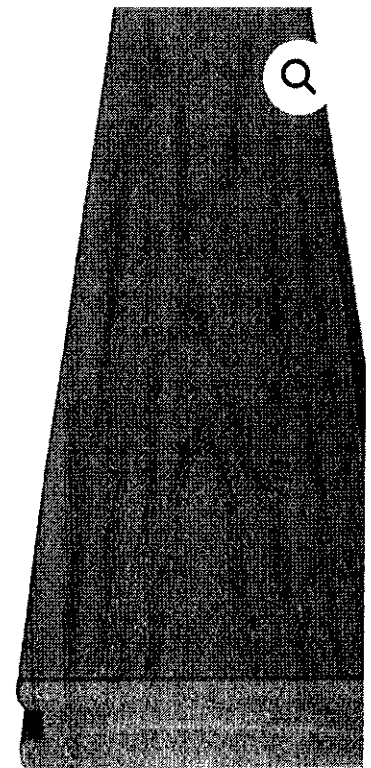
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Home > Products > Porch > Porch Collection

TIMBERTECH ADVANCED PVC Porch Collection



Hardwood & Stained Wood Looks

Give your porch the refined look of premium hardwood with all the benefits of a durable capped polymer material. Our high-performance, low-maintenance porch boards are designed with a tongue-and-groove system for minimal gapping, giving you a smooth surface you'll never have to sand, stain, or seal.

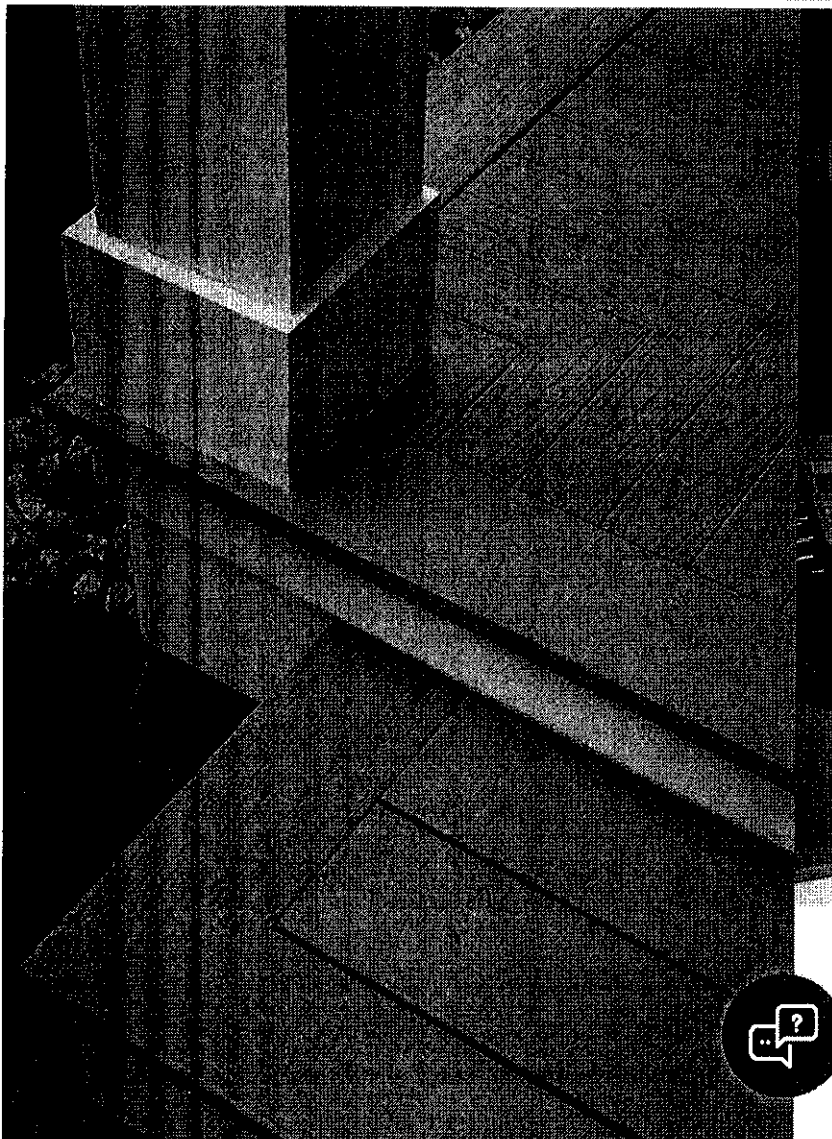
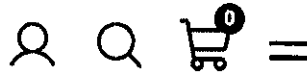
PORCH COLOR Slate Gray

Home > Products > Porch > Porch Collection

Get a better sense of color, style, and material.

[ORDER FREE SAMPLES >](#)

TimberTech

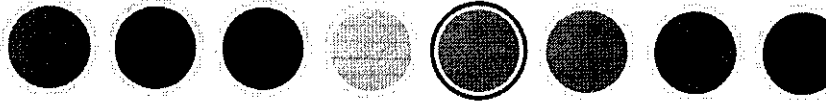


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polymer material. Our high-performance, low-maintenance pc tongue-and-groove system for minimal gapping, giving you a sand, stain, or seal.

PORCH COLOR Slate Gray



SAMPLE SIZE

☐ 1' Sample

FREE \$0.00

\$0.00

-

1

+

ADD TO CART



DETAILS

OPTIONS &
DIMENSIONS

INSTALLATION
& WARRANTY

FAQS

SUPER DURABLE

Made of high-performance and recycled polymers (and absolutely no wood fibers), TimberTech Advanced PVC porch boards are highly resistant to moisture damage like mold and mildew, and they won't splinter, crack, cup, peel, or rot.

SMOOTH SURFACE

A standard or wide board profile and interlocking tongue-and-groove connection offers a timeless look that ensures your home makes a great first impression every time.

TIGHTER-FIT

With tongue-and-groove technology, our porch boards offer a tighter fit than you would find on a deck.

LOW MAINTENANCE

Never sand, stain, or seal your porch ever again. An occasional scrub and rinse are all that's needed.

FADE & STAIN-RESISTANT

Enjoy a richly hued porch for decades with protective capping that resists UV rays and staining.

BETTER CHOICE FOR FIRE ZONES

Passes test for slowing flame spread: WUI (Wildlife Urban Interface) compliant.

SPLINTER FREE & BAREFOOT FRIENDLY

Better for bare feet and paws, TimberTech Advanced PVC porch boards won't splinter, and stay up to 30° cooler to the touch with 40% better traction, wet or dry, than competitive products.

INDUSTRY-LEADING WARRANTIES

Rest easy knowing your investment is protected with a 50-Year Fade & Stain Limited Warranty and Lifetime Limited Product Warranty.

SUSTAINABLE

Made in the USA from approximately 60% recycled material, including post-construction scarp like vinyl siding and trim, TimberTech Advanced PVC decking is a sustainable option. Plus, they're fully recyclable at the end of their useful life.

DESIGN VERSATILITY

DESIGN FLEXIBILITY

With Multiwidth options, TimberTech Advanced PVC porch boards allow you to create a truly unique design that shows off your sense of style.

**Although TimberTech Advanced PVC porch boards are cooler to the touch than many other board products, all will get hot in the sun. Additionally, the darker the board color, the hotter it will feel. For hotter climates, consider choosing a lighter color.*

Get Inspired

See how others have transformed their outdoor living spaces.

Porch in SLATE GRAY with Reserve Rail
in WHITE and RISER LIGHTS

Porch in SLATE GRAY



DECKING

PVC vs. Composite Decking: Material Benefits and Differences

May 11, 2023



Modern decking materials have so much more to offer than traditional lumber. Manufactured products, like PVC and composite, use polymer blends and capping to improve the durability and longevity of decks.

Both high-performance materials are at least partially synthetic, so how do you decide between PVC vs. composite? The best decking choice for your home depends on a number of factors, so learn more about manufactured composite materials and their benefits below.

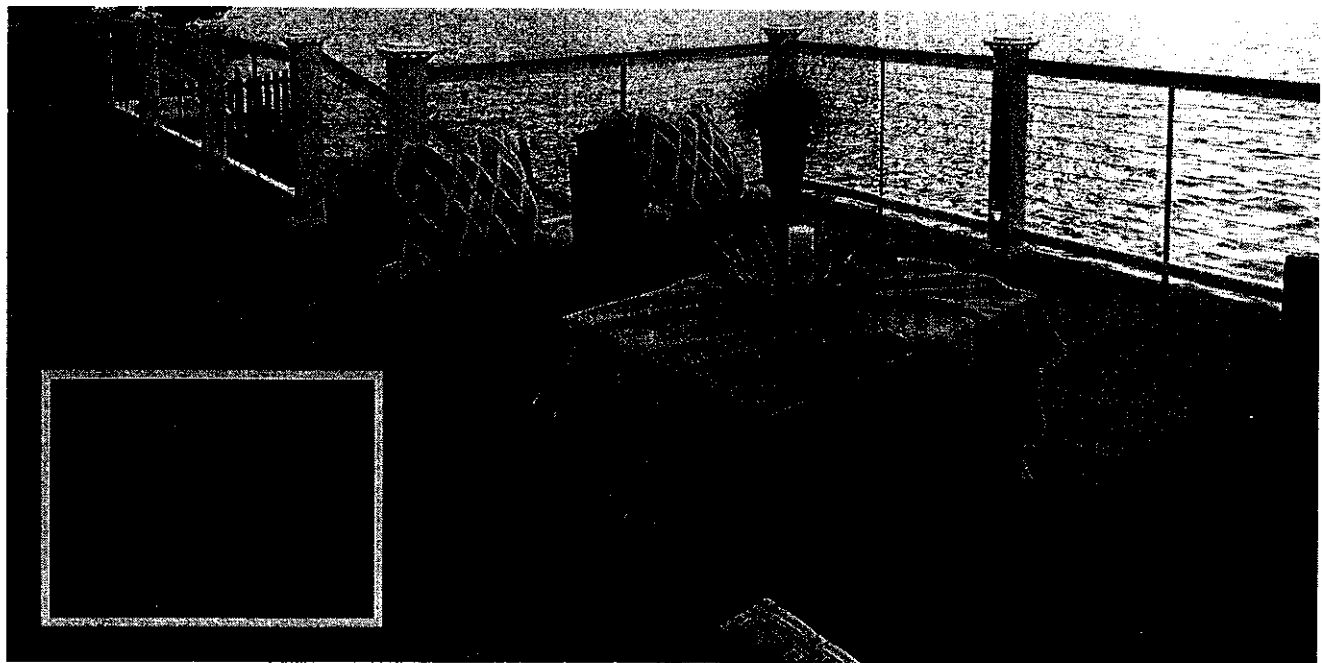
	Real Wood Looks	Water Resistance	Mold Resistance	Maintenance	Life Span	Upfront Cost
PVC	★★★★ Great	★★★★ High	★★★★ High	★★★★ Low	★★★★ 50+ years	\$\$\$
Composi	★★★	★★★	★★★★	★★★★	★★★	\$ \$

Material	Good	Moderate	High	Low	25-30+ years	
Wood	☆☆☆ Great	☆ Low	☆☆ Moderate	☆ High	☆ 10-15 years	\$

In This Article:

- PVC decking
- Composite decking
- Capped manufactured decking
- Which is better?

PVC decking



PVC decking is made of plastic called polyvinyl chloride and doesn't feature any organic materials like wood pulp. Because it's made of synthetic polymers, PVC decking is extremely low maintenance, and water and weather resistant. You won't have to seal it every year and it can last

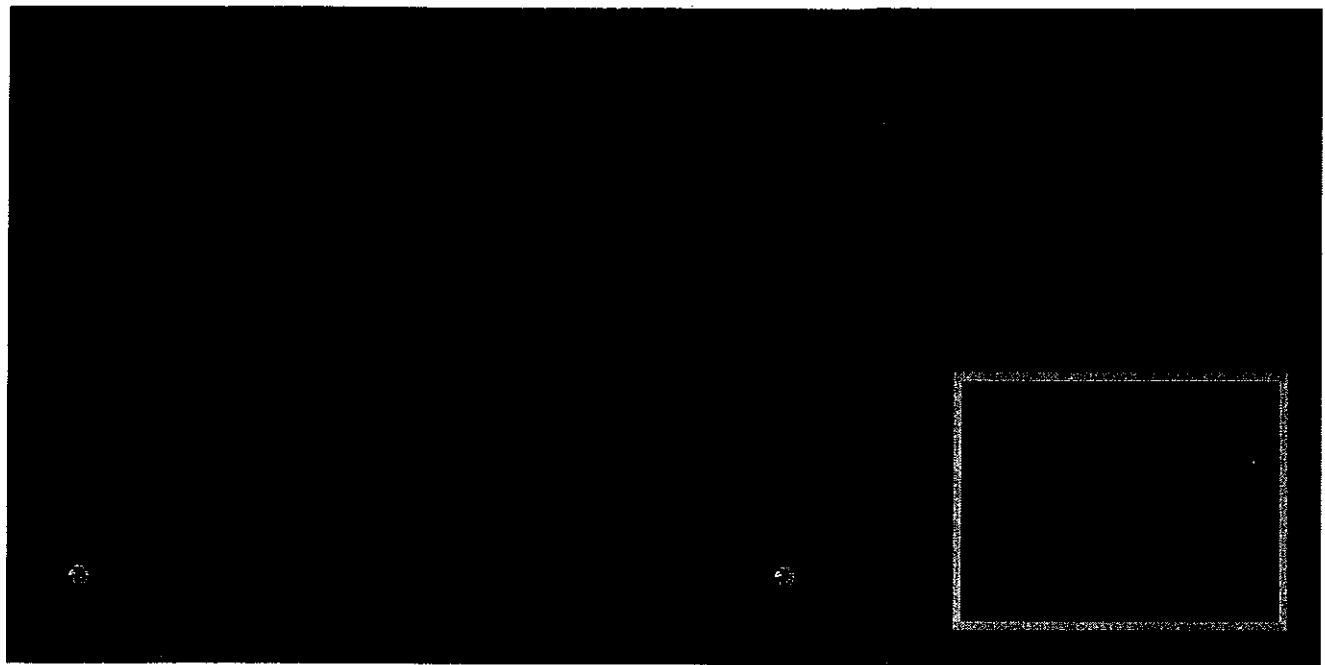
50 years or longer.

Understand that PVC decking varies in quality and appearance, and it has advanced over the decades. Older and low-quality PVC decking has a reputation for looking like plastic or getting hot in the sun.

Modern PVC from high-quality manufacturers corrects many of these concerns. In fact, TimberTech's Advanced PVC decking offers hyperrealistic wood looks and grain patterns in a variety of stunning colors.

Pros	Cons
<ul style="list-style-type: none">• Versatile color options• Durable• Weather resistant• Mold and mildew resistant• Real wood looks• Lightweight• Low maintenance• Best choice for fire zones	<ul style="list-style-type: none">• Upfront cost• Low-quality or outdated PVC materials may be slippery or retain heat buildup

Composite decking



Composite materials are created with a blend of polymers and organic wood fibers for improved durability and weather resistance. They often feature three- or four-sided polymer caps that prevent water penetration to protect the decking board's core.

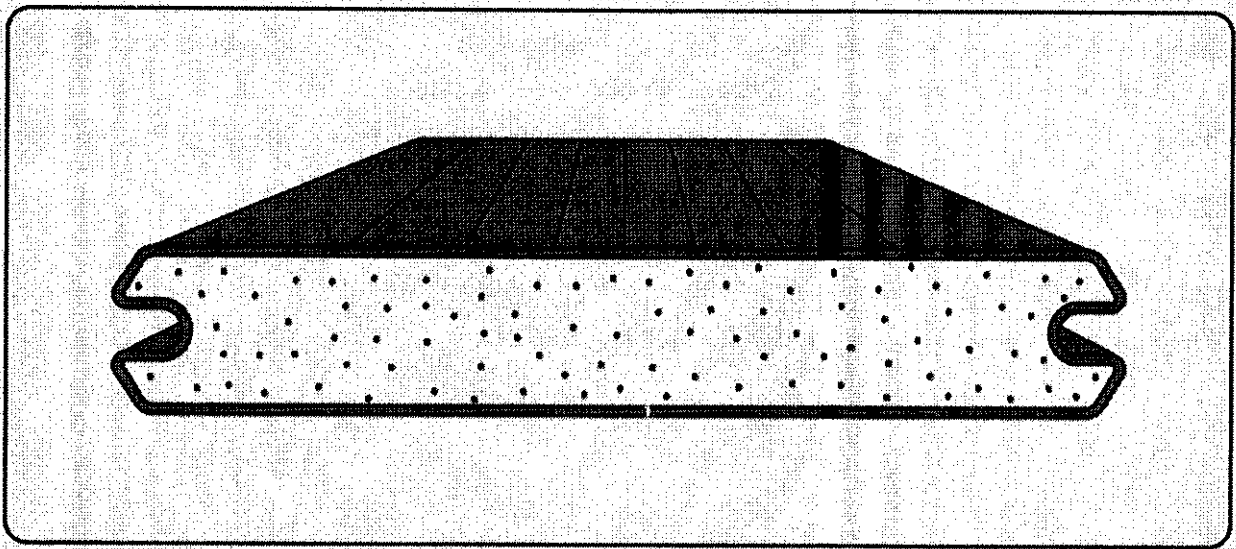
TimberTech's composite core is made entirely of organic fibers with three- or four-sided polymer capping for maximum performance and protection. The four-sided cap improves water resistance from all sides, including the bottom of the board, so your deck lasts longer without fading, cracks, or rot.

Like PVC decking, composite decking technology continues to advance and offers excellent wood grain textures and aesthetics. It looks great and outperforms wood decking, but it doesn't last quite as long as PVC boards. Homeowners working with a budget will also appreciate composite's lower upfront costs.

Pros	Cons
<ul style="list-style-type: none">• Versatile color options• Durable• Weather resistant• Mold and mildew resistant	<ul style="list-style-type: none">• Flexible boards require specific substructure installation• Uncapped boards may be prone to water and mold damage

- | | |
|---|--|
| <ul style="list-style-type: none">• Real wood looks• Low maintenance• Slip resistant• UV resistant | |
|---|--|

Capped manufactured decking



Manufactured decking includes composite and PVC materials that feature protective polymer caps. Boards may have three- or four-sided caps depending on the manufacturer and quality. Four-sided caps are the most protective since they prevent moisture penetration from every direction.

Beyond moisture protection, the decking caps prevent mold and mildew growth and they won't crack or fade like wood decking. All of these features reduce homeowners' maintenance costs and labor, and improve the longevity of their deck and its appearance.

Which is better? PVC or composite decking

Both materials are low-maintenance and durable alternatives to wood decking. Either is a great choice if appearance, maintenance, and sustainability are top factors for you.

Still, there are a few key considerations that can help you decide between composite and PVC.

Longest life span: PVC

PVC lasts much longer than other decking materials because it's entirely synthetic and resistant to

TimberTech



in of 50 years or more, so you can

Composite decking still outperforms traditional wood with a 2

Best for water: PVC

Synthetic PVC wins again for water resistance, so it's great for exposed to saltwater. TimberTech Advanced PVC decking is also resistant to algae, mold, and mildew, so it's safer for wet surfaces

Best for your budget: Composite

Composite decking is typically more affordable than PVC boards for initial savings. Both composite and PVC decking are rot resistant, so you'll also save on long-term maintenance costs compared to

Easiest to install: PVC

PVC and composite decking installations follow very similar processes between deck size and design more than the boards themselves. PVC is lightweight compared to wood and composite, so it's easier to handle for DIYers.

The key to great composite decking and PVC installation is to follow local building codes, regardless of the material you choose. Be



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GOT IT

down to the right wood look for your home and personal lifestyle

Still on the fence? Order free decking samples to see and feel



	Our Advanced PVC	Leading Competitors' Composites	Ipe Premium Hardwood	Pressure-Treated Soft Woods (varies by region)
Material Makeup	Industry-leading capped polymer made without wood. Not offered by leading competitor.	Three-sided capped composite made from plastic and wood particles that can compromise long-term performance.	Organic material. Contributes to deforestation.	Organic material, treated with chemicals for temporary to semi-permanent protection.
Moisture Resistance	High resistance. Very low risk of moisture damage.	More susceptible to damage and rot, especially in high moisture environments where water is exposed to boards.	Prone to moisture damage, like rotting, splitting, and cracking, with exposure to weather and sunlight over time.	Prone to moisture damage, like rotting, splitting, and cracking, with exposure to weather and sunlight over time.
Fade/Stain Resistance	Superior resistance backed by a 50-Year Fade & Stain Limited Warranty.	25-year to 50-year limited warranties.	Prone to fading and staining with exposure to weather and sunlight over time, especially if not regularly maintained.	Prone to fading and staining with exposure to weather and sunlight over time, especially if not regularly maintained.
Heat Resistance	Stays up to 30° cooler than competitive boards.	When comparing similar colors, competitors' products get hotter.	May get hot in the sun.	May remain relatively cool if unstained.
Slip Resistance	Up to 40% better slip resistance than leading competitive composites.	Less slip resistant.	Wood products can become slippery without regular cleaning and maintenance.	Wood products can become slippery without regular cleaning and maintenance.



	Our Advanced PVC	Leading Competitors' Composites	Ipe Premium Hardwood	Pressure-Treated Soft Woods (varies by region)
Fire Resistance	Class A Flame Spread Rating, WUI-compliant or both.	Some have Class B or Class C Flame Spread Rating and/or are WUI-Compliant.	Generally has a Class A Flame Spread Rating, though oil-based stains and sealers act as an accelerant.	May be treated with fire retardants, but is generally combustible.
Multiwidth Decking	Available in three widths for unique design options.	Not available.	May have to source from multiple suppliers to secure different widths.	May have to source from multiple suppliers to secure different widths.
Heat Bending Capabilities	Heat bends to create curves for design versatility.	Requires a more laborious, time-consuming process.	Requires an expensive, time-consuming process to steam-bend.	Requires an expensive, time-consuming process to steam-bend.
Product Warranty	Limited Lifetime Product Warranty.	25-year to 50-year limited warranties.	Varies by seller. Some offer 25-year warranty if extensive prep, install, and maintenance practices are followed.	Varies by seller. Some offer 25-year warranty if extensive prep, install, and maintenance practices are followed.
Price (range)	\$-\$-\$\$\$\$\$	\$-\$-\$\$\$\$\$	\$\$\$-\$\$\$\$\$+	\$-\$-\$

12:51

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TimberTech



Get to know TimberTech Advanced PVC Decking

Swipe to the right to learn more

What is PVC?

Polyvinyl chloride (PVC) is a highly durable type of plastic, and ours is manufactured without producing toxins or waste. More sustainable than wood, TimberTech Advanced PVC Decking is made from up to 60% recycled material — including waste from other manufacturers, construction sites, and more. Plus, at the end of their very long life, our boards can be recycled again.



Inspired by nature, born from
technology



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GOT IT



PVC

TimberTech® TimberTech®

ADVANCED PVC

COMPOSITE

BY AZEK®

BY AZEK®

MATERIAL

ADVANCED PVC

Made from approximately 60% recycled polymers.

Proprietary **cap** is made from a blend of high-performance polymers. **Core** is comprised of a blend of a majority of recycled PVC and other high-performance materials, absent of organic matter, like wood, that would absorb water or attract mold and insects.

COMPOSITE

Made from approximately 85% recycled polymers and reclaimed wood fibers.

Wood-free cap is made from a blend of high-performance polymers. Core is made from a mix of reclaimed wood fibers, recycled polymers and other high-performance materials.

WARRANTIES

ADVANCED PVC

Limited Lifetime Product Warranty; 50-Year Fade & Stain Limited Warranty

COMPOSITE

30-Year Product Limited Warranty and Fade & Stain Limited Warranty (Legacy, Reserve, Terrain).

25-Year Product Limited Warranty and Fade & Stain Limited Warranty (Prime+, Prime/Premier)

FIRE RESISTANCE

ADVANCED PVC

COMPOSITE

WUI-compliant and/or Class A Flame Spread Index rated*

Reserve Collection is offered in a WUI-compliant version.

HEAT RESISTANCE

ADVANCED PVC

Stays up to 30° cooler to the touch than competitive composite decking**

COMPOSITE

Average heat resistance

SLIP RESISTANCE

ADVANCED PVC

Up to 40% better slip resistance, wet or dry, than leading competitor

COMPOSITE

Average slip resistance

PRICE

ADVANCED PVC

\$\$-\$\$\$\$

COMPOSITE

\$-\$\$\$

MOISTURE RESISTANCE

ADVANCED PVC

Best

COMPOSITE

Better (Legacy, Reserve, Terrain) Good (Premier***, Prime, Prime+)

WIDTH OPTIONS

ADVANCED PVC

Vintage - available in narrow, standard and wide

Landmark - available in standard width only

Harvest - Slate Gray & Brownstone available in standard and wide

COMPOSITE

Available in standard width only

Compare your options

When you look at the benefits side by side, it's easy to see that even the leading competitor's composite doesn't measure up to TimberTech Advanced PVC or Composite Decking.

	TIMBERTECH ADVANCED PVC DECKING	TIMBERTECH COMPOSITE DECKING	LEADING COMPETITOR COMPOSITE DECKING
Long lasting	✓	✓	✓
Low maintenance	✓	✓	✓
Sustainable	✓	✓	✓
Realistic wood looks	✓	✓	
Moisture resistance	✓	✓	
Top-rated fire resistance	✓		
Slip resistance	✓		

[See more Advanced PVC details](#)

[See more Composite details](#)

SHOP ADVANCED PVC

SHOP COMPOSITE

1:38

97



timbertech.com



TimberTech



DETAILS

OPTIONS &
DIMENSIONS

INSTALLATION
& WARRANTY

FAQS

Standard Width Porch Boards

- Actual dimensions: 3.13" x 1"
- Lengths available:

Tongue and groove 12' and 16' (in Coastline®, Cypress®, Dark Hickory, English Walnut, Mahogany, Oyster®, Weathered Teak®)

Tongue and groove 10', 12', and 16' (in Slate Gray)

Wide Width Porch Boards

- Actual dimensions: 5.5" x 1"
- Lengths available:

Tongue and groove 12' and 16' (in Coastline®, Cypress®, Dark Hickory, English Walnut, Mahogany, Weathered Teak®)



This site uses cookies to ensure you get the best experience. [LEARN MORE](#)

GOT IT

How will your deck be built? *

- ☐ I will build it myself
- ☐ By a contractor
- ☐ I want to explore using a qualified TimberTech Contractor
- ☐ I'm not sure yet

First Name *

Last Name *

Email Address *

We'll only use this information if you choose to be connected to resources for your project. A copy of your estimated deck materials cost will be emailed to you.

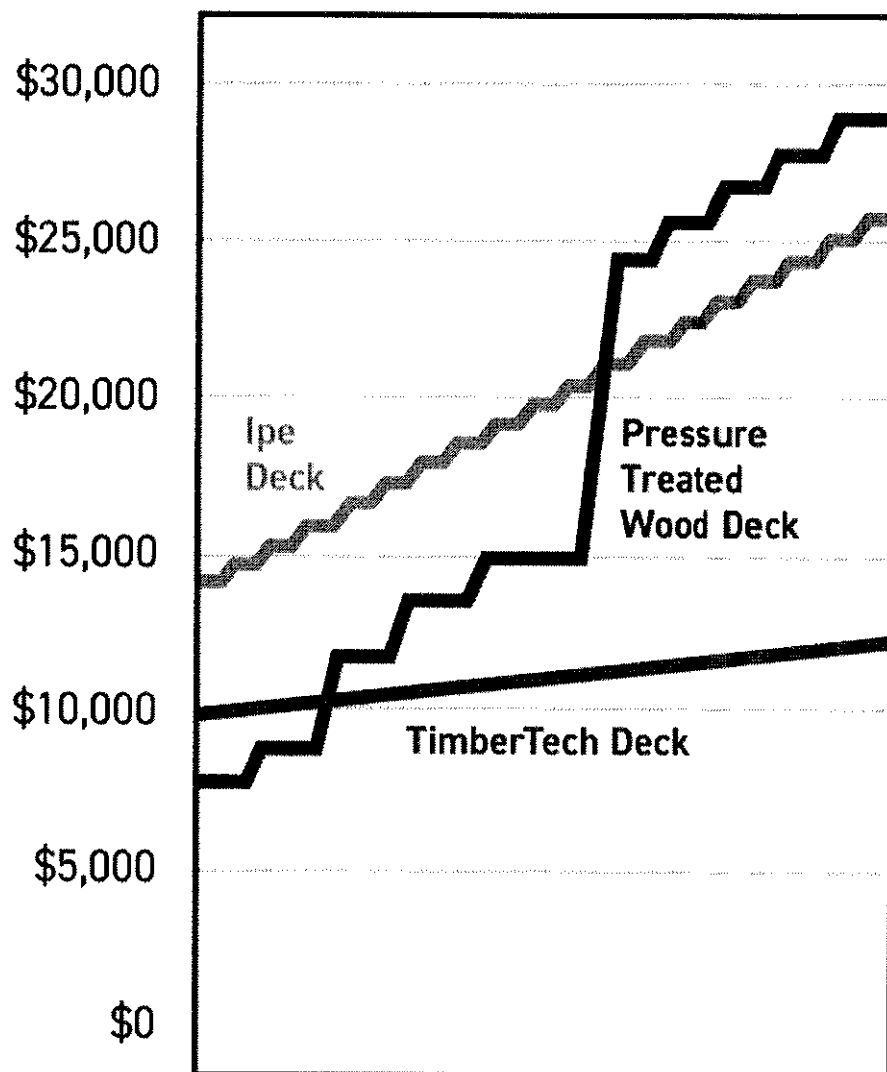
SEE MATERIALS ESTIMATE

Long-Term Value

Wood versus TimberTech: lifetime costs

While a TimberTech deck may cost more upfront, the savings over time are substantial since TimberTech Decking won't require the same annual maintenance and repairs as a wood deck. The upgrade from a pressure treated wood deck to a composite or PVC deck can add as little as 15% to the total cost of your project even though the boards themselves typically cost 20-40% more. This is because the largest portion of your project, substructure, and labor costs remain the same regardless of the decking material you choose. And if you're considering premium hardwoods like ipe or cedar, the cost of TimberTech Decking is comparable and often less.

Long term cost of a deck



Yrs. 5 10 15 20 25

An Ipe deck costs more upfront and more to maintain in the long run

A wood deck costs less initially, but the annual maintenance costs add up quickly

A wood deck needs to be replaced approximately 15 years after initially installing it

Assumptions

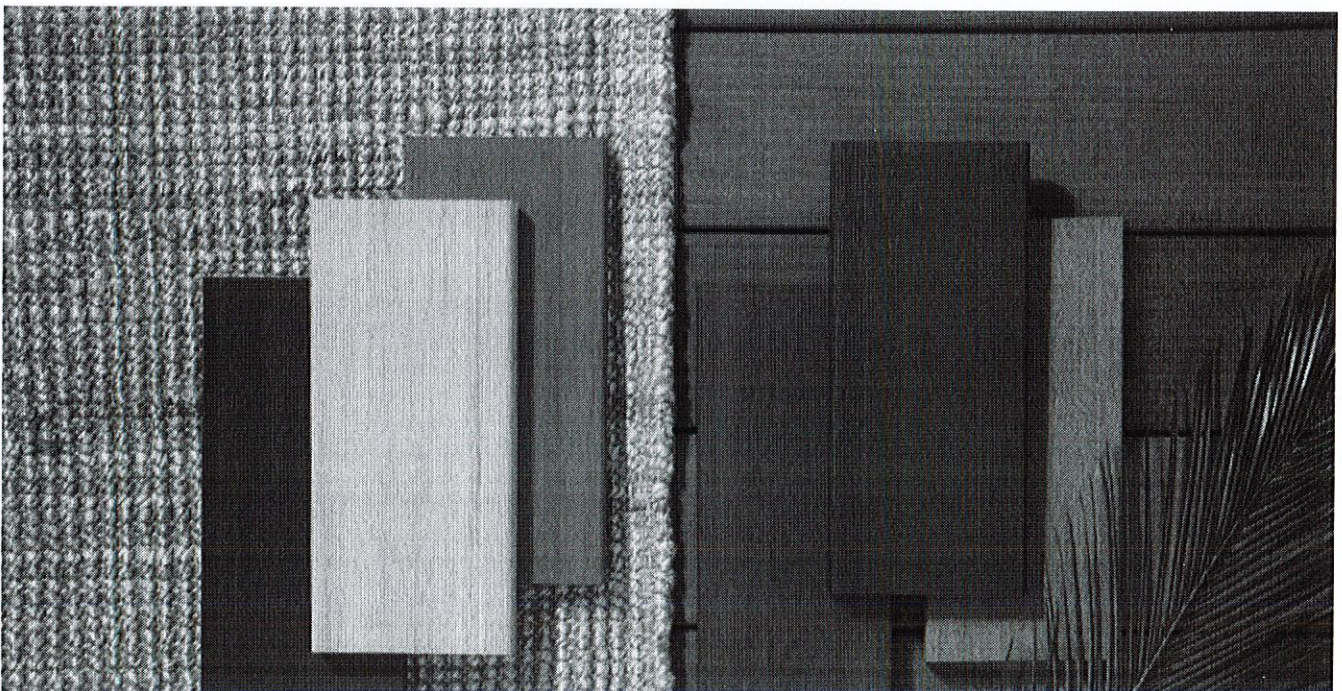
- A TimberTech deck requires optional annual cleaning
- A wood deck requires annual cleaning plus sanding, staining and sealing every three years
- An Ipe deck requires cleaning, sanding, oiling and sealing every other year

The bottom line

When deciding between composite and wood decking, consider both the short-term and long-term financial implications. Composite decking offers a higher initial investment but lower lifetime costs due to minimal maintenance and longer durability. Wood decking, while cheaper upfront, requires ongoing maintenance and may need to be replaced sooner, leading to higher costs over time. Your choice will depend on your budget, how much maintenance you're willing to do, and how long you plan to stay in your home.

DECK MATERIAL COST CALCULATOR ↑

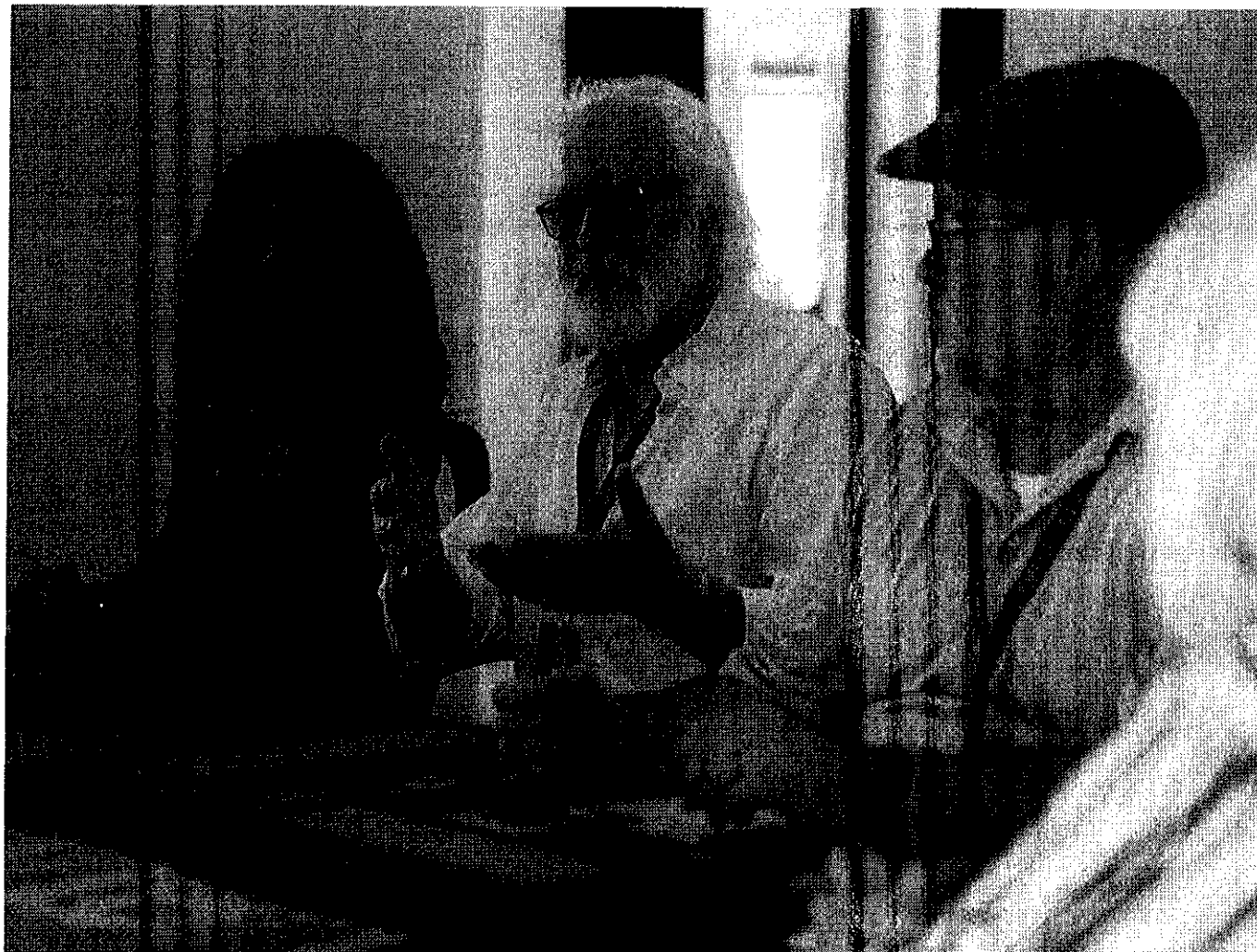
Resources to get you started



Repairs to begin at Fort Sam Houston's historic house



Joan Gaither, president of the Foundation for San Antonio Military History, meets with collaborating members at the Stilwell House.



Jim Morrison, JBSA cultural resources architect, speaks at a meeting on July 17 at the Stilwell House at Fort Sam Houston in San Antonio.

BY SIG CHRISTENSON
STAFF WRITER

General Joe Stilwell had a reputation for being sharp-tongued — and sometimes crossing the line.

He mocked President Franklin D. Roosevelt, who suffered paralysis in his legs after falling ill with polio, calling him “Rubber Legs.” If he didn’t like someone, Stilwell might

come up with a nasty name for them or seek revenge against anyone he believed had slighted him.

One of his students at the Army's Infantry School at Fort Benning, Ga., drew a sketch of his instructor coming out of a vinegar bottle. "Vinegar Joe," he wrote. The name stuck.

But if Stilwell didn't get a lot of love, a historic residence on Fort Sam Houston's fabled Infantry Post that's named for him is another story.

The Stilwell House is poised to undergo an extensive renovation of its porches — the structure's third makeover in a decade. Its brick-and-wood exterior, worn down by storms, broiling Texas summers and the passage of time, will get a facelift starting in late September.

Later this fall, Fort Sam leaders will celebrate the renovated Stilwell House when the work's done. Built in 1888, it's one of the oldest buildings on the East Side installation, which got its start in 1876 as the Post at San Antonio.

"The inside of the building is fine, but we had some storm damage and just Texas weather beating the heck out of the wooden exterior parts, and that's what the work is going to fix — the porches, the decks, the supports and so on — and that's supposed to start pretty soon," said John Manguso, who manages the Stilwell House on behalf of the nonprofit Foundation for San Antonio Military History.

The Stilwell House was designed by famed British architect Alfred Giles, who's known locally for the Maverick-Carter House built in 1893, which is located downtown near the Tobin Center for the Performing Arts.

The building has remained open.

"We've hosted some social events," Manguso said. "We have meetings there — our regular meetings, guest speakers and activities for kids, like making Christmas ornaments or stuff like that."

A single, anonymous donor is contributing nearly \$350,000, which is enough to pay for most of the work.

But Joan Gaither, president of the Foundation for San Antonio Military History, sent an email in late June asking other potential donors to “contribute to this noble effort to preserve this Victorian gem.”

She expects the project’s price to increase as change orders come in and add-ons to the project related to structural integrity and safety are identified.

Bill Haines, a board member of the foundation, said the cost could top \$400,000. Tax-deductible donations payable to Foundation for San Antonio Military History can be sent to P.O. Box 340308, Fort Sam Houston, TX 78234.

The Stilwell House served as quarters for the commanding officer of Fort Sam’s Upper Post and was restored in 1998.

Though Joseph Warren Stilwell Sr. is the building’s namesake, he didn’t spend a lot of time there. He lived in the house between 1939 and 1940 while commanding the 2nd Infantry Division’s 3rd Brigade.

He embraced the nickname Vinegar Joe. After discovering the infantry student’s caricature, Stilwell pinned it to a board, had it photographed and copies sent to friends.

Fort Sam is the oldest of three installations in San Antonio, getting its start with construction of the storied Quadrangle in 1876, where the Indian chief Geronimo and other Apache warriors were jailed a decade later.

The Stilwell House is one of 1,153 Fort Sam buildings on the National Register of Historic Places, some of which are vacant and in disrepair. Six were slated for renovation and 19 others for demolition last year.

Of those that were to be razed, the oldest was built in the 1890s.

When renovation work begins at the Stilwell House, workers will use original blueprints from the mid-1880s. Fort Sam preservationists were able to obtain the blueprints for the house and porch from the National Archives. That helped them show Joint Base San Antonio and State Historic Preservation Office officials — whose approval they needed — exactly how they’d rebuild the exterior of the residence, making it look

just the way it did in the 19th century.

The lower and upper levels of the exterior porches will be torn out and replaced. The columns, which sit on wood bases that have rotted, will be repaired, and a historically accurate railing will be installed on the second floor.

The porch is a large area, accounting for about 3,500 square feet between the first and second floors. The plan calls for the original porch, made of long-leaf pine, to be replaced by polyvinyl chloride, a synthetic plastic polymer that will not deteriorate.

“We’re going to go back to the original, and we’re excited about it,” Gaither said. “We’re going to replicate exactly what has always been here.”

The Foundation for San Antonio Military History has used Stilwell House as a setting for GI weddings, one of them a couple who were both wounded in Afghanistan and later rehabbed at Brooke Army Medical Center. It’s also been the setting for countless promotion and farewell parties.

The old two-story home also puts on a children’s workshop every other month where the kids learn military history and about life in the 19th century.

“We taught them how to write with quill pens,” Gaither said. “We had to teach them how to write cursive.”

**CERTIFICATE FOR ALTERATION APPLICATION**CFA-2524*- Historic Landmark Property -*

(512) 398-3461 • FAX (512) 398-3833

P.O. Box 239 • Lockhart, Texas 78644

308 West San Antonio Street

APPLICANT / PROPERTY OWNERAPPLICANT NAME Lockhart Construction LLCADDRESS 523 Cibilo St Lockhart, TxDAY-TIME TELEPHONE 512-995-6540E-MAIL lockhartconstructiontx@gmail.comOWNER NAME Arnold ProctorADDRESS 515 S Main StDAY-TIME TELEPHONE 214-288-9151Lockhart, TX 78644

E-MAIL _____

PERSON DOING WORK Lockhart Construction, LLCESTIMATED COST 10,000**PROPERTY**LEGAL DESCRIPTION Lot 4 and part of Lots 37, 38, Heppenstall AdditionADDRESS 515 S Main st Lockhart, TX 78644ZONING CLASSIFICATION RMD**GENERAL INFORMATION**

An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. **PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:**

Remove and replace rotten wood deck boards with new tongue and groove deck boards to match. New material is a pvc product that will not rot over time, and will maintain the look and character of the property

APPLICATION FEE OF \$50.00, payable to the City of LockhartReceipt Number: R01401343

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

APPLICANT SIGNATURE _____

DATE 08/29/25

PROPERTY OWNER SIGNATURE _____

DATE 08/29/25

HISTORICAL PRESERVATION COMMISSION APPROVAL _____

DATE _____

CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.

Yes No Verified

SCOPE OF WORK QUESTIONS

Section One

1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? RMD
Check one: Historic Landmark x Historic District
2. Is this application for any construction or alteration work that is **NOT** described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?

Section Two

1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur?
2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
4. Has a permit been issued for any of the proposed work? Date: Permit No.
Has any work actually started? Describe: None needed per City of Lockhart

Section Three

1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?
2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

Scope of Work Questions Verified By: Kevin Walker

Date of Verification: 9/10/25

Certificate No. CFA-25-24 Date Submitted 9/5/25

Please Note: A Certificate for Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.