



Agenda Item Report

Legislative Board: Historic Preservation Commission
Date: September 18, 2025
Contact: Will Parrish
Agenda Item ID / Number: 2025-829- / G.1

ITEM TITLE: Deliberation and possible action to approve a request Cody Clayton to replace a concrete and brick front porch at 101 Houston Street with an engineered wood front porch.

1. EXECUTIVE SUMMARY

The applicant is requesting to replace the existing brick and concrete front porch with an engineered wood front porch. No railing is proposed.

2. BACKGROUND/HISTORY

101 Houston Street is identified in the Historic Resources Survey as a residential building constructed of brick in a Craftsman style, and is considered High Priority. The previous Historic Resources Survey (1992) also identified it as a residential building constructed of brick, but identified it as a Tutor Revival style structure, and at the time it was considered Medium Priority.

This property received a Certificate of Appropriateness to construct a wooden deck on top of the existing brick and concrete porch at the September 16, 2021 Historic Preservation Commission Meeting. A review of the Staff report from that meeting shows that Staff recommended that the request on the deck be tabled until the applicant was ready to move forward, however HPC voted 6-1 to allow the wooden deck be constructed over the existing deck, and not to exceed the parameters of the existing deck, with a natural wood stain. This COA expired in September of 2022, and the applicant has resubmitted the request with some modifications, including removal of the existing patio and a change of material from wood, to a composite material as a wood alternative, called TimberTrek Rugged Cathedral Grain. The applicant is proposing the same material as a skirting along the outside edge of the porch. The existing porch is currently failing and is in a deteriorated state.

Staff does not have pictures of the structure from before the brick was added to the building, however the applicant the primary entrance was relocated during an addition to the structure, which indicates that the porch was not original. The brick surround of the porch and the brick siding appear to have been added at the same time, as some, but not all of the bricks are of the same design, construction, and color.

3. ANALYSIS

Chapter 3, Section H of the Buda Historic Guidelines provides guidance on porches, and states that:

"Where a porch has been a primary character-defining feature of a front facade, this should continue. In addition, a new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing. A porch protects an entrance and provides shade in the summer. It also provides a sense of scale and aesthetic quality to the facade of a building. It catches breezes in the warmer months, while providing a space for residents to sit and congregate. Finally, a porch often connects a house to its context by orienting the entrance to the street."

While Staff does not believe that this was the original porch, it has become a character defining feature of this structure since the 1970s. The applicant is proposing to maintain the brick columns, but remove all the other brick associated with the existing porch.

Guidelines include the following:

1. Preserve an original porch when feasible. Replace missing posts and railings when necessary.
 - *According to the previous Staff Report from 2021, the applicant provided evidence that the brick is not original to the structure, however it has been there for many years, having being added in the 1970s.*
2. Avoid removing or covering historic materials and details on a porch. Removing an original porch rail, for example, is inappropriate.
 - *The applicant is proposing to remove or cover the existing brick and concrete porch. The previous COA approved building the wooden deck over the existing porch, and maintaining the existing porch dimensions.*
3. If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever possible. On significant buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
 - *Based on the information previously provided, the brick may not be original to the structure, however, it has been on the structure since some time in the 70s.*
4. Avoid applying decorative elements that are not known to have been used on your house or others like it.
 - *No decorative elements are proposed.*
5. Use original materials where possible, but as a last resort correctly detailed and appropriately painted fiberglass columns may be acceptable.
 - *It is possible for the applicant to use wood, however the applicant is proposing to use a composite material rather than wood, in order to extend the life of the deck.*
6. Porches on the fronts of dwellings should not be enclosed with wood, glass, or other materials which would alter the porch's open appearance.
 - *The Applicant is not proposing to enclose the deck.*

PORCH STAIRCASES & STEPS

1. Steps and staircases original to a property should be retained in their original location and configuration. Wood and concrete steps should be repaired with materials to match the original.
 - *The applicant is proposing to construct stairs in the same location as the existing stairs, but to construct them out of the composite material rather than concrete.*
2. Steps to porches with wood floors should be replaced with wood rather than brick or concrete.
 - *Applicant is proposing to replace existing concrete steps to existing concrete porch with composite material for both.*
3. Steps and staircases added to a building should have newel posts and balusters, treads and risers, to match original porch construction.
 - *The applicant is not proposing posts, balusters, etc. the proposed stairs will maintain the existing step count and elevation.*

4. FINANCIAL IMPACT

Not Applicable

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Historic Downtown

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the application for conformance to the Historic Design Guidelines and recommends approval of the request with the following condition: 1. Try to salvage enough existing bricks to use on the front face of the porch rather than the Timbertrek skirting.

Attachments:

[HPC 25-10-coa certificate of approval \(1\).pdf](#)
[101 Houston St.pdf](#)