



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 240 E Scott Ave 37916

**FILE NO.:** 8-H-18-HZ

**DISTRICT:** Old North Knoxville H-1

**MEETING DATE:** 8/16/2018

**APPLICANT:** Christine and Kevin Sutherland (owners)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

**PROPERTY DESCRIPTION:** Queen Ann (1904)

Two-story frame with weatherboard wall covering. Hip roof with lower cross-gables, asphalt shingle covering and imbricated wood shingles in gable. Double-hung one-over-one and two-over-one windows with stained glass window on south elevation bay. One-story wrap-around front and side porch with turret at corner with standing seam metal roof covering, round wood columns with Ionic capitals and turned wood balustrade. Two interior offset brick chimneys. Brick foundation. Irregular plan. Projecting bay on south elevation. Recessed transoms over doors. Rear upper-level porch. Garage under house with entrance facing the north side-street.

► **DESCRIPTION OF WORK:**

Replace the rotted non-original tongue-and-groove flooring on both the front and back porches with Aeratis or Azek composite tongue-and-groove porch flooring. Additionally, install the Azek or Aeratis railing system on the back porch ONLY, with top rail to be similar to the earlier one and utilizing 2x2 square balusters.

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

**PORCHES**

1. Historic porches on houses in Old North Knoxville should be repaired, or maybe replicated if the original porch if documentation of its size and design can be discovered.
2. Design elements to be incorporated in any new porch design must include tongue-and-groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

**WOOD ELEMENTS**

5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale and



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material. Replacement parts should be based on historical, pictorial and physical documentation.

**SECRETARY OF INTERIORS STANDARDS**

6. 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 design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

**COMMENTS:**

The applicant has provided information on the State of Louisiana's approval of the proposed materials as appropriate for historic applications and that it has been used for porch flooring for Oak Alley Plantation in Louisiana.

The applicant also provides that "The back porch originally had very short square balusters."

**STAFF FINDINGS:**

1) The house is a contributing structure within the ONK H-1 Overlay and the National Register Historic District.

**PORCH FLOORING**

2) The proposed flooring materials are composed of solid extruded poly-vinyl chloride (PVC), and are faux wood-grained in an attempt to better simulate wood decking. While the use of synthetic boards have been approved for rear decks in the city's historic districts, it should not be use on front porches unless the material can be painted to reduce sheen and prominence of the faux-wood grain in order to better simulate wood.

3) The proposed Aeratis product provides a 3 -1/8" tongue-and-groove porch flooring that is designed to be painted; therefore, staff believes that this type of flooring is appropriate. Aeratis Traditions is paint-ready (with a 5-A paint adhesion) while Aeratis Classic may also be painted. It appears that an edge trim or nosing must be utilized with this product.

4) The porch floor is not highly visible from the from the right-of-way for the obvious reason that it is in the horizontal plane and not the vertical. It is not highlighted by sunlight as is a vertical surface. The front setback in this case is approximately 24 feet from the street.

**PORCH BALUSTRADES**

4) The rear porch balustrade is visible from the Cornelia Street right-of-way since the house is on a corner lot facing Scot Avenue.

5) Rear porches were typically constructed with more simple components than those of the front porch, so the proposed 2x2 square balusters are appropriate. The current rear porch balustrade with turned balusters is not original. (The front porch balustrade appears to be original and will be repaired in-kind.)

6) The guidelines and the Secretary of Interiors Standards state: "the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials."



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7) The proposed extruded PVC material for porch balustrades does not altogether simulate wood in texture and visual qualities because it does not have the imperfections or undulations of a hand-crafted wood balustrade and the material is very smooth; however, a paint-coat may somewhat mitigate only the texture issue. All of the Aeratis products may be painted but the Azek products are not recommended for painting. (Additionally, some PVC balustrade products have exposed fasteners; however, the proposed Aeratis and Azek products offer hidden fasteners.)

► **STAFF RECOMMENDATION:**

For the reasons stated above, staff recommends waiving the guideline for wood tongue-and-groove flooring on the front and rear porches and allowing the painted PVC tongue-and-groove flooring product on both the front and rear porches. However, the PVC balustrade material needs more study to determine if it would have the appropriate appearance to replace a non-original rear porch. The applicant is not requesting to replace the front porch, but for the record, the PVC material is not an appropriate material with which to replace front porches on historic houses.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. **APPLICANT NAME:** Christine and Kevin Sutherland

Address: 240 East Scott Ave Knoxville, TN 37917

Telephone: 865-300-7302 E-mail address: cdummer5091@yahoo.com

Relationship to Owner: Owner

2. **OWNER NAME:** Christine and Kevin Sutherland

Address: Same

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. **LOCATION OF PROPERTY:**

Address: Same Tax ID/Lot/Parcel No: \_\_\_\_\_

4. **LEVEL OF WORK** (circle Level)

**Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA

**Level II** Major replacement of materials or architectural elements; construction of an addition or outbuilding

**Level III** Construction of a new primary building; subdivision of individually designated property

**Level IV** Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

We would like permission to replace the rotted replacement tongue and groove porch flooring with Aeratis or Azek tongue and groove porch flooring.

We would like permission to replace this flooring on both the front and back porches. This flooring has been approved by the State of Louisiana as appropriate for historic applications and has been used for porch flooring for Oak Alley Plantation in Louisiana.

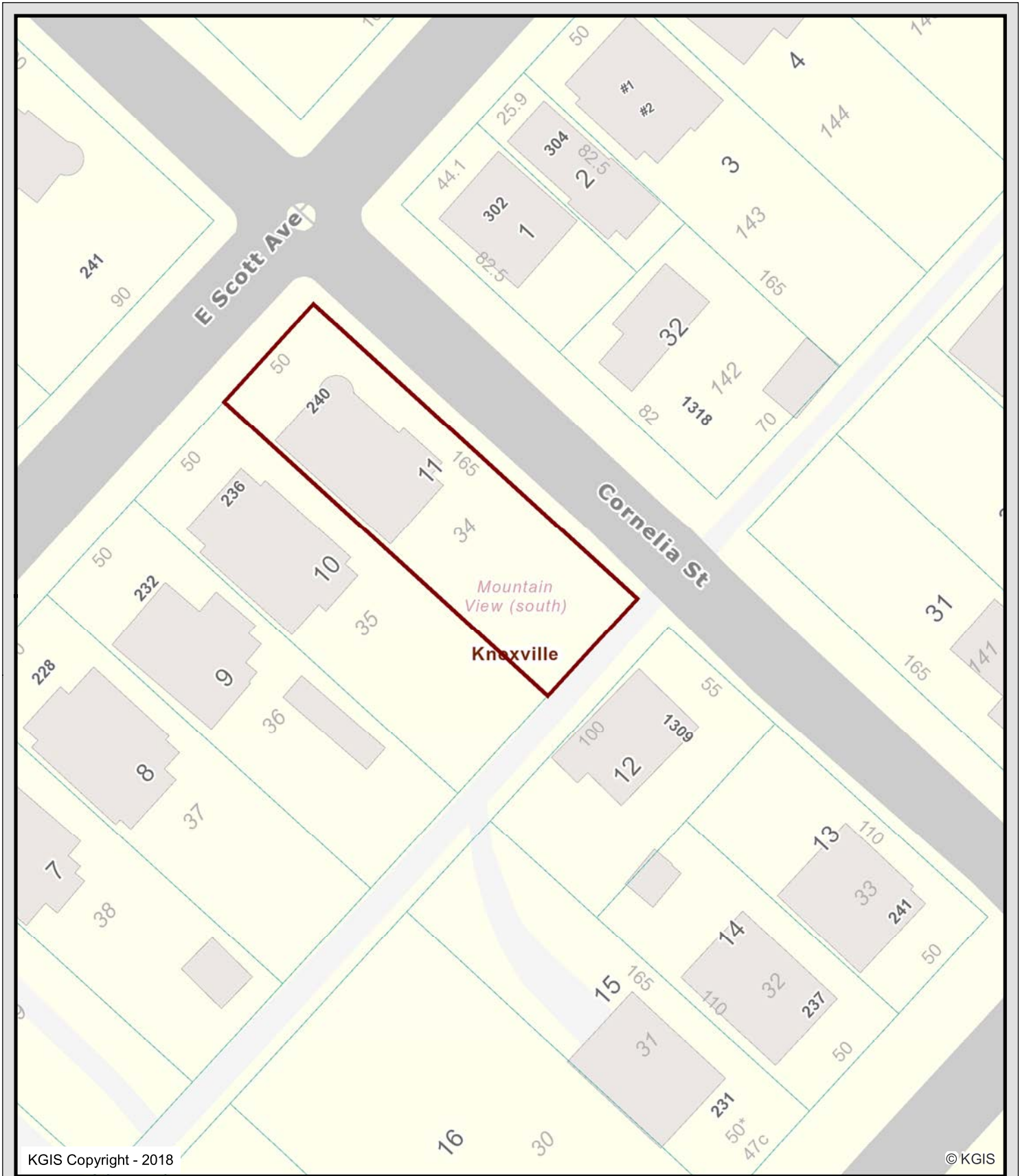
We would also like permission to use the Azek or Aeratis railing system on the back porch ONLY. This would consist of a handrail that is very similar to the original handrail and square spindles. The back porch originally had very short square spindles.

6. **SIGNATURE OF APPLICANT:** Christine Sutherland Date: 8/2/18

**Incomplete applications cannot be accepted.**

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to [Kave.Graybeal@knoxmpc.org](mailto:Kave.Graybeal@knoxmpc.org)  
Phone: (865) 215-3795

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Date Received	. Approved	Disapproved	Approved As Modified .
Date Acted On	.		



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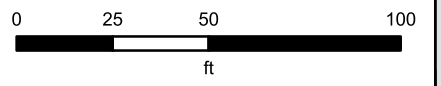
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**240 E. Scott Avenue**  
 Old North Knox H-1 Overlay District

**Knoxville - Knox County - KUB Geographic Information System**



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Front view of 240 E. Scott showing wrap-around porch



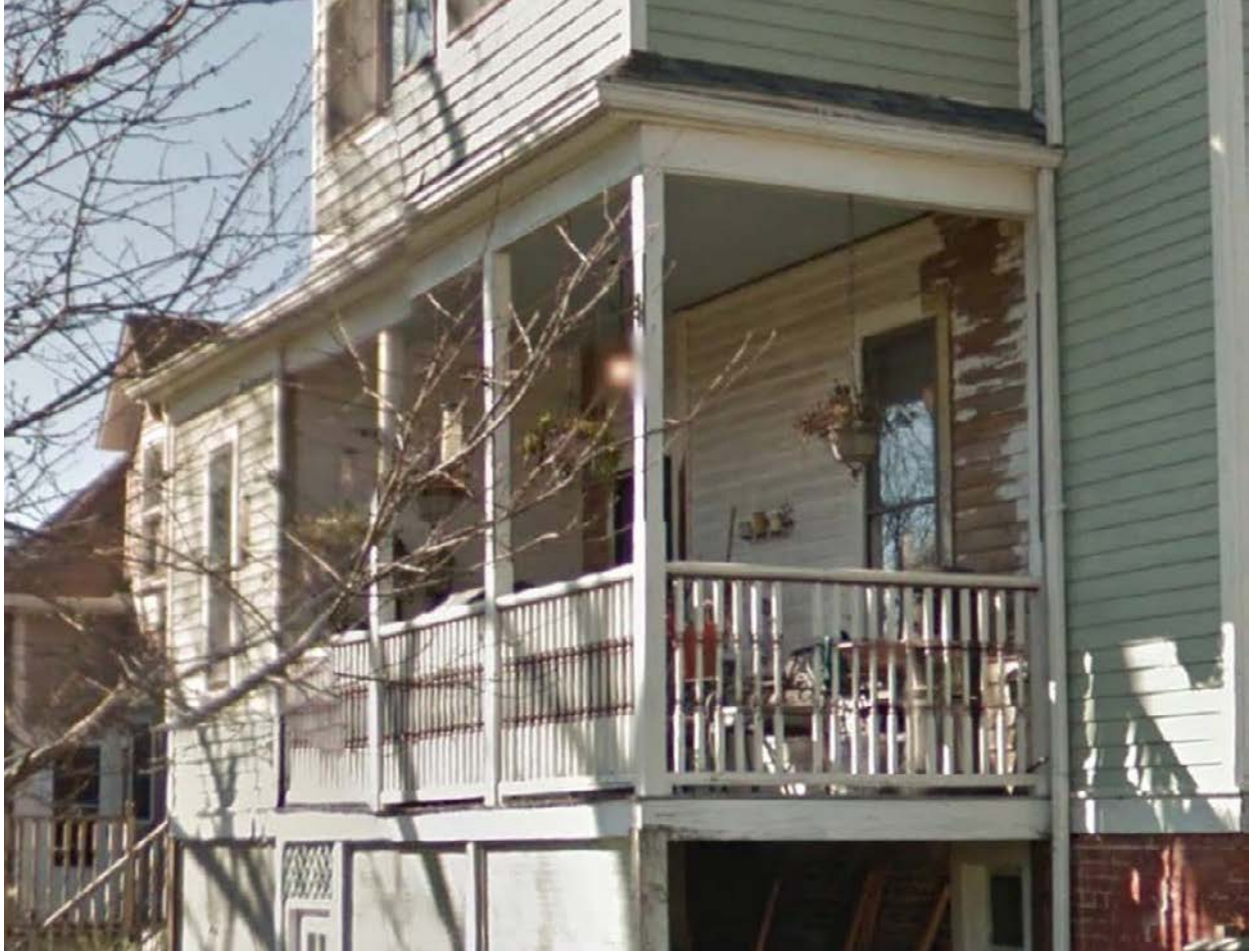


240 E. Scott- North and front sides



240 E. Scott - North and rear sides





240 E. Scott-- Rear porch facing east



**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 BREAUX  
ASSISTANT SECRETARY

MITCHELL J. LANDRIEU  
LIEUTENANT GOVERNOR

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



## Aeratis Approved by The **Vieux Carré** Commission



New Orleans French Quarter – There is nothing more distinctly New Orleans, than the French Quarter. Within the French Quarter the most iconic feature by far are the balconies and hand-rails. These areas are not just aesthetic they are functional. Crowds gather to watch parades, spend time with friends and family or entertain guests.

Today, the icon within the French Quarter is facing some major challenges. The vast majority of the balconies throughout the French Quarter are uncovered and exposed to weather. This poses a particular challenge to T&G wood products. As of 2014, ALL T&G wood products used had to be covered and not exposed to direct weather. Exposure to direct weather accelerates the rot or fungal decay of the T&G wood products that are so prominent throughout the French Quarter. Until February of 2017 the property owners in the French quarter have been left without a permanent solution.

In January of 2016, Aeratis was used on several test projects in the French Quarter. The purpose was to see how the Aeratis would hold up under the harsh climate and heavy use of the deep south. However, almost 8 years earlier, Aeratis was installed on The Oak Alley Plantation. Oak Alley is on the National Register of Historic Places. After 8 years and 7.5 million visitors walking, dancing, dining and

shooting movies, the owners of Oak Alley have decided to tear out all wood porch flooring and use Aeratis EXCLUSIVELY throughout the property.

In February 2017 The **Vieux Carré Commission approved** the use of Aeratis within the French Quarter **on a limited bases. Property owners will still have to submit a request and follow the same process that has already been in place.** The GREAT new is, you can now use a product that was engineered to be historically accurate and should last for



more than 200 years. By spending less on your balconies and porch flooring, property owners will be able to focus their resources on other areas to help beautify their French Quarter homes.

## Before and After French Quarter Project

### T&G PINE PORCH FLOORING

This is how KDAT T&G pine looked on the Conti Street project before Aeratis was installed.



Buckling Wood T&G Balcony in the French Quarter.

## French Quarter Resources

Permit Application  
Review Process

### Lumber Yards to Call:

1. Liberty Lumber – 504-899-6341
2. Kellett – 504-831-4155
3. Wilson Bourg – 504-947-6678

### Colors and Paint Guidelines for the VCC ([Click Here](#))

**Contractors to Call:** (Coming Soon)

## INSTALLATION & CARE



Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and

architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contractors have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or

deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.

If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.



Content is currently being added to this page. Please check back later if you cannot find what you are looking for...

**French Quarter Resources** – Aeratis Traditions has recently been approved by The **Vieux Carré** Commission. Click here for all resources and information about this approval.

**Louisiana Resources** – Approval by the State for National Register T&G wood replacement. [View](#)

## INSTALLATION & CARE

- General Instructions
  - Waterproof Installation
  - Install Direct to Concrete
  - Ceiling Board Installation
  - New Construction Install
  - Materials Needed
- Installation Videos
- Paint & Stain Guide



## Paint & Stain Guide

### General Guidelines (Applicable for all Aeratis Traditions products.)

**Application** Any of the recommended paints or stains can be rolled on, brushed on or sprayed. The recommended paints should self-level and all methods should create a uniform finish. Typically the fastest and most thorough way to apply stains or paints to Aeratis is to use a thin roller and coat thoroughly. Please note: you can use these same methods to paint the colored Heritage or Classic products if you so choose. However, the Heritage and Classic lines of product do come pre-colored and there is not need to paint them.



**Cleanup and Guidelines** Follow ALL instructions by the paint manufacturer. It is not recommended to add aggregate to the surface. Porch floor paint is, by design, less slippery than standard paints. Check with your local building codes to confirm slip compliance. Follow the paint manufactures instructions for clean up and over spills. Remember to submit your warranty form upon completion and include the type of paint you used to take full advantage of your 20 year warranty (See Aeratis warranty).

**Repainting/Changing Colors of your Porch** If you would like to change the color of your painted Aeratis porch or if you need to repair or rejuvenate an area of your porch, simple follow the instructions of the paint manufacturers's instructions.

### Video Tutorial

Scroll down for video instructions of the painting process.

Click [here](#) for the PDF version.

### Brand Recommendations



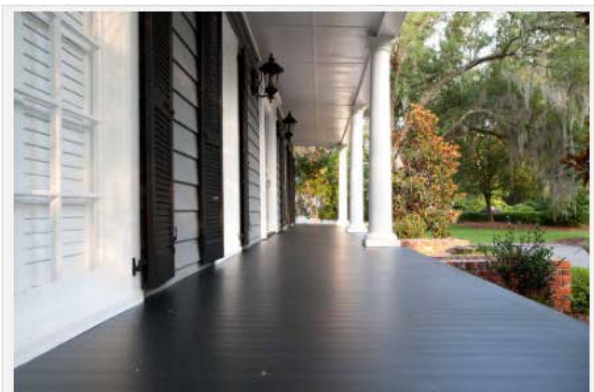
Aeratis PVC tongue-and-groove flooring showing edge treatment with bullnose trim on edge



Aeratis PVC tongue-and-groove composite flooring showing 1x4 trim on edge

“Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products. Aeratis Classic is Class “A” fire rated, ADA slip compliant, installs easier than wood and can be used on covered and uncovered porch applications.” Aeratis Traditions is paint-ready (with a 5-A paint adhesion) while Aeratis Classic may also be painted.

## Aeratis Traditions



An Aeratis Traditions installation. [Click here for the Aeratis photo gallery.](#)

Aeratis Traditions tongue and groove porch flooring/ porch decking is a paint ready alternative to inferior wood products like pine, fir and mahogany. Competitively priced at the time of install, Aeratis Traditions T&G porch flooring offers an unsurpassed warranty, endless design capabilities, significantly lower maintenance than wood and an appearance that not even the most discerning historic official could tell it is not a wood porch when your project is complete.

Simply said, "Only a rich man can afford to install a wood porch floor today". This saying has a lot of truth. Not only is the life cycle of pine and fir significantly shorter than it was in years past, many consumers forget the actual annual cost of maintenance. On average many porch owners pay between \$4- \$9 per square foot annually on maintenance and upkeep.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically to replace wood tongue and groove products. Traditions can be painted or stained in any color. Unlike the Classic or Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain the warranty.

### Aeratis Traditions T&G Porch Flooring Dimensions



**Lengths:** 10', 12', or 16'

**Width:** 3-1/8" (3.092)

**Thickness:** 7/8"



Aeratis PVC porch balustrade installation





Azek PVC stair balustrade with hidden fasteners



## PREMIER RAILING COLLECTION DETAILS

AZEK® Premier Railing offers the beauty and feel of real wood railing coupled with the added strength of performance materials. This classic Victorian profile, in five popular colors, offers a high-end look that lasts, with quick and easy installation.

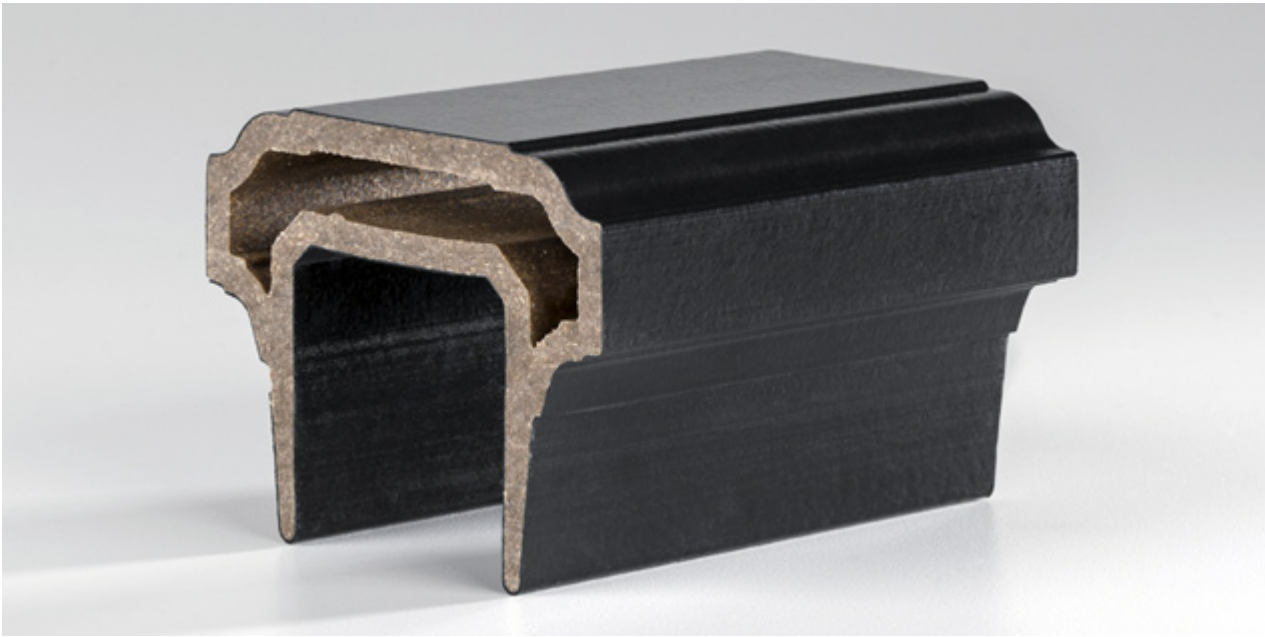
- Available in 6', 8' and 10' lengths (10' lengths only available in White and Black)
- No painting or staining required
- Will not rot, peel or blister
- Hidden fastening
- Covered by a [25-year limited warranty](#).
- Building Code Reports [ESR-1481](#) and [CCRR-0114](#)

### Profile Details

A versatile style with universal appeal, this line's sleek profile complements a wide range of architectural styles.

### How to Complete Your AZEK Railing System

Choose your preferred style and color, then pair those with a matching infill. Top it off with the cap and skirt that best suit your style. Light up the evening with optional lighting accessories.



Color Choices

WHITE

BLACK

KONA®

BROWNSTONE

SLATE GRAY

Infill Options

COMPOSITE BALUSTERS

ALUMINUM BALUSTERS: SQUARE AND ROUND

CABLERAIL BY FEENEY®

GLASS CHANNEL KIT  
\*glass not included

Post Sleeves





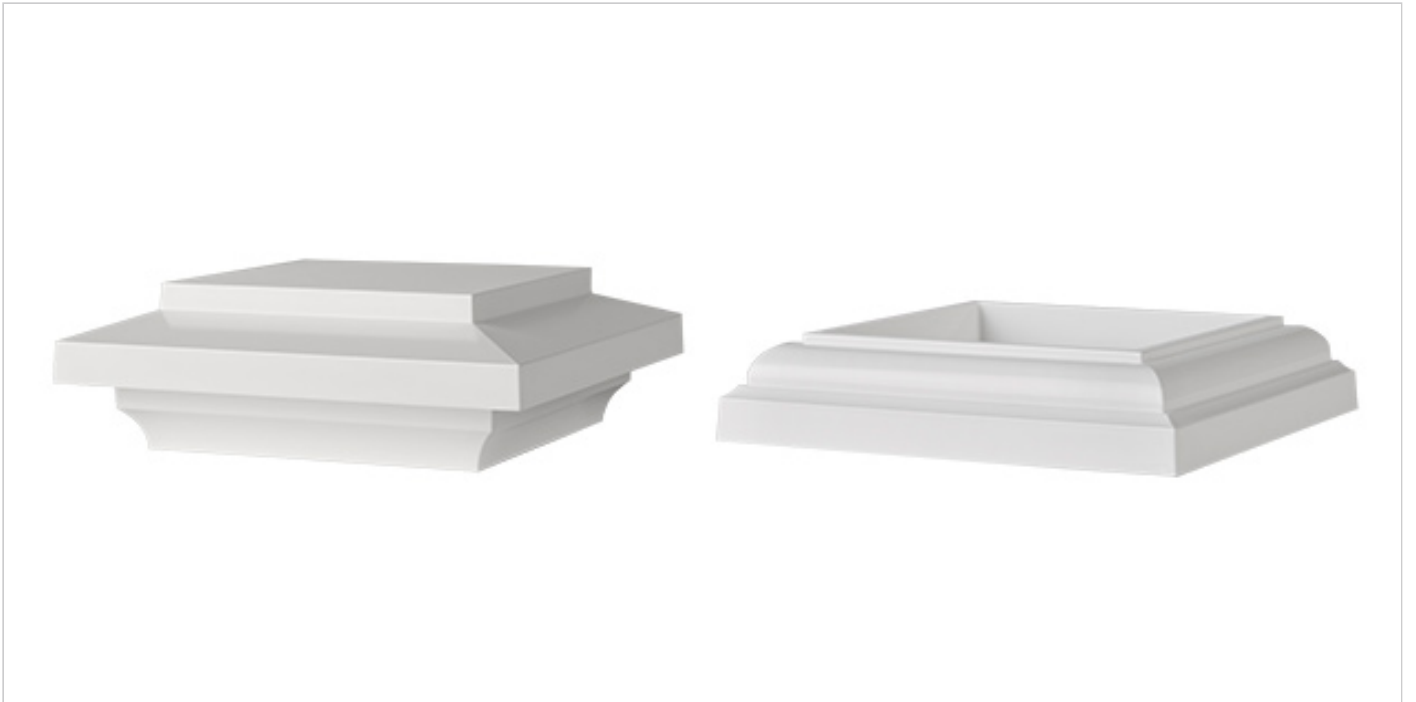
*Shown: 5.5" x 5.5"*

**SIZES: 5.5" X 5.5" | 4" X 4"**

**COLORS: 5.5" X 5.5" - ALL COLORS AVAILABLE**

**COLORS: 4" X 4" - BLACK | WHITE | KONA**

### Caps and Skirts



*Shown: 5.5" x 5.5" Island Cap & Skirt*

**SIZES: 5.5" X 5.5" | 4" X 4"**

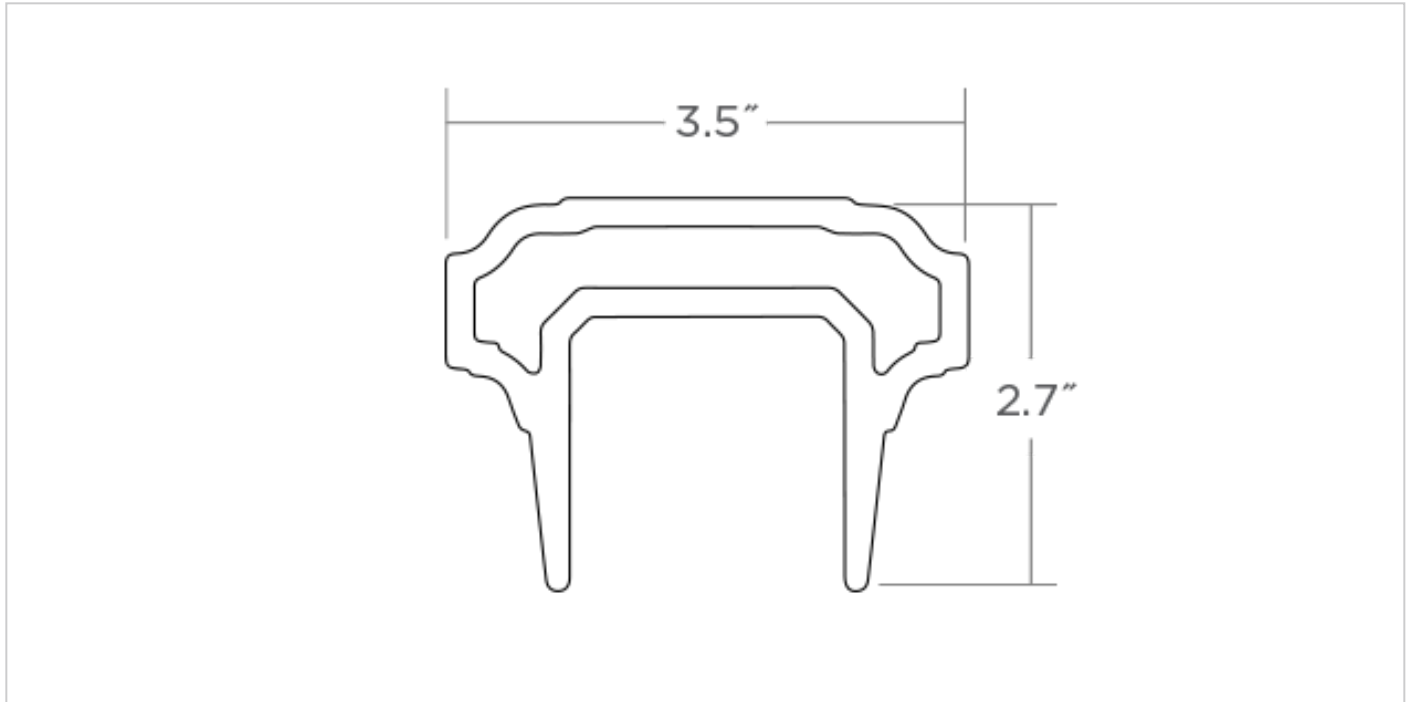
**COLORS: 5.5" X 5.5" - ALL COLORS AVAILABLE**

COLORS: 4" X 4" - BLACK | WHITE | KONA

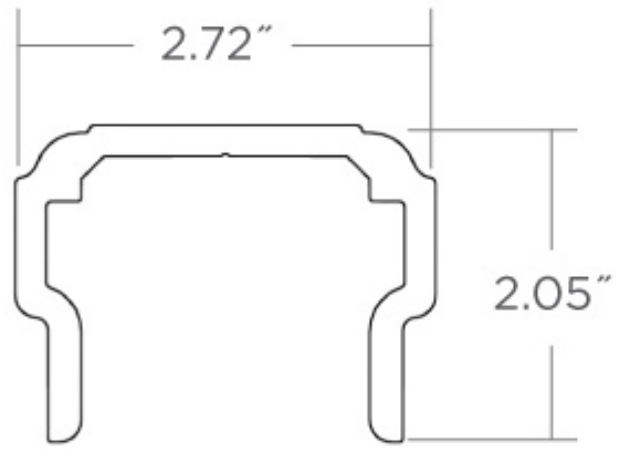
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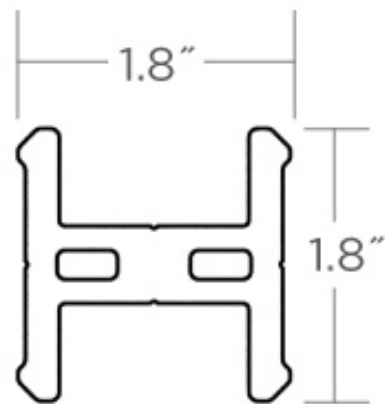
## RAIL DETAIL



Premier Top Rail



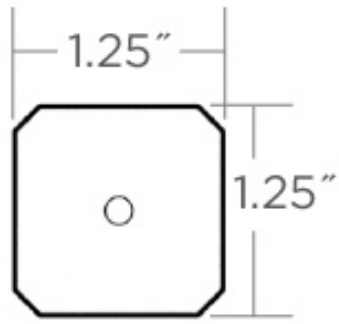
**Premier Bottom Rail**



**Support Rail**

**INFILL DETAIL**

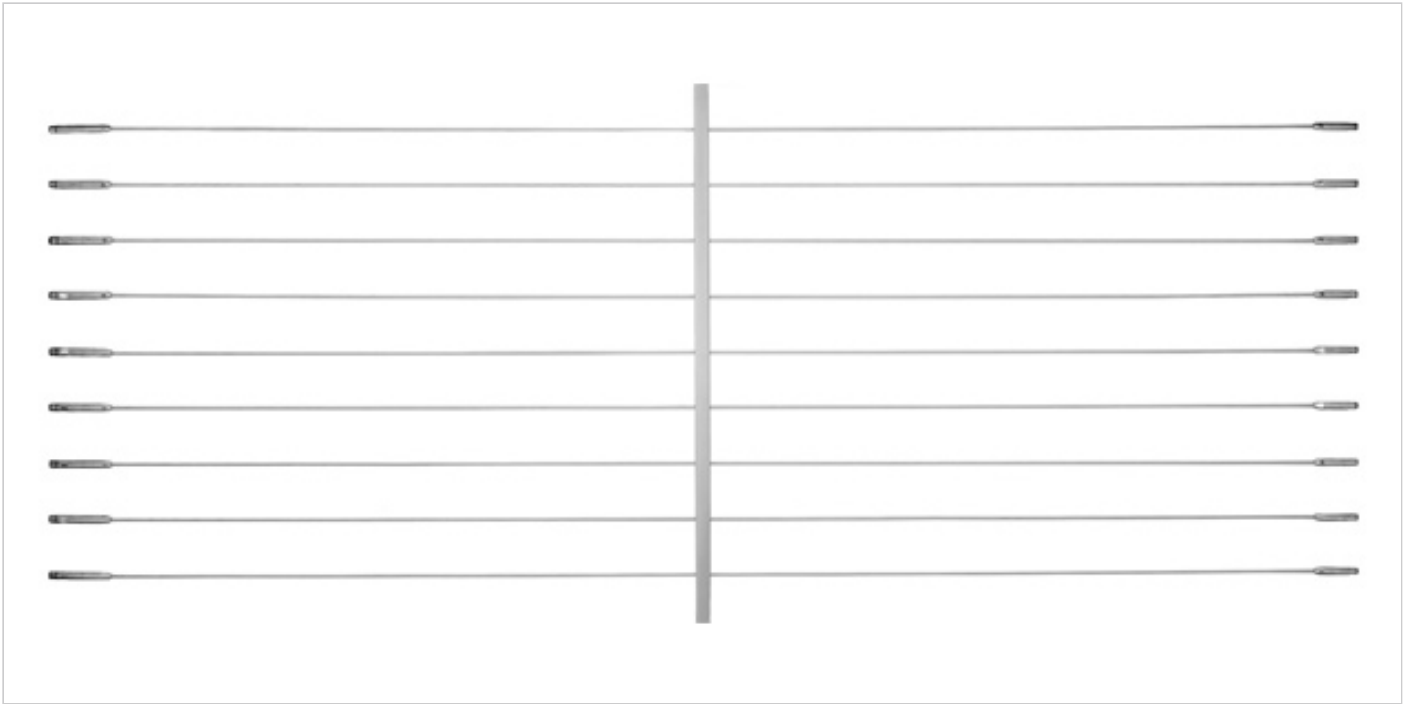




**Square Composite Baluster**

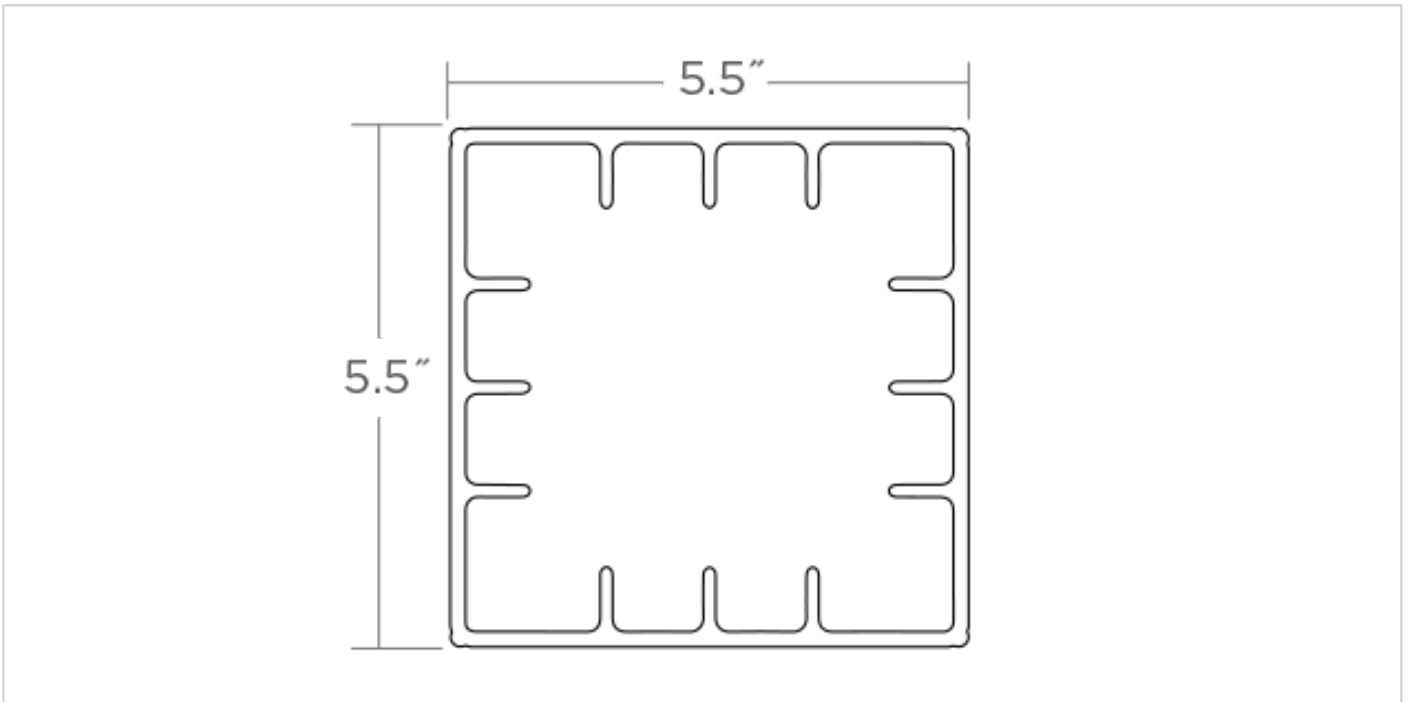


**Round Aluminum Baluster**



**Cable**

## POSTS, CAPS, AND SKIRTS DETAIL

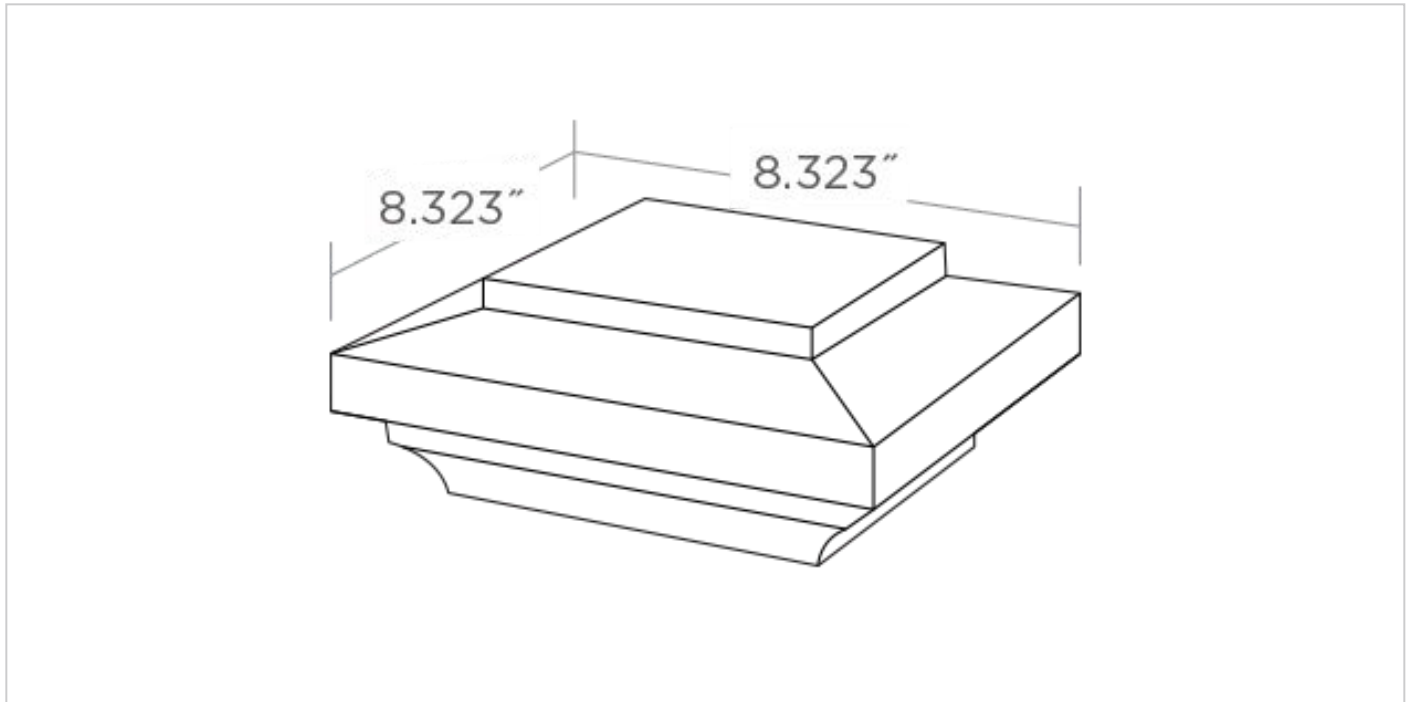


**Post Sleeves**

SIZES: 5.5" X 5.5" | 4" X 4"

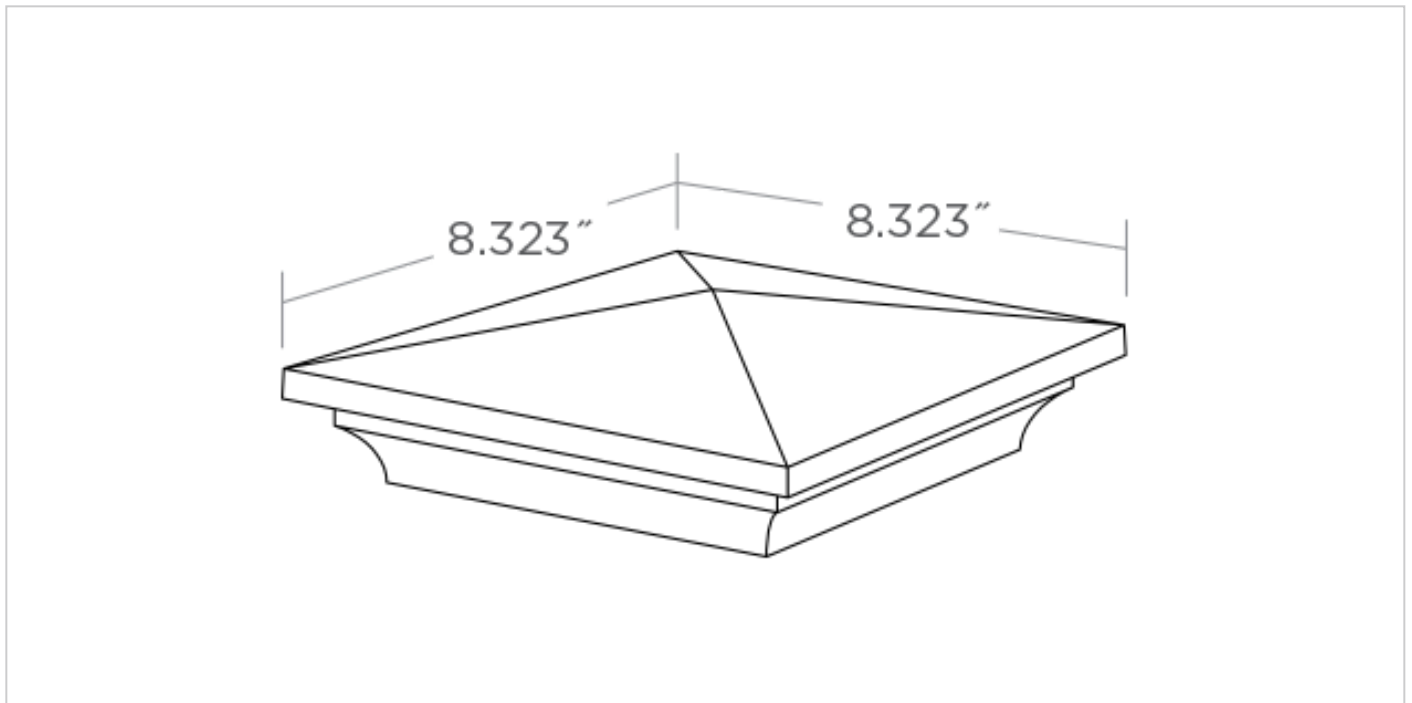
COLORS: 5.5" X 5.5" - ALL COLORS AVAILABLE

COLORS: 4" X 4" - BLACK | WHITE | KONA



**5 1/2" x 5 1/2" Island Cap**

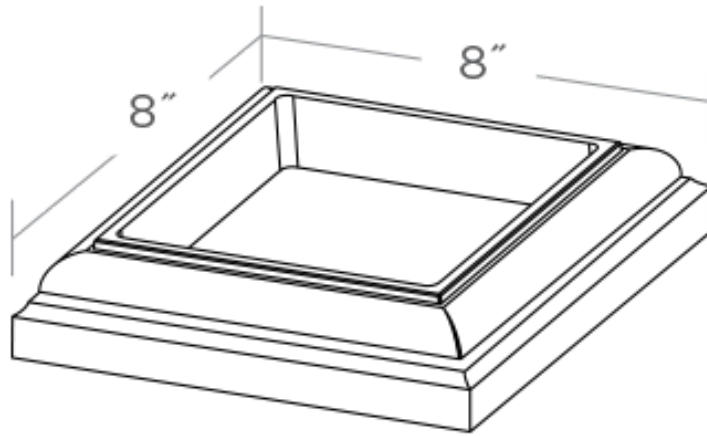
COLORS: ALL COLORS AVAILABLE



**5 1/2" x 5 1/2" Pyramid Cap**

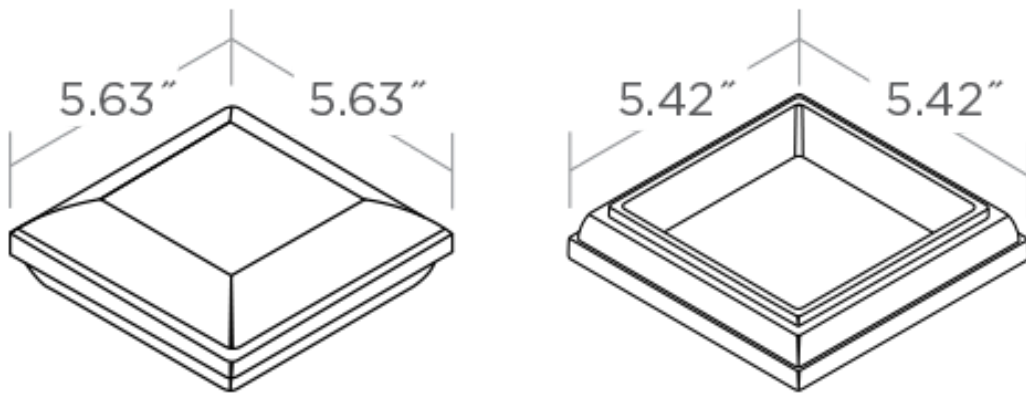
COLORS: ALL COLORS AVAILABLE





**5½" x 5½" Skirt**

COLORS: ALL COLORS AVAILABLE



**4" x 4" Cap & Skirt**

COLORS: BLACK | WHITE | KONA



## OPTIONS & ACCESSORIES

AZEK Rail has a complete selection of Post Caps, Post Sleeves, Post Skirts, and in-fill options to complete the look of your AZEK Rail. There is also a Secure Mount Post to make installation easy, not to mention these additional options below.

### AZEK Rail ADA Handrail

AZEK Rail's Americans with Disabilities Act-compliant handrail is a fully tested and code listed system that can be installed on new AZEK Rail projects or easily integrated into existing AZEK Rail designs. The retrofit capability is a key feature for builders and remodelers mindful of "aging in place" building practices.

[LEARN MORE](#)

### AZEK Rail Gate Kit

The AZEK Gate Kit offers an affordable solution that can be used with an AZEK Rail to create beautiful railing that resembles a custom application. Featuring a lockable latch system, the AZEK Gate Hardware is strong and sturdy without unattractive cross bracing.

[LEARN MORE](#)

### AZEK Rail Lighting

Outdoor lighting solutions bring light and life to your AZEK Rail. Check out all of these great rail lighting options today!

[VIEW LIGHTING OPTIONS](#)

### Secure Mount Post

Helps attach AZEK railing to any surface - including concrete.



## FREQUENTLY ASKED QUESTIONS

## What comes in the AZEK Rail kit?

An AZEK® Rail kit contains the top rail, bottom rail, 2 support rails, balusters, and hardware to attach the railing section to the posts. Rail kits do not include posts, just the railing parts between the posts. AZEK Rail kits are only available in white in Premier®, RadianceRail® and Trademark™ profiles and are available in 6' and 8' sections.

[LEARN MORE](#)

## What comes in the AZEK Baluster pack?

An AZEK Baluster pack contains composite balusters in quantities of 18 and aluminum balusters in quantities of 20. These packs are used with AZEK® Rail packs to build the rail section that goes between posts.

[LEARN MORE](#)

## How do I clean AZEK® Rail?

AZEK® Rail can be cleaned using a soft white cloth with warm water and a mild soap, followed by a thorough rinse. Chomp Gutter cleaner also works great on AZEK Rail. DO NOT USE Solvent based cleaners such as Goof Off, Graffiti Remover, Nail Polish Remover or similar products on AZEK Rail.

[LEARN MORE](#)

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[REQUEST FREE SAMPLES](#)

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[FIND AN AZEK PRO](#)



### PRODUCTS

[Decking](#)  
[Railing](#)  
[Trim](#)  
[Moulding](#)  
[Porch](#)  
[Pavers](#)  
[TimberTech®](#)

### RESOURCES

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# PVC DECKING EXPLAINED: WHAT IS IT MADE OF?

## PVC, the No-Wood Deck

PVC decking products are made from polyvinyl chloride, a man-made synthetic resin that is created through the polymerization of vinyl chloride. This product contains absolutely no wood and it is one of the most widely used plastics in the world.

PVC decking is made through a process called co-extrusion. This process involves the pressing of two or more materials through the same die to produce a single piece.

In the case of decking boards, the deck board core is coated and bound with an outer plastic shell. This is a very delicate production process that is so complex that approximately one-eighth of the boards produced are considered unsellable.

## Is PVC Decking the Same as Composite Decking?

No. PVC is an all-plastic product while composite decking materials consist of a wood and plastic blend. Of the two, composite is slightly easier to work with because it can be routed, ripped, and bent whereas PVC cannot. Special tools are needed to bend PVC decking if needed for certain applications.

## Benefits of PVC Decking

PVC decking has grown very popular in recent years for a number of reasons. The benefits of choosing this type of deck include:

- PVC is low-maintenance and easy to clean.
- PVC decking doesn't require staining, sanding, or painting.
- PVC decking is an environmentally responsible product as many contain recycled plastic materials.
- PVC decking is significantly lighter than other decking materials.
- PVC can be shaped for custom deck configurations.
- PVC decking is available in an array of colors.
- PVC decking adds value and beauty to a home.

From AZEK DECKNOLOGY BLOG October 15, 2016

Can you paint AZEK Rail?

We do not recommend painting AZEK Rail. Since AZEK Rail is a capped composite with PVC performance materials that will never rot, peel, or splinter, there is never a need to paint them. Fortunately, AZEK Rail comes in a variety of colors and infills for a truly customizable rail system—eliminating the need for paint all together.

<https://azek.com/resources/faqs>

## Can you paint an Azek product?

[https://www.experiencedmp.com/blog/can\\_you\\_paint\\_azek\\_product](https://www.experiencedmp.com/blog/can_you_paint_azek_product)

### Edge/End Grain

The edge and end grain in Azek is more porous than the faces of the Azek. This edge and end grain will tend to hold water longer after moisture (rain, morning dew, etc.) This is why you will see the edges turn black and often green with mold and mildew when left unpainted. If you were to paint the Azek it helps seal up the Azek to prevent mildew from forming on the edge and end grain cuts.

### Durability/Washability

When painted, Azek becomes much more washable than untreated Azek. Dirt, smudges etc will wash off much easier. Again, by painting the Azek, it helps seal up the porosity of the material. This is especially helpful around high traffic areas like entry ways and garage door trim.

### Nail Holes/Caulking

After the Azek is installed, nail holes have to be filled and joints need to be caulked in. The fastening systems have gotten much better. The more qualified contractors are using the plug system. The essentially bore out a hole of the Azek and the material is saved. The trim is installed and then the Azek plug is used to cover the fasteners head. This blends very nicely and is not noticeable to the naked eye. The problem is that very few contractors are using this system. Joints where Azek trim boards will still need to be caulked in and over time the caulk ages a different color than the Azek color itself. This is one of the main reasons that our customers have made the decision to have Azek painted.

### Custom Colors/Sheen

No way to get around this one: Azek only comes in white, and it is flat. So if you are looking for a different color or sheen, you have no choice but to paint. Azek maintains that it does not require painting for a maintenance free product and we agree. I believe, however, that it does make their product appear much better by painting it. There are some things to pay attention to that a do-it-yourself home painter may overlook:

- Make sure to wipe down the Azek with denatured alcohol to clean and properly prepare the surface before painting.
- Your paint needs to be 100% acrylic. Do not prime the Azek, simply do top coats of 100% acrylic from a quality manufacturer.
- When selecting colors, lighter is better. If selecting a darker color with a Light Reflective Value (LRV) lower than 55, you will need to select a vinyl safe color. The deeper the color, the more heat it will attract. The heat can lead to the Azek warping (it is plastic!) Sherwin Williams carries a vinyl-safe color chart.

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## NATIONAL PARK SERVICE PRESERVATION BRIEF 16 (Excerpt)

### The Use of Substitute Materials on Historic Building Exteriors

Sharon C. Park, AIA

The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

**When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result. . . .**

The practice of using substitute materials in architecture is not new, yet it continues to pose practical problems and to raise philosophical questions. **On the practical level the inappropriate choice or improper installation of substitute materials can cause a radical change in a building's appearance and can cause extensive physical damage over time. On the more philosophical level, the wholesale use of substitute materials can raise questions concerning the integrity of historic buildings largely comprised of new materials. In both cases the integrity of the historic resource can be destroyed.**

Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. **The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.**

### When to Consider Using Substitute Materials in Preservation Projects

In general, four circumstances warrant the consideration of substitute materials:

1. the unavailability of historic materials; **(The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material)**
2. the unavailability of skilled craftsmen;
3. inherent flaws in the original materials; and
4. code-required changes (which in many cases can be extremely destructive of historic resources).

### Matching the Appearance of the Historic Materials

In order to provide an appearance that is compatible with the historic material, the new material should **match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material.** The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Fabricators should supply a sufficient number of samples to permit onsite comparison of color, texture, detailing, and other critical qualities. **In situations where there are subtle variations in color and texture within the original materials, the substitute materials should be similarly varied so that they are not conspicuous by their uniformity.**