

From: [Mary Paul](#)
To: [Heiser-Ertel, Lauren](#)
Cc: howard.p504@gmail.com; [Rummel, Marsha](#)
Subject: Re: 6/10 Landmarks Commission - 417 Cantwell
Date: Thursday, June 06, 2019 7:42:22 PM
Attachments: [image001.png](#)

Please see the following:

The Azek-manufactured PVC boards do not have a textured surface, but do have a printed pattern on the boards. The proposed boards are tongue-and-groove, so could potentially replicate the composition of the current porch flooring. Staff checked with the State to see what they are approving for projects given the diversity of wood alternatives currently available. They will approve smooth Trex, and some of the composite Timbertek products. They will not approve of the 100% PVC Azek because it has too much of a plastic appearance and shows scratches. The Landmarks Commission needs to make a finding to decide if the alternative material is able to adequately replicate the appearance of wood for a building component that is on the street façade of the building.

Azek is a subsidiary of TimberTech and the product we'd like to use does have a bit of traction. We'll bring some 4" samples in different colors. The following is a description:

AZEK® Brand Cellular PVC really is a MIRACLE material!

It will never rot, cup, split, twist, or warp. It is impervious to moisture, salt, and insects. It's also suitable for ground or masonry contact and comes with a 25-year AZEK® manufacturer's warranty (lifetime warranty for Porch and Deck boards)!. Cellular PVC has most of the good qualities of real wood but none of wood's maintenance requirements. Intended for use in non-stress and non-loadbearing applications.

What is Cellular PVC?

AZEK® Brand Cellular PVC is the premier choice for synthetic wood. It has the look and feel of real wood. It's about the same density as [White Pine](#), **so it doesn't have that hard plastic sound when tapped nor is it cold to the touch.** Items we cut from Cellular PVC have the same crisp corners as our wood items. There are no air bubbles or other voids and it's the same semi-matte white color throughout.

Looks like painted wood

Because Cellular PVC is impervious to moisture it does not require painting. Some customers prefer to lightly hand sand the cut or moulded surfaces for a smoother finish or to remove very faint streaks of surface yellowing sometimes produced during moulding. If you have a color other than white in mind, or want a painted surface, use 100% acrylic latex

paint with a Light Reflective Value of 55 or higher. Cellular PVC does not absorb moisture so paint lasts *much* longer than on wood.

See you Monday evening -

Mary & Howard Paul

On Thu, Jun 6, 2019 at 3:13 PM Heiser-Ertel, Lauren <LHeiser-Ertel@cityofmadison.com> wrote:

Howard and Mary,

Attached please find the staff report for the item that will be reviewed by the Landmarks Commission on June 10.

The agenda for the meeting can be found here:

<https://madison.legistar.com/View.ashx?M=A&ID=640636&GUID=751C9AF3-A135-4344-BB85-ABF930761E18>

A project representative should be in attendance at the meeting to answer any questions.

Best,

Lauren



Lauren Heiser-Ertel

Administrative Clerk

Department of Planning & Community & Economic Development

215 Martin Luther King Jr Blvd

PO Box 2985

Madison, WI 53701-2985

608-266-4807

Bailey, Heather

From: Bailey, Heather
Sent: Thursday, May 23, 2019 1:43 PM
To: 'Mary Paul'
Cc: Howard Paul
Subject: RE: Front Porch Floor Replacement

Mary,

The reason why this is something I cannot approve administratively is you're proposing to use a material that the commission has not approved for use on any other front porches. It would set a precedent. And it is possible that Trex has created a product that is now an appropriate alternative material for wood porches, so I think that this would be a useful project for the commission to hear.

In terms of why you need to submit an application like the other applicants in the historic district, I do not have the ability to selectively enforce the ordinance even when someone doesn't feel like their building is particularly historic. While there have been unfortunate changes to buildings in the district in the past, the intention of the ordinance when the neighborhood pushed for its adoption was to put a halt to those changes and move back in a direction to preserve the character of the district. How the Landmarks Commission goes about that effort has changed over time and your proposal has the potential to change it again.

For the application, I do not think this project requires drawings. The photos showing the porch, a narrative explaining the project, and a product sheet describing the new material are all that is necessary. At the meeting itself, please bring the sample as that will assist the commission in determining if this is an appropriate alternative material to wood flooring and meets the standards for the district. Let me know if you have additional questions.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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From: Mary Paul <mary.e.paul.758@gmail.com>
Sent: Wednesday, May 22, 2019 10:40 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: Howard Paul <howard.p504@gmail.com>
Subject: Re: Front Porch Floor Replacement

Hi Heather,

I am looking at the checklist you mentioned on page 2. I didn't think replacing floorboards would require drawings or a letter or anything. (We've already been through this process with Rebecca for the garage demolition and replacement.) Never mind the railing if it's going to cause that much trouble since I don't even have one picked out (if you have a preference, feel free to let me know.) I must say that I don't really

understand what the Landmarks Commission is trying to accomplish on little Cantwell Court which seems to have lost a fair number of homes since 1917. The exterior of our house has an overlay of vinyl siding and newer windows (which are now old) and an old cheaply made railing - It seems like anything would be an improvement. Meanwhile the landlord neighbors aren't even required to keep up their exteriors -- it seems like "historic preservation" means you want all of the scars and chips and efforts to patch up damage visible to the neighborhood when complete renovation is really required. The only thing that's charming about the Cantwell Court bungalow is that the front porch exists at all -- the actual materials used are not special and certainly all of the efforts to maintain the property over the years are not "historic". This bungalow is a significant investment and I'm not sure why your department is making the process of caring for the house more difficult than it needs to be.

Mary Paul

P.S. Rebecca was able to attach the photos I sent to her via e-mail for the 17 copies which I did have to make and deliver for the garage replacement which is still on our "To-Do List".

On Wed, May 22, 2019 at 8:49 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

And I should respond to your inquiry about a new railing in the center of the stairs. I was stopping at the alternative flooring materials for the porch. Adding a railing in the center of the steps could be a significant alteration. The oldest photo I can find in a quick search is from 1984, which shows the stairs with the seam in the middle of the concrete, but no center railing.

<https://www.wisconsinhistory.org/Records/Property/HI37364>

Is there evidence on the porch flooring or on the concrete in front of the steps of there previously being a railing in the center of the stairs? Generally, people add new railings on the sides. In either case, if we don't have evidence of something being there historically, my recommendation is to introduce a simple railing with minimal details. When you're ready to submit for that, we will need both current photos of the porch and some type of rendering showing what you're proposing, all attached to the application. I'd recommend working with a contractor so that the railing meets building code.



Heather L. Bailey, Ph.D.

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From: Mary Paul <mary.e.paul.758@gmail.com>
Sent: Tuesday, May 21, 2019 3:52 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: Howard Paul <howard.p504@gmail.com>
Subject: Re: Front Porch Floor Replacement

 [_Landmarks_Commission_Application_Porch_Floor.pdf](#)

I think you have everything you need to put us on the June 10 schedule, is that correct?

Mary Paul

On Fri, May 17, 2019 at 8:07 AM Mary Paul <mary.e.paul.758@gmail.com> wrote:

<https://www.timbertech.com/products/porch/porch?option=Mahogany>

Porch Collection

Amp up your curb appeal — you deserve it. TimberTech's high-performance, capped-polymer porch boards are designed with a **tongue-and-groove** system so that there's minimal gapping between boards. Give your porch a beautiful, stylish floor, with the added benefits of composite decking.

On Fri, May 17, 2019 at 8:02 AM Mary Paul <mary.e.paul.758@gmail.com> wrote:

 [_Landmarks_Commission_Application_Porch_Floor.pdf](#)

Here's the application -- from my phone, I sent photos of the AZEK product which is tongue & groove. Please see those photos.

I noted May 28 is the next meeting to get approval.

Once we have approval for the porch floor material, I would like some guidance on removing the rail and placing it with a sturdier rail up the center of the stairway. That should be done before the cement stairs are resurfaced.

Thank you,

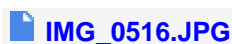
Mary Paul

On Tue, May 14, 2019 at 2:47 PM Mary Paul <mary.e.paul.758@gmail.com> wrote:

I was able to take the following photos of our porch on Canwell Court. The cement steps need fixing too as the patch the previous owner applied 3 years ago is already chipping off. It would be easier if the City just had a list of remedies that are within the guidelines instead of playing a guessing game. I can understand why so many maintenance projects are not completed in this area (including the three houses across the street from ours on Cantwell) as it seems like the City just cannot provide much direction.

Anyway, we'd like to clean up our house and the product we've chosen looks nice and is easy to clean and maintain.

Mary Paul

_IMG_0516.JPG

On Tue, May 7, 2019 at 10:26 AM Mary Paul <mary.e.paul.758@gmail.com> wrote:

[AZEK Vintage Collection - Mahogany](#)

Here's a link, Heather. It comes in a 3.5" width which simulates the historic quality. I ordered a free sample and have past experience with AZEK products. The current floorboards have not been maintained in many years and are rough at the edges. I just don't like the warping and worn down look -- it looks like an accident waiting to happen as has been true of the rest of the house. Since the City allows a vinyl siding on historic homes, it would seem like this high-quality composite porch floor material which offers a wood-appearance and traction to prevent slipping is a great, safe alternative and will look respectable for years to come.

I'll be at the house tomorrow most likely and can take pictures then.

Mary Paul

On Tue, May 7, 2019 at 9:32 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

Mary,

We do need information on the product that you're talking about using as a replacement material and pictures of the existing porch. We will want information on the current condition of the existing porch and why you are unable to repair or maintain the original materials.



Heather L. Bailey, Ph.D.

Preservation Planner

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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Mary Paul <mary.e.paul.758@gmail.com>
Sent: Monday, May 06, 2019 10:46 AM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Cc: Howard Paul <howard.p504@gmail.com>
Subject: Front Porch Floor Replacement

Hi Rebecca,

The garage quotes came back a little too high so we're still working on that one. In the meantime, one thing that would really be helpful and safer and more appealing is to replace the existing untreated wood porch with an easier-to-maintain composite wood porch. AZEK has a Vintage Collection in Mahogany that would work super well I think.

Do I need to fill out paperwork and take pictures?

Mary Paul
417 Cantwell Court
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