

**From:** [Mike Steinhafel](#)  
**To:** [Bailey, Heather](#)  
**Cc:** [Bidar-Sielaff, Shiva](#); [Heiser-Ertel, Lauren](#)  
**Subject:** Re: 4/8 Landmarks Commission  
**Date:** Thursday, April 04, 2019 12:14:59 PM  
**Attachments:** [image001.png](#)

---

Thank you so much for sharing this report, Heather. We are encouraged by the general support for the project. We would, however, like to offer one clarification. The report reads as though all of the home's windows were replaced with aluminum-clad in 2018. However, only one window, a back-facing kitchen window, was replaced. As the application for that project was made by the previous owners, we can't speak to the scope of the original proposal, but implementation was limited to just the one replacement. Because of this, consistency with material and character of recent window updates is presumably less of a factor particularly as the window replaced is not street-facing. We hope with this information, the Commission will further consider the proposed fiberglass product in its final recommendation.

Best,  
Mike and Courtney Steinhafel

On Thu, Apr 4, 2019 at 8:21 AM Heiser-Ertel, Lauren <[LHeiser-Ertel@cityofmadison.com](mailto:LHeiser-Ertel@cityofmadison.com)> wrote:

Hi Mike,

Attached please find the staff report for the item that will be reviewed by the Landmarks Commission on April 8.

The agenda for the meeting can be found here:

<https://madison.legistar.com/View.ashx?M=A&ID=640632&GUID=25971428-89F1-405D-92E9-CC20E5787BF4>

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

[lheiser-ertel@cityofmadison.com](mailto:lheiser-ertel@cityofmadison.com)

## Bailey, Heather

---

**From:** Mike Steinhafel <mbsteinhafel@uwalumni.com>  
**Sent:** Tuesday, April 02, 2019 12:18 PM  
**To:** Bailey, Heather  
**Cc:** ccmadtown@aol.com  
**Subject:** Re: 1722 Summit Ave

Heather,

Thanks so much for asking. Since we recently purchased the house, we were not involved in the most recent window purchase. The window with the aluminum-clad exterior is a Marvin Ultimate Series window. We are proposing the Marvin Integrity Wood-Ultrex series for the porch. Both are considered high quality products. As you pointed out, the Ultimate Series is an all wood window with an aluminum cladding on the exterior. The Wood-Ultrex is wood on the interior half and fiberglass on the exterior half.

We discussed both the Ultimate and Integrity series with the company from which we plan to purchase the windows. Aesthetically, both options are identical from the exterior and we are aware of this company selling Integrity Wood-Ultrex windows for other historical homes. The Integrity windows are certainly a significant step up in quality and appearance from many of the existing windows on the house. For us, it's a balance between budget, meeting the requirements of the Landmarks Commission, and fidelity to the aesthetic of the home. We feel that the Integrity series will match the exterior aesthetic of the kitchen window (as well as other existing windows) and puts us at a manageable price point.

Furthermore, from a durability, strength, and value perspective, fiberglass has the advantage over aluminum cladding. Please reference the Marvin website for more information: <https://blog.marvin.com/2017/06/27/vinyl-vs-aluminum-vs-fiberglass-not-all-materials-are-created-equal/>.

Please let us know if you have any further questions.

Thank you,  
Mike and Courtney Steinhafel

On Mon, Apr 1, 2019 at 3:37 PM Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)> wrote:

Mike,

I'm writing up the staff report and wonder if there's a reason why you're proposing fiberglass exterior windows rather than the aluminum-clad wood windows that were approved last year for the house?



**Heather L. Bailey, Ph.D.**

Preservation Planner

Neighborhood Planning, Preservation + Design Section

---

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

---

**From:** Bailey, Heather  
**Sent:** Thursday, March 21, 2019 3:04 PM  
**To:** 'Mike Steinhafel' <[mbsteinhafel@uwalumni.com](mailto:mbsteinhafel@uwalumni.com)>  
**Cc:** '[ccmادتown@aol.com](mailto:ccmادتown@aol.com)' <[ccmادتown@aol.com](mailto:ccmادتown@aol.com)>  
**Subject:** RE: 1722 Summit Ave

Mike,

Amy Scanlon forwarded your update to me since she's no longer the Preservation Planner. The updated information looks like it would answer most of the Landmarks Commission's questions. The only detail I would advise you to add would be to describe the window dimensions of the historic windows and how they compare to the proposed new windows you want to install in the enclosed porch (the width of the sash, the dimensions of the muntins, etc.). Otherwise, I think that the update has the information we would need to get you on the agenda. I'll put both a copy of our earlier correspondence and your most recent email in the preservation file for this property.

Please be sure to fill out the application (link included below) and be sure to submit the print copies to our office by the deadline (also below).



**Heather L. Bailey, Ph.D.**

Preservation Planner

Neighborhood Planning, Preservation + Design Section

---

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

---

**From:** PLLCApplications

**Sent:** Friday, February 01, 2019 3:44 PM

**To:** 'Mike Steinhafel' <[mbsteinhafel@uwalumni.com](mailto:mbsteinhafel@uwalumni.com)>; PLLCApplications <[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)>

**Cc:** [ccmadtown@aol.com](mailto:ccmadtown@aol.com)

**Subject:** RE: 1722 Summit Ave

Mike,

This project would need to go before the Landmarks Commission and we will need more details when you get to that point. We'll need photos of what is currently installed, and views of the porch for context. We'll also need a product sheet that describes what you're proposing as the replacement.

Here is the list of submission deadlines:

<https://www.cityofmadison.com/dpced/planning/documents/2019LCMeetingScheduleDates.pdf>

And our application:

<https://www.cityofmadison.com/dpced/planning/documents/LandmarksCommissionApplication.pdf>

I am also attaching our historic preservation ordinance. You'll want to look at the University Heights section. Let me know if you have additional questions as you proceed.



**Heather L. Bailey, Ph.D.**

Preservation Planner

Neighborhood Planning, Preservation + Design Section

---

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

**From:** Mike Steinhafel <[mbsteinhafel@uwalumni.com](mailto:mbsteinhafel@uwalumni.com)>  
**Sent:** Wednesday, January 30, 2019 11:05 AM  
**To:** PLLCApplications <[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)>  
**Cc:** [ccmadtown@aol.com](mailto:ccmadtown@aol.com)  
**Subject:** 1722 Summit Ave

To Whom It May Concern,

My wife and I are in the process of purchasing the property at 1722 Summit Avenue, which is located in the University Heights Historic District. The sellers have made us aware of the Landmarks Commission, as they have done significant updates to the exterior of the house during their ownership.

The house contains a screen porch, which is positioned on the right side of the house and vertically located between the lower level garage and second floor deck. The screen porch only has screens and there is no means

of blocking entry of snow or rain. Therefore, we are currently considering options to improve the usability and protection of the interior space.

In general, do window replacements (for the screens) qualify as a project that would need to be reviewed by the Landmarks Commission? I expect that we'll need to forward more details as we get closer to a solution. To help guide our decision making, please forward any requirements that we should consider.

Thank you for your time and we look forward to hearing back from you.

Regards,

Mike Steinhafel

608-843-0654

**From:** [Scanlon, Amy](#)  
**To:** ["Mike Steinhafel"; Bailey, Heather](#)  
**Cc:** [Courtney](#)  
**Subject:** RE: Request for feedback - 1722 Summit Update  
**Date:** Tuesday, March 19, 2019 1:20:03 PM  
**Attachments:** [image001.png](#)

---

Hi Mike,

Thank you for the email. I have changed positions within the City and am no longer the Historic Preservation contact. I have copied Heather Bailey ([hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) 608 266 6552) on this email so that she can assist you.

Good luck with your project!

Best,

Amy

**From:** Mike Steinhafel <[mbsteinhafel@uwalumni.com](mailto:mbsteinhafel@uwalumni.com)>  
**Sent:** Tuesday, March 19, 2019 1:05 PM  
**To:** Scanlon, Amy <[AScanlon@cityofmadison.com](mailto:AScanlon@cityofmadison.com)>  
**Cc:** Courtney <[ccmadtown@aol.com](mailto:ccmadtown@aol.com)>  
**Subject:** Request for feedback - 1722 Summit Update

Amy,

I live at 1722 Summit Ave in Madison and I received your information from a couple of local businesses. They recommended that I get your opinion on this project before submitting to the Landmarks Commission.

Our house is located in the historic University Heights neighborhood. The house includes a screen porch located above the garage (circled in red below). There are twelve sections around the porch that contain only screens. Therefore, there is currently no means of preventing entry of rain/snow/wind. By adding windows, we wish to make the space more functional during non-winter months. Also, we believe the windows we have selected will be an upgrade to the exterior design of the home because they are consistent with the windows in the main house.

An image of our home is copied below, as well as a link to Marvin Integrity Wood-Ultrex Windows. A copy of the window quote is also attached and it shows the grid design (which is consistent with the overall appearance of the other windows). All new windows will have white trim and white grids.

We fully understand that all of this needs to be approved by the Landmarks Commission. We would greatly appreciate your experienced opinion on how the Commission may view this type of work and our approach.

Thanks in advance for your time.

Sincerely,  
Mike and Courtney Steinhafel





**Link:** <https://www.marvin.com/integrity/windows/wood-ultrex-double-hung>