

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635*

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 2003 Van Hise Avenue Aldermanic District: 5

## 2. PROJECT

Project Title/Description: Removal and rebuilding (redesign) of rear porch and rebuilding of garage (larger footprint)

This is an application for: (check all that apply)

- ☒ **New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify)\*\*:**
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Mansion Hill                  | <input type="checkbox"/> Third Lake Ridge    | <input type="checkbox"/> First Settlement |
| <input checked="" type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark         |
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:**
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Mansion Hill       | <input type="checkbox"/> Third Lake Ridge    | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark         |
- ☐ **Demolition**
- ☐ **Alteration/Addition to a building adjacent to a Designated Landmark**
- ☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**
- ☐ **Landmark Nomination/Rescission of Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ **Other (specify):**

DPCED USE ONLY

Legistar #:

DATE STAMP

**RECEIVED****5/28/21  
11:51 am**

Preliminary Zoning Review

Zoning Staff Initial:

Date:        /        /

## 3. APPLICANT

Applicant's Name: Jeannie Kowing, AIA Company: Jeannie Kowing Design LLC

Address: 4158 Monona Dr. , Madison, WI 53716

Street City State Zip

Telephone: 608-225-1914 Email: jeannie@jeanniekowing.com

Property Owner (if not applicant): Steve Cain & Sarah Marty

Address: 2003 Van Hise Ave., Madison, WI 53726

Street City State Zip

Property Owner's Signature: *Sarah J. Marty* Date: March 11, 2021

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

LETTER OF INTENT FOR LANDMARKS COMMISSION  
May 28, 2021

Regarding property in the University Heights Historic District located at:  
2003 Van Hise Avenue  
Madison, WI

Owners: Steve Cain and Sarah Marty

Architect: Jeannie Kowing, AIA, Jeannie Kowing Design LLC

Dear Commission Members,

The homeowners above are seeking your approval on alterations to the property at the above address in the University Heights Historic District. These alterations consist of:

1. Replacement of rear porch built in 2000's. The new porch will be a single level screened porch occupying a similar foot print as the current porch.
  - a. The design of the porch is sympathetic to the house with a low shed roof, similar to the front porch. The intent is to keep the porch from structurally overwhelming at the rear of the house by lowering it to be more inclusive with the yard while still staying accessible to main level of the house. The existing porch is visually heavy and dominant, with an abundance of stairs. In contrast, the proposed porch is streamline and designed to blend in more with the house and surroundings.
  - b. The back door from the 2000's addition will be moved approximately 4' to the north to make for a better walkway through the porch.
  - c. The materials of the porch are framing, stairs and flooring of treated lumber (stained), typical screening and roofing to match the existing house. The proposed railing, which will be minimal compared to the current railing, will be made of powder coated aluminum or steel in a typical vertical pattern sympathetic to the architecture of the time, but sized to today's codes.
  - d. In addition to the removal of the porch, there are two existing shed roofs, one over the back door and the other over the dining room bump-out, which will be demolished to make way for one roof over the whole area. These existing roofs were constructed during the 2000's addition of the house have little historical significance.
2. Replacement of current 12' x 20' garage which is in poor condition.
  - a. The new design will be a 20' x 20' two-car garage which takes on the same low hip-roof design of the existing garage.
  - b. We are proposing it be finished in smooth HardyPlank Lap Siding or cedar siding with an opaque stain to match the house. Roofing will also match the current house shingles.
3. Further alterations to the home include only the interior of the 2000's addition and 2000's remodeling. These items include remodeling the master bathroom and bedroom and a new kitchen layout. Because they do not affect the exterior of the house they are not included in this application.

The porch, being at the back of the house, is not visible from the front of the house nor from the side streets. Since it is replacing a 2000's deck, the loss of that deck is not historically significant. It is not known if the garage is original, but it's concrete floor and footings are in very poor shape, requiring the homeowner to demolish it.

Furthermore, the owners are aware that a Variance will be required to replace the garage in the location it currently sits.

Thank you for your time in considering this project. Clearly, it will enhance the home for its owners without distracting from the historical integrity of the neighborhood.



Rear of house showing porch to be replace



Rear of house



Steve Cain-Sarah Marty Residence



2003 Van Hise Avenue

Landmarks Commission Application

Existing garage front

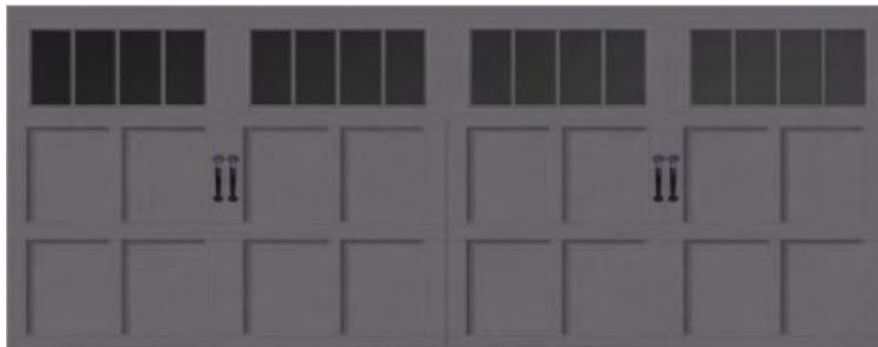


Existing Garage Side  
PRODUCT INFORMATION

#### Garage Service Door

##### Masonite VistaGrande

A fiberglass door, painted. Has more lite like a wood door, but is a practical, durable fiberglass door. The “stops” around the windows are low profile fitting of a miter, not ogee profile which is typical of other steel or fiberglass doors. These details make it look more sympathetic to a historic house with a wood front door, but it is much more sensible for a door which will have snow lingering on it during the winter.



Vehicle Garage Door  
Overhead Door, Inc.  
Carriage House Collection

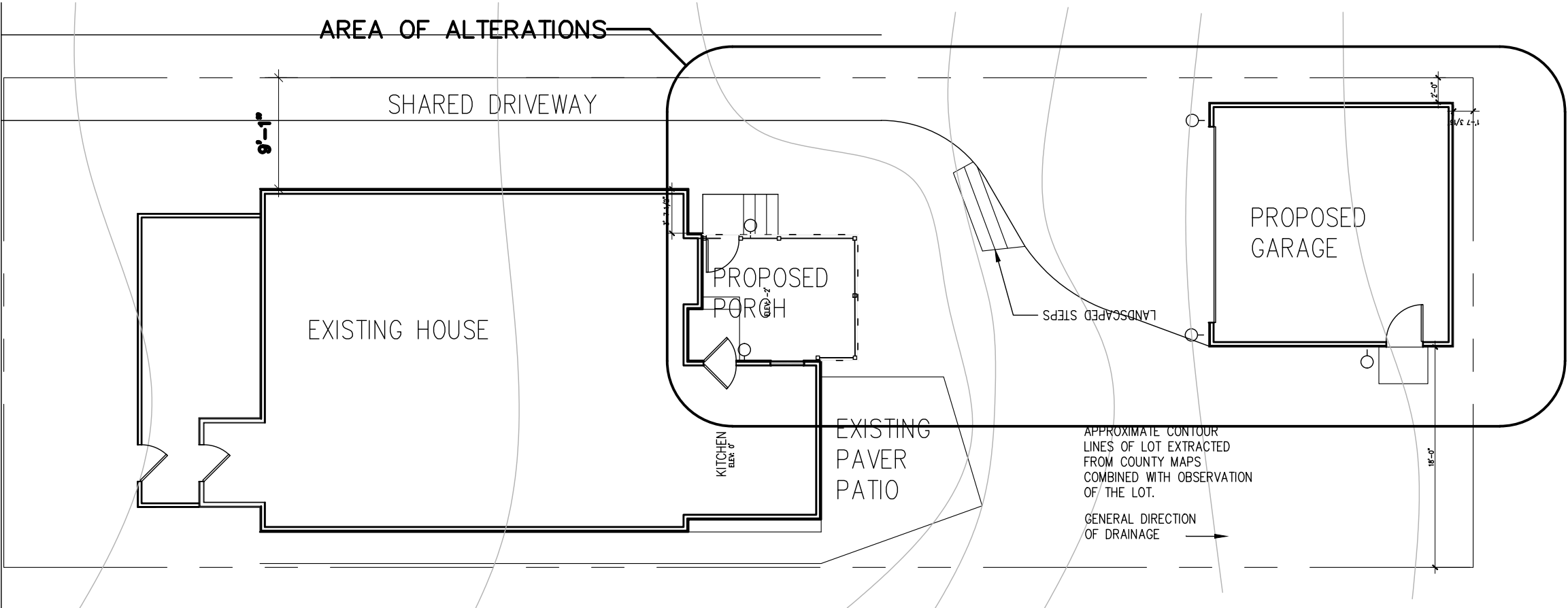
This steel door has a recessed panels and three sections giving it the look of a traditional wood door, not a raised pressed panel.

Because the door is divided into three panels the windows are taller and have the look of the front craftsman door. As with the service door, using a non-wood door is a sensible choice for the vehicle overhead door.



The light fixtures, 3 for the garage and one for the screen door would be like this fixture, with a nod to arts and crafts style without replicating it. These fixtures are 14.5” long and 9” wide, a nice scale for the garage and porch. This may not be the exact fixture used, but the selected fixture will resemble this fixture.

VAN HISE AVENUE



**1** **PROPOSED SITE PLAN**  
3/32" = 1'-0"

**STEVE CAIN  
& SARAH MARTY**

**2003 VAN HISE AVE.  
MADISON, WI**

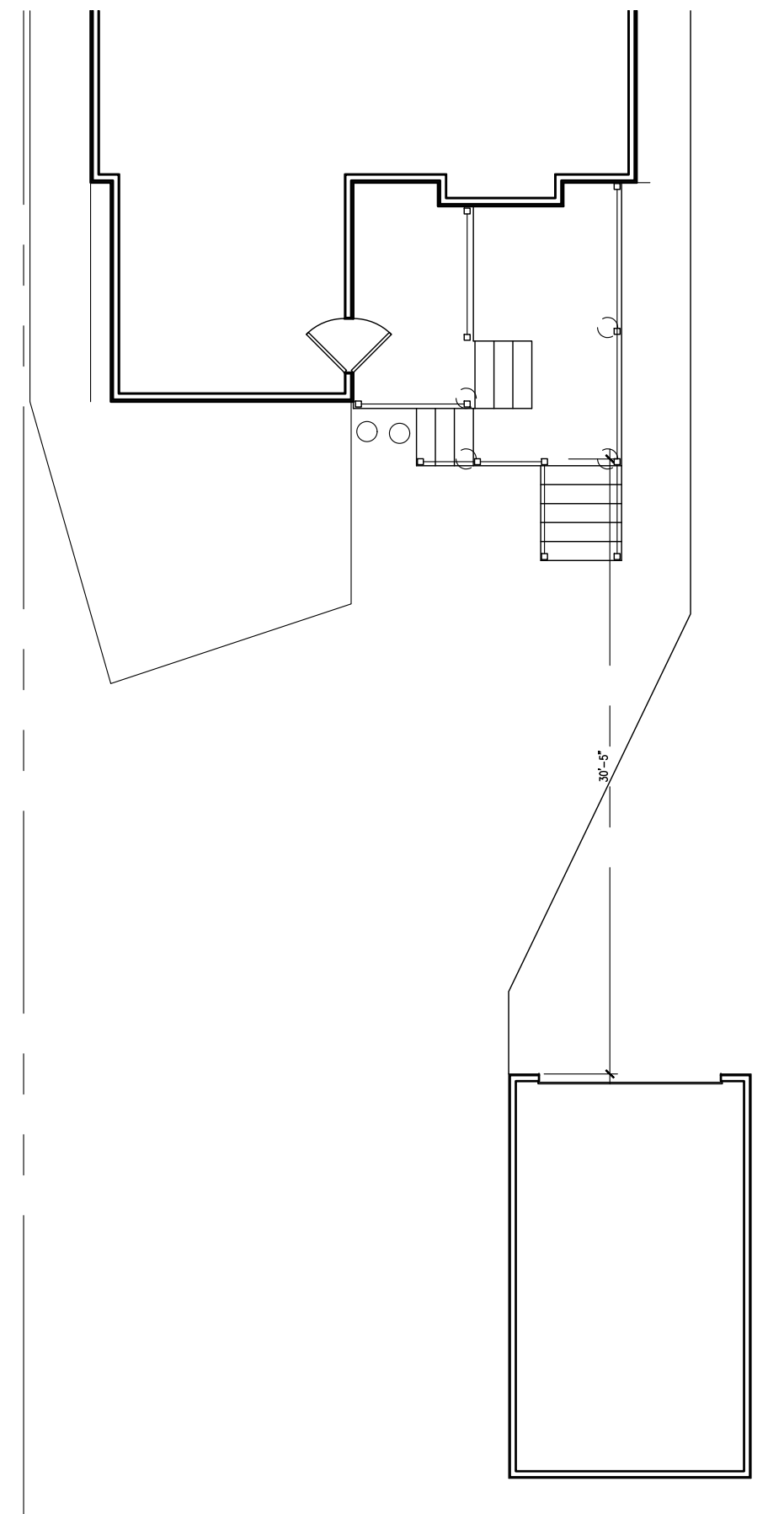
**PROPOSED  
SITE PLAN**

**Jeannie Kowing Design LLC**  
ARCHITECTURAL & INTERIOR DESIGN  
4138 Monona Dr., Madison, WI (608) 225-1914  
jeannie@jeanniekowing.com www.JeannieKowing.com

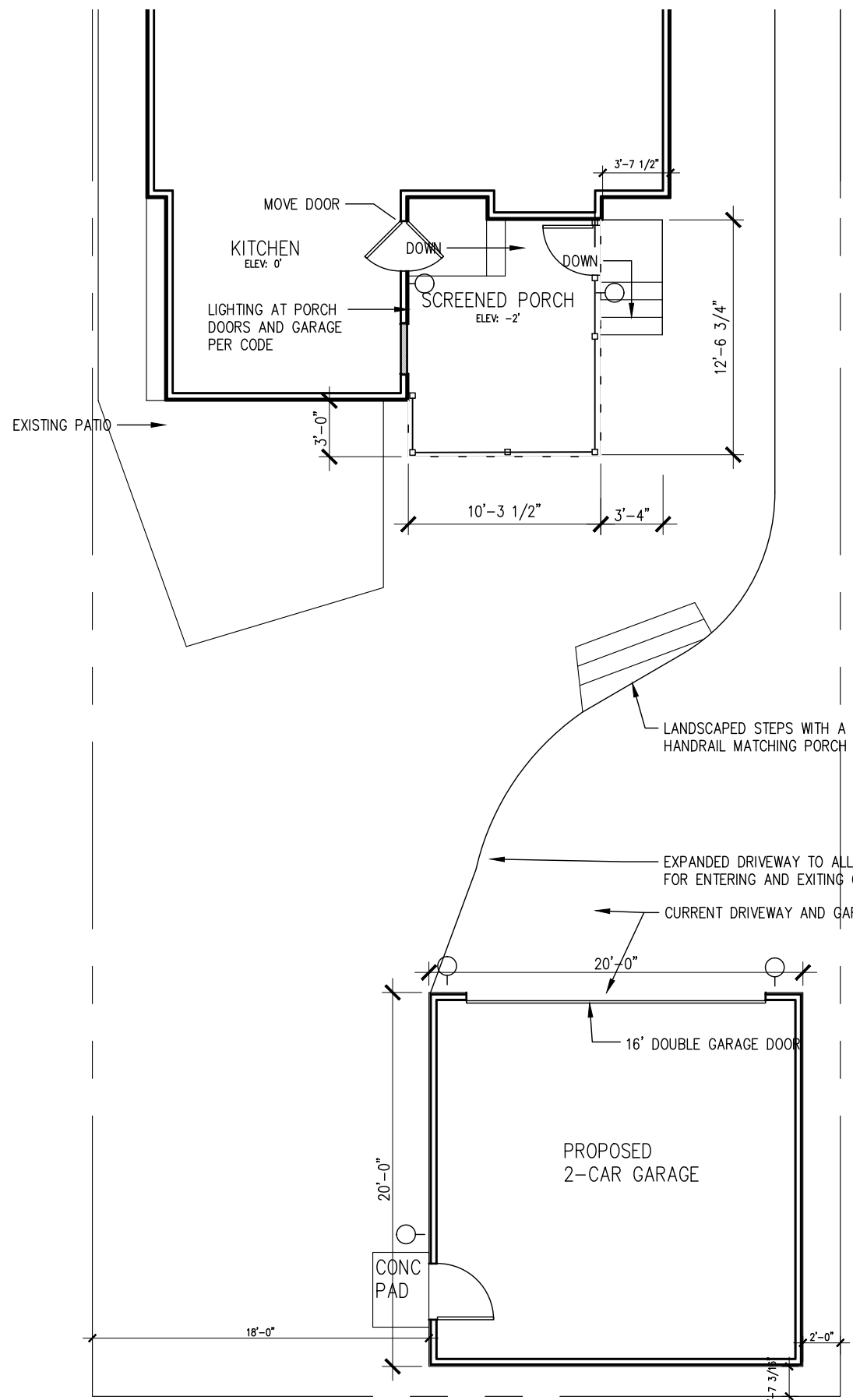
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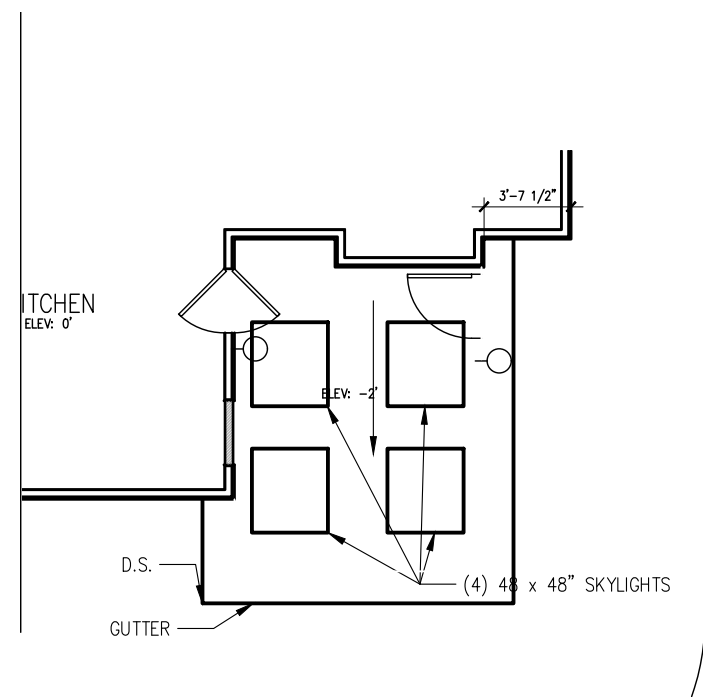
**A01**




**1** **EXISTING PLAN**  
 $\frac{1}{8}'' = 1'-0''$



**2** **PROPOSED PLAN**  
 $\frac{1}{8}'' = 1'-0''$



**3** **ROOF PLAN**  
 $\frac{1}{8}'' = 1'-0''$

<b>STEVE CAIN &amp; SARAH MARTY</b>	
<b>2003 VAN HISE AVE. MADISON, WI</b>	
<b>PROPOSED PORCH PLANS</b>	
	
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<b>A02</b>	



**1 REAR (SOUTH) ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

**2 SIDE (EAST) ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

**STEVE CAIN  
 & SARAH MARTY**

**2003 VAN HISE AVE.  
 MADISON, WI**

**PROPOSED  
 PORCH ELEVATIONS**

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 EXTENT OF THE LAW.

**A03**

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1

### **SIDE (WEST) ELEVATION**

$$3/16'' = 1'-0''$$

**STEVE CAIN  
& SARAH MARTY**

**2003 VAN HISE AVE.  
MADISON, WI**

## PROPOSED PORCH ELEVATIONS

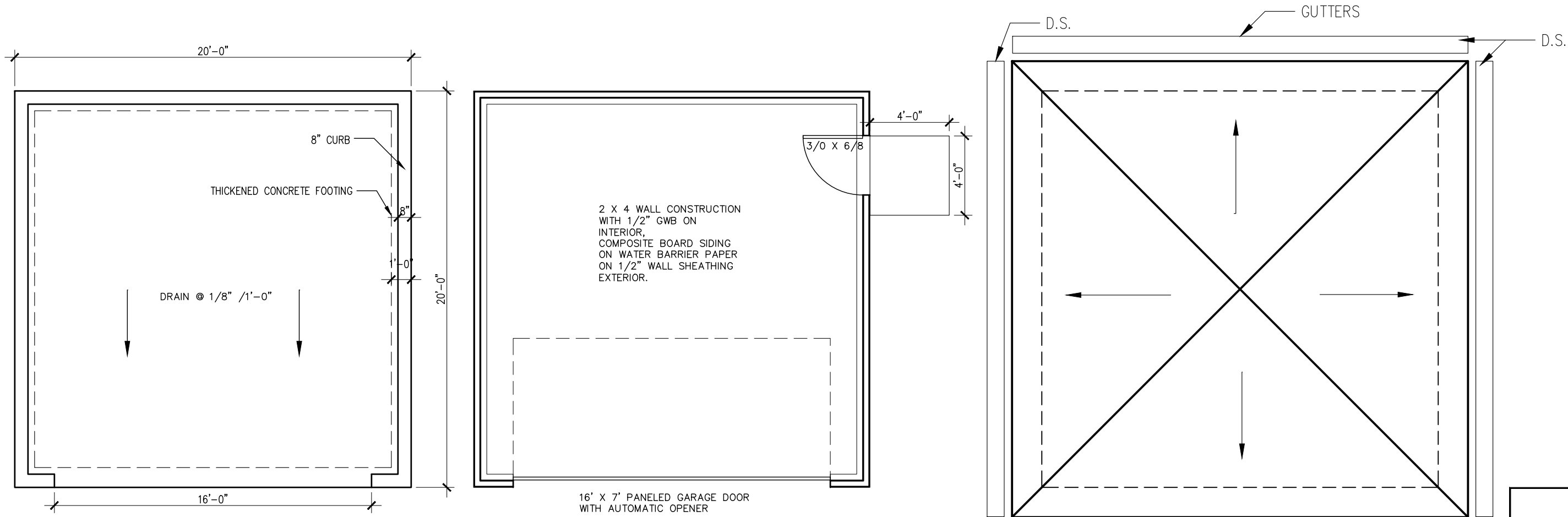
**J**eannie Kowing Design LLC  
ARCHITECTURAL • INTERIOR DESIGN  
+158 Monona Dr., Madison, WI (608) 225-1914  
jeannie@jeanniekowling.com www.JeannieKowing.com

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# A04

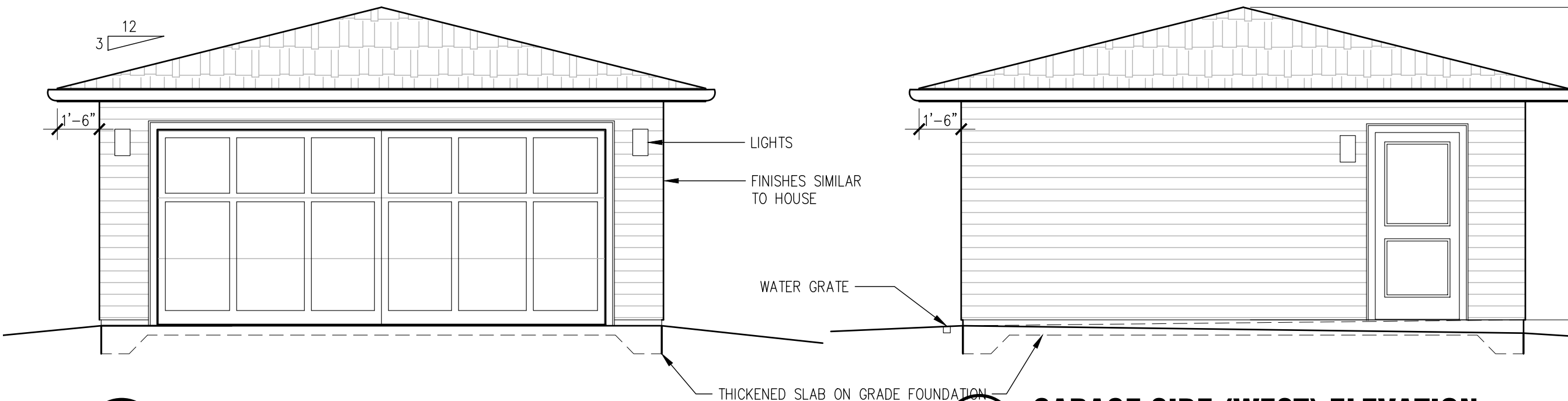




1 FNDN PLAN  
3/16" = 1'-0"

2 FLOOR PLAN  
3/16" = 1'-0"

3 ROOF PLAN  
3/16" = 1'-0"



3 GARAGE FRONT (NORTH) ELEVATION  
1/4" = 1'-0"

5 GARAGE SIDE (WEST) ELEVATION  
1/4" = 1'-0"

STEVE CAIN  
& SARAH MARTY

2003 VAN HISE AVE.  
MADISON, WI

PROPOSED  
GARAGE PLANS  
& ELEVATIONS

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05/20/2021

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A05

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	9.25"	6.25"
EXPOSURES:	8"	5"
	5.25"	7.25"
	4"	6"
	8.25"	
	7"	

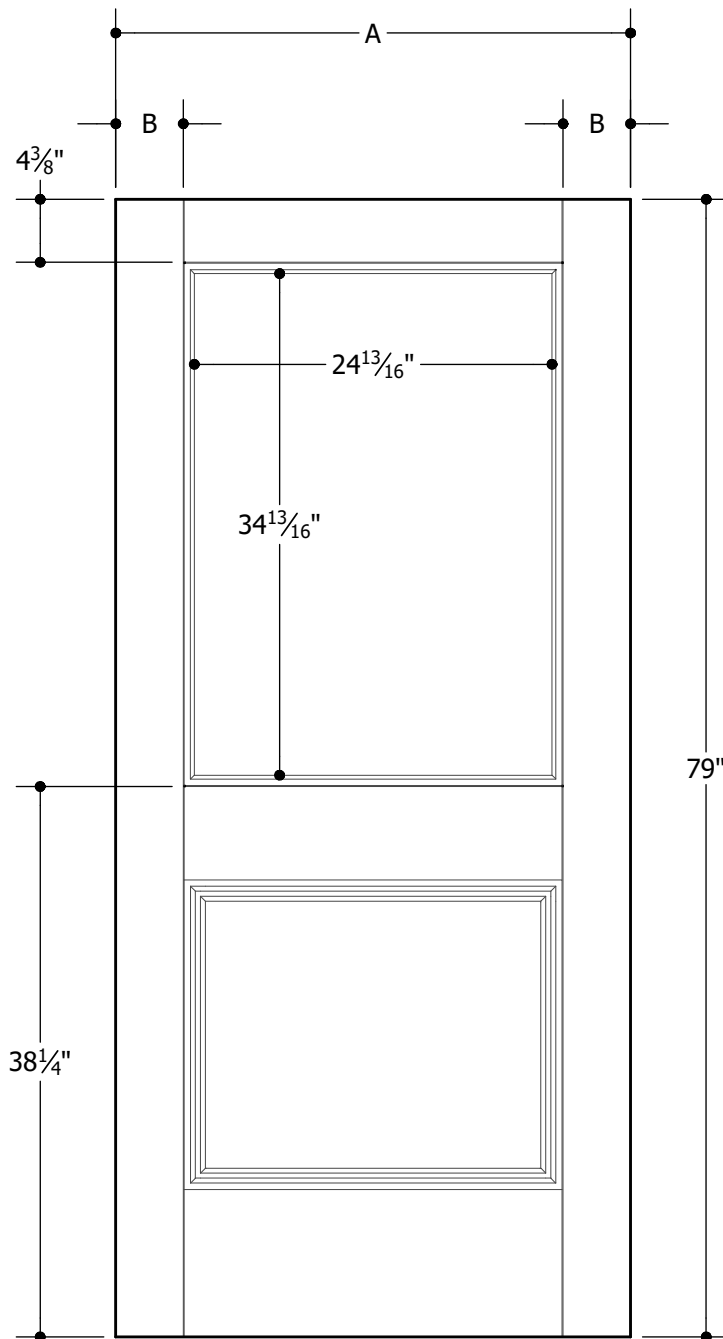
Warranty Information >

Request a Quote >

Request a Sample >



**VISTAGRANDE® 26 x 36 FLUSH GLAZED 6'8"**  
MASONITE™ SPEC\*



6'8"	A	35-3/4"	3'0"
	B	4-11/16"	

**Note:**

1. Overall Length and Width Dimensions are +/- 1/16 inch

\*Available as Prem Spec

[www.masonite.com](http://www.masonite.com)

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Our continuing program of product improvement makes specifications, design and product detail subject to change without notice.

Filename: TM-VG-2636 GL-68 019

Revision: A

Date: 01-23-2017

Section XX XX.X.X

# *Carriage House* COLLECTION



Charming carriage house design  
paired with the thermal  
performance of insulated steel.

**The Genuine. The Original.**







Cover image: Model 303 8' high, Walnut stained finish with Plain Window Square, decorative hardware  
Image above: Model 307 8' high Gray painted finish, 12 Window Square, decorative hardware

*Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.*

Model 308 7' high Clay/White painted finish





# Carriage House Collection

## *Door Designs*

Select your door panel style and color

### 1 Choose a panel style:

#### Square top

Models:

301

302

303

304

305

306

307

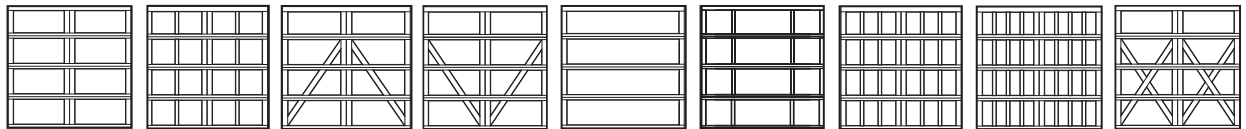
308

309

7'  
tall



8'  
tall



#### Arched top

Models:

301

302

303

304

305

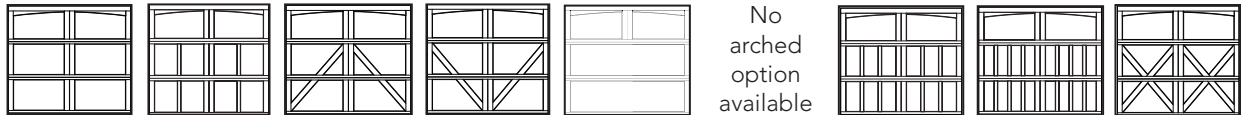
306

307

308

309

7'  
tall



8'  
tall



# Carriage House Collection

## *Door Designs*

Select your door panel finish

2

### Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

#### Painted finishes



White



Gray



Clay



Green

White is standard. All other colors are an optional upgrade.

#### Two-toned painted finishes



Gray/White



Clay/White



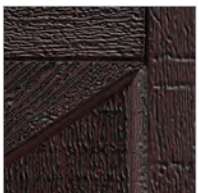
Green/White

With two-tone option the trim boards are white (standard).

#### Stained finishes



Mahogany



Walnut



Oak



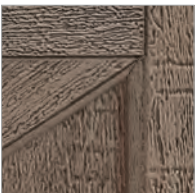
Red Oak



Honduran  
Mahogany



Gray



Clay



Green



### Applied Products:



Glass	Clear	
Windows	Carriage House Collection	16 Window Square 7'
Gray Stain		
Hardware	Pull Handle	Large Bean 16' x 7'
Garage Door	Carriage House Collection	Model 302 16' x 7'



# Barton 1 - Bulb Outdoor Wall Lantern

SKU: LATD3346

By: Latitude Run®

### Size

14.25" H x 8" W x 9" D

### Fixture Finish

Olde Bronze

### Features

- Uses 150 watt (max.) bulb equivalent (not included)
- Material: Epmm
- Clear, hammered glass mimics a rippling stream of water
- Inspired by classic craftsman architecture, this fixture boasts clean lines and a transitional style
- Bulb type: A19 Medium Base Incandescent bulb (not included)
- Safety rated: Wet

### Weights & Dimensions

- Overall: 12" H x 6.5" W



Contact: Jeannie Kowing

, , | 6082251914

jeannie@jeanniekowing.com