

[REDACTED]

[REDACTED]

From: Dave Mollenhoff [mailto:[REDACTED]]
Sent: Tuesday, June 16, 2015 8:16 AM
To: Strange, John
Cc: Stuart Levitan; Scanlon, Amy; Ledell Zellers; John Martens; Fred Mohs; Jim Skrentny; John Schlaefer; Kitty Rankin; Franny Ingebritson; James Matson; Craig Christianson; Dave Mollenhoff; Jason Tish
Subject: Need for definitions of Preservation, Reconstruction, Rehabilitation, and Restoration

Date: June 16, 2015
To: John Strange,
From: David Mollenhoff
Subject: The Need to Add Preservation, Reconstruction, Rehabilitation, and Restoration to the Definitions Section (41,02)

At our meeting last Friday I agreed to email you our committee's suggestion on how to incorporate the above four terms in the final ordinance. Our recommendation is that all four should be defined in the definitions section (41.02) because they are:

1. used in today's draft but not defined (the number of times is shown in parentheses after the terms);
2. time-tested definitions developed by the National Trust for Historic Preservation; and
3. terms of art that are universally used in contemporary preservation practice.

Because these four terms are so important, they warrant an additional entry to the Policy and Purpose Section (42.01). In fact, they constitute the four *primary but unacknowledged methods* by which Madison's historic resources are protected. None of the other 9 entries in this section use these terms. Here is suggested language to accomplish this goal:

"Encourage the preservation, reconstruction, rehabilitation, and restoration of Madison's historic resources."

This language does not substantively change the ordinance, but it adds clarity and precision regarding the widely-acknowledged *methods* by which historic resources must be protected.

You will also be receiving this recommendation in the condensed definition report that John Martens is preparing.

Preservation (53)

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction(1)

The act or process of depicting, by means of new construction, the form, features, and detailing of a

non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and its historic location.

Rehabilitation(1)

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features of the property which convey its historical, architectural and cultural values.

Restoration(4)

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

cc: Amy Scanlon
Members of the Alliance Ordinance Committee
Stuart Levitan