

Hammes Company

22 East Mifflin Street, Suite 800
Madison, Wisconsin 53703
Tel: 608 274 7447 Fax: 608 274 7442

September 20, 2010

Rebecca Cnare
City of Madison
Planning and Development Department
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin, 53701

Amy Scanlon
City of Madison
Planning and Development Department
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin, 53701

RE: REQUEST FOR APPROVAL OF DESIGN DETAILS FOR THE REHABILITATION OF THE ORIGINAL 1940'S HOTEL BUILDING AND FOR THE NEW CONSTRUCTION OF THE FRONT ENTRY, RIGADOON ROOM FAÇADE AND NEW ADDITION AT THE TOP LEVEL OF THE BUILDINGS.

Dear Ms. Cnare and Ms. Scanlon:

We are submitting this letter and enclosed materials to request that the Landmarks Commission provide final design approval for the rehabilitation of the 1940's building which is part of the planned redevelopment of the Edgewater Hotel.

The motion that was passed by the City Council on May 19, 2010 required that the exterior of the building be rehabilitated in conformance with the Secretary of Interior (SI) Standards for the Rehabilitation of Historic Structures, to the extent possible, and as approved by the Landmarks Commission. The new front entry, Rigadoon Room facade and exterior of the roof-top addition were excluded from conformance with the SI Standards but do require a separate final design approval of the Landmarks Commission.

Provided below is an outline of the general SI Standards and a summary explanation of how the proposed rehabilitation relates to each.

SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

The property is being used for its historic purpose.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

By removing the 1970's addition the historic character of the property is being enhanced and restored. The rehabilitation of the façade is intended to preserve the character of the building.

- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.**

During the entitlements process the Landmarks Commission, Urban Design Commission, Plan Commission and Common Council all indicated a favorable response to the proposed new additions to the 1940's building at the front entry, Rigadoon Room façade and at the top level of the building. It was understood at the time that these elements may or may not meet the SI Standards and as such they were specifically excluded from review under the SI standards.

The balance of the planned rehabilitation is in conformance with these standards.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The historic character of the building is being preserved.

- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

The historic features, finishes and construction techniques are intended to be preserved to the extent that it is feasible to do so. Elements such as the wall system which has lead to water seepage and water damage in the building are being replaced. See technical drawings for more detail.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distracting features, the new feature shall match the old in design, color, texture or other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**

It is our intention to repair rather than replace exterior materials "in a reasonable manner, taking into consideration economic and technical feasibility" as is required by the SI Standards. See technical drawings for more detail on approach, materials, etc.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

It is our intent to clean and repair the surface in a gentle manner. See technical drawings for more detail.

- 8. Significant archeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

The significant archeological influences are protected and preserved.

Letter to Ms. Rebecca Cnare and Ms. Amy Scanlon
September 20, 2010
Page Three

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property or its environment.

As stated above, the new additions were excluded from these requirements. That said, these features have been designed to be differentiated from the older portion of the building and are compatible with its construction. These elements do not destroy historic materials or the historic character of the property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

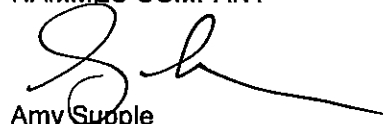
The new additions have been designed in a manner where if these structures were to be removed they would not impair the essential form or integrity of the historic property.

Enclosed with this letter are several drawings which describe the specific approach we intend to take with the rehabilitation (e.g. repairs/replacements, materials, etc.) and a detailed updated package of architectural drawings and specifications which pertain to the proposed rehabilitation and construction of the new elements on the 1940's building.

We look forward to the opportunity to describe these elements with you in more detail.

Thank you.

Sincerely,
HAMMES COMPANY



Amy Supple
Development Director
AS:tk