



27 August, 2014 – Landmarks Ordinance Review Committee

Comments on proposed revisions to Landmarks Ordinance.

(1) Purpose and Intent

Remove the word *preservation* from the introduction section and from (1)(a). Preservation is a treatment approach specified by the Secretary of the Interior’s Standards (SOIS). Since the SOIS are referred to later in the ordinance this term may cause confusion. The term *conservation* (which follows *preservation* in both these sections) is broad enough to encompass preservation and other treatment approaches such as rehabilitation.

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(1)(c) (in Vercautern comments)

Regarding the comments submitted by Jeff Vercauteren representing a coalition of development firms, the language proposed by Mr. Vercauteren in this section encouraging “new development the sensitively incorporates historic structures and artifacts” could be construed to explicitly encourage new development new development. In light of an exchange between Mr. Vercauteren and city attorney John Strange at a previous meeting of this body, it is not the intent of this ordinance to explicitly encourage new development, but rather to presume that there opportunities for new development in historic districts will arise eventually, and that when that occurs this ordinance should then require that development to be sensitive to, and complement, adjacent historic resources and historic districts.

Also, the phrase “incorporate historic structures and artifacts,” can be easily construed as condoning the salvage façade materials and architectural remnants and incorporation into new construction in order to mitigate the adverse impacts of demolition, full or partial. These treatments, sometimes referred to as *facadectomy* are not condoned in SOIS, and are generally rejected in the preservation profession as legitimate approaches to the conservation of historic buildings.

-Jason Tish
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Dedicated to the Conservation of Madison’s Historic Places

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