

## Bailey, Heather

---

**From:** Bailey, Heather  
**Sent:** Wednesday, May 29, 2019 9:15 AM  
**To:** 'Krause Konstruktion'  
**Subject:** RE: Holy Redeemer ATTN: HEATHER BAILEY

I would include all of these items in a formal application:

### Landmarks Commission Application Information

[Submittal Dates](#)

[Application](#)

The second page of the application has instructions for what to attach and how many copies to submit. As this is not a project I could approve administratively, it will need to go before the Landmarks Commission. Please be aware that staff cannot support this project as it does not comply with the Secretary of the Interior's Standards.



**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:** Krause Konstruktion <krauseko@mwt.net>  
**Sent:** Wednesday, May 29, 2019 9:06 AM  
**To:** Bailey, Heather <Hbailey@cityofmadison.com>  
**Subject:** RE: Holy Redeemer ATTN: HEATHER BAILEY

Heather,

Please see attached for the additional information regarding our application for work on Holy Redeemer in Madison. Thank you,

Jason Krause, *President and Owner*



Krause Konstruktion

Church Restoration Specialists

Coon Valley, WI 54623

Phone: 608.452.2626

E-mail: [krauseko@mwt.net](mailto:krauseko@mwt.net)

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

---

**From:** Bailey, Heather [<mailto:HBailey@cityofmadison.com>]

**Sent:** Tuesday, May 21, 2019 1:07 PM

**To:** 'Krause Konstruction'

**Subject:** RE: ATTN: HEATHER BAILEY

Jason,

I've reviewed the materials. When you submit the paper copies for the Landmarks Commission meeting, I recommend you mark on the photos exactly which areas you're proposing to pan. What extent are you proposing to pan the bell tower? There are decorative elements on the bell tower, so are you going to cover all of the decorative trim? Just parts? How are you affixing the aluminum to the building?

As an individual landmark building, the Landmarks Commission will evaluate if your proposal meets the Secretary of the Interior's Standards for Rehabilitation. Please include a discussion of how your proposal meets those standards:

<https://www.nps.gov/tps/standards/rehabilitation.htm>

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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 and its environment.
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 Landmarks Commission will have concerns about the aesthetics of covering architectural details on the landmark building and how it will change the character of the building. They will also have concerns that in covering the wood, it will hide deterioration of the wood, prevent maintenance, and thereby risk endangering both the features and the overall structure. All buildings require maintenance. Covering portions that require maintenance can give the illusion of it being maintenance free, but it would be hiding areas that need attention and only become apparent when the situation is urgent, requiring an expensive intervention.

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: <mailto:hbailey@cityofmadison.com> Phone: 608.266.6552

From: Krause Konstruktion <[krauseko@mwt.net](mailto:krauseko@mwt.net)>  
Sent: Monday, May 20, 2019 11:52 AM  
To: PLLCApplications <[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)>  
Subject: ATTN: HEATHER BAILEY

Heather,  
Please see attached Application in regards to Holy Redeemer Church in Madison.  
Any questions please call me at 608-386-5600

Jason Krause, President and Owner

Krause Konstruktion  
Church Restoration Specialists  
Coon Valley, WI 54623  
Phone:608.452.2626  
E-mail: <mailto:krauseko@mwt.net>  
[www.krausekonstruktion.com](http://www.krausekonstruktion.com)