



3701 Council Crest
Certificate of Appropriateness
November 6, 2023

Proposed Work

- Construct new single-family residence on north side of landmark site



History of Project Submittal

August 14, 2023 Landmarks Commission meeting

- LC asked to scale back building on north side
- 20-foot setback from Spring Trail as guide



Public Hearing Notice

Sept. 29 & Oct. 6 — newspaper notice for 10/16 LC meeting

Oct. 3 — postcards mailed [LC requires 10 business days]

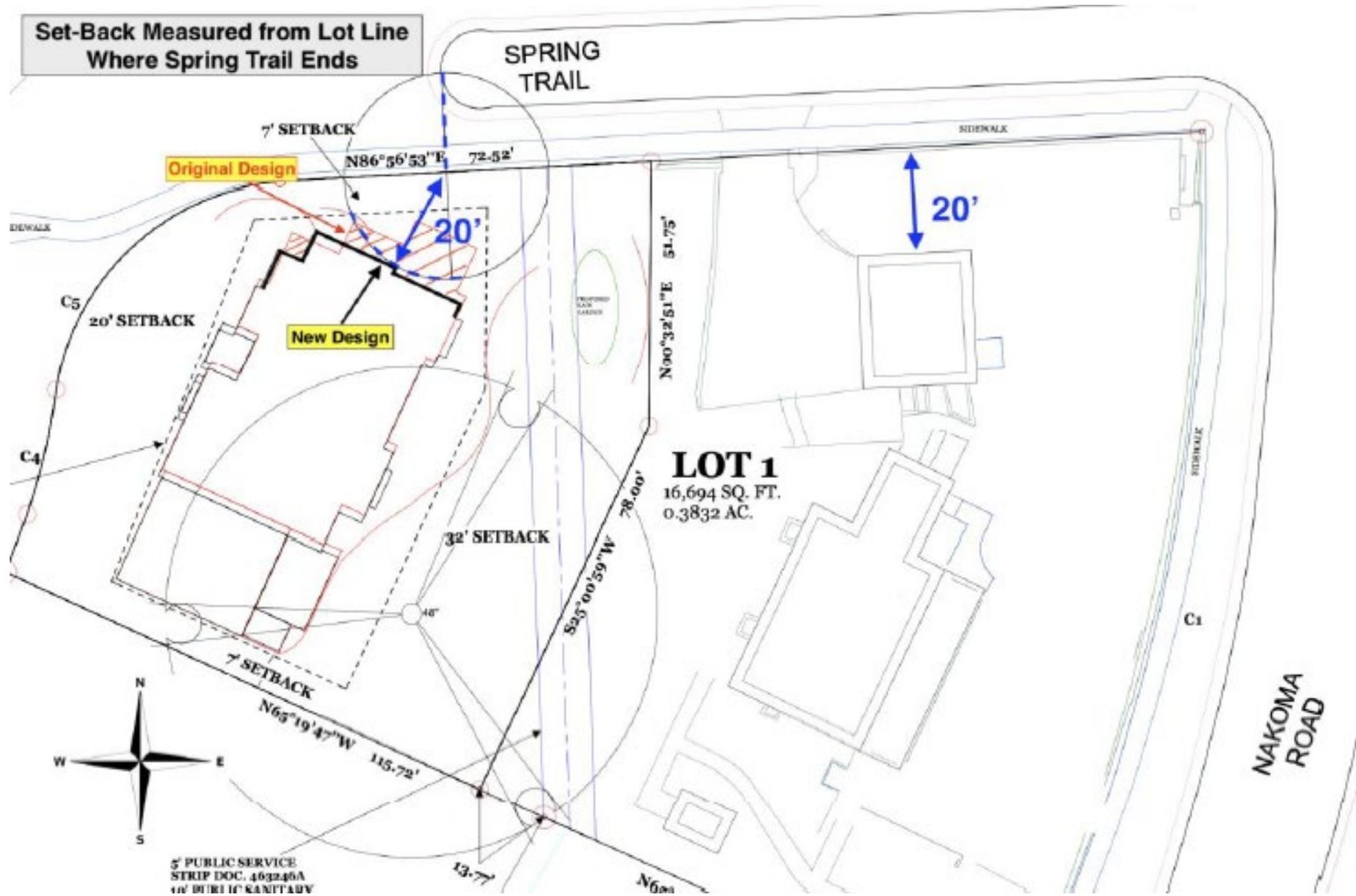
Oct. 11 — second postcard mailed for 11/6 LC meeting

Oct. 16 — LC Agenda referred item to 11/6 LC meeting

See memo from Office of the City Attorney

- The consideration of the agenda item is legal and meets City requirements for public hearings

Set-Back Measured from Lot Line
Where Spring Trail Ends





Original Design – East Elevation



Redesigned – East Elevation









Applicable Standards

SOI Standard 9 was previously not met:

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.



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following condition:

1. Submit archaeological monitoring report at conclusion of ground-disturbing activities.

