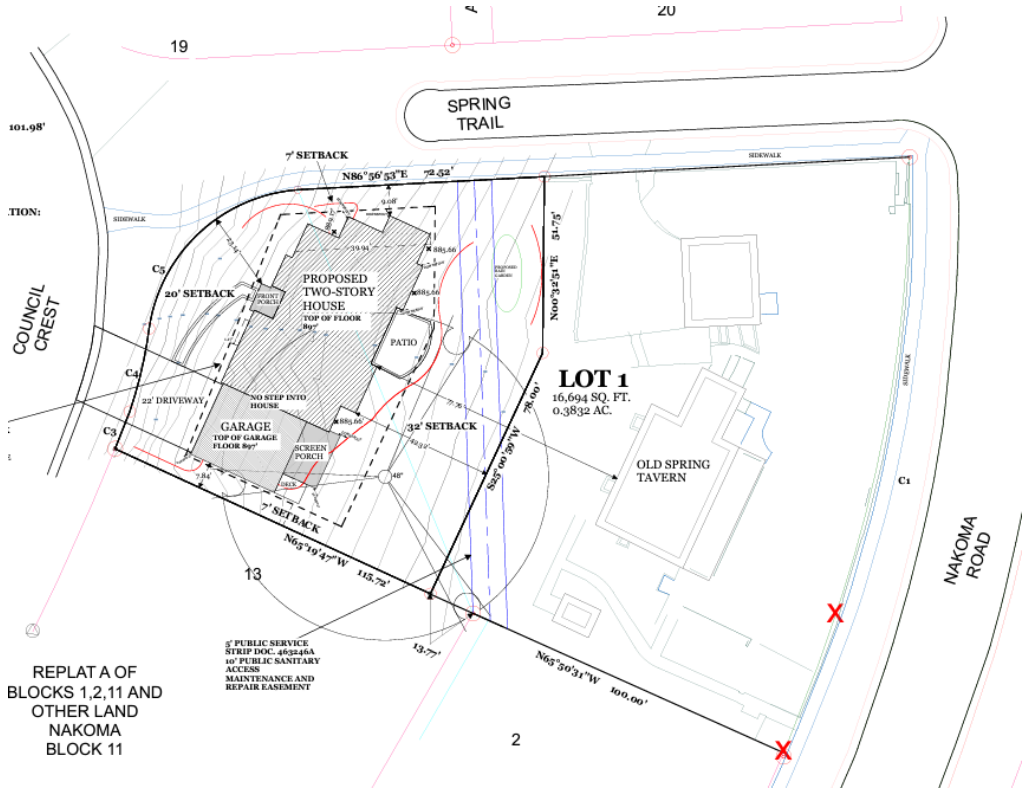
3701 Council Crest

Certificate of Appropriateness

August 14, 2023

Proposed Work

- Construct new principal structure on Old Spring Tavern landmark site

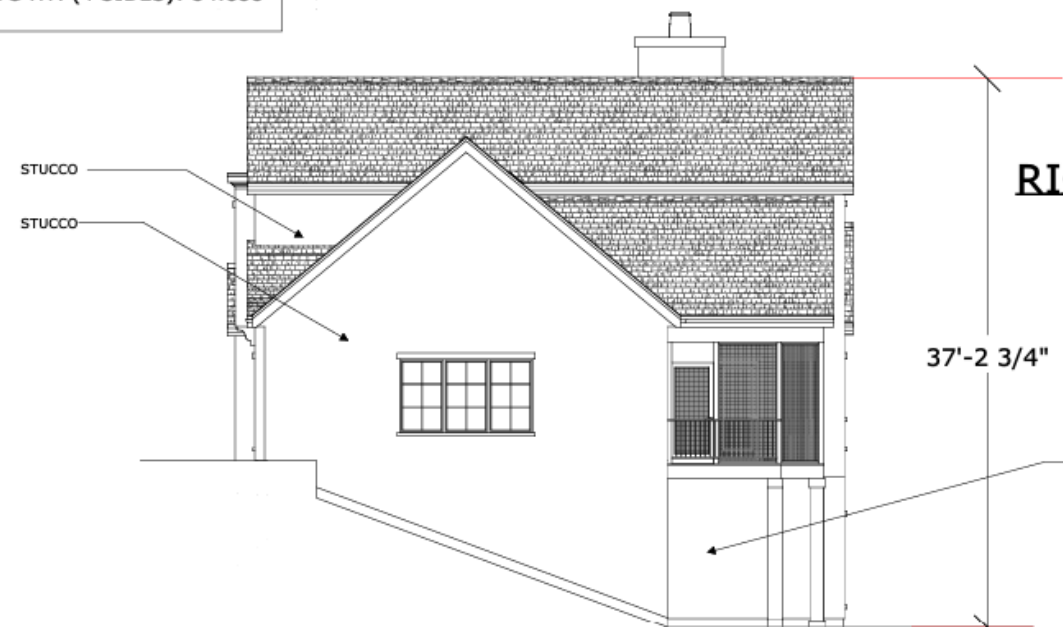


West

FRONT ELEVATION

1/8"=1'-0"

AVG HT. (4 SIDES): 34.855'



South

RIGHT ELEVATION

1/8"=1'-0"

LOWER LEVEL FINISHED PLAN	= 1482 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
UPPER LEVEL FINISHED PLAN	= 812 SQ. FT.
TOTAL FINISHED	= 4450 SQ. FT.
LOWER LEVEL UNFINISHED	= 674 SQ. FT.
SCREEN PORCH	= 182 SQ. FT.
GARAGE	= 617 SQ. FT.
COVERED FRONT PORCH	= 63 SQ. FT.
DECK	= 46 SQ. FT.

NEW HOME FOR:

FURLOW RESIDENCE

3701 Council Court
LOT 2
MADISON, DANE COUNTY, WISCONSIN

Hart DeNoble Builders

PRELIMINARY DRAWINGS ONLY
NOT FOR CONSTRUCTION

ELEVATIONS

DATE: 1/21/2023

SCALE: 1/8" = 1'-0"

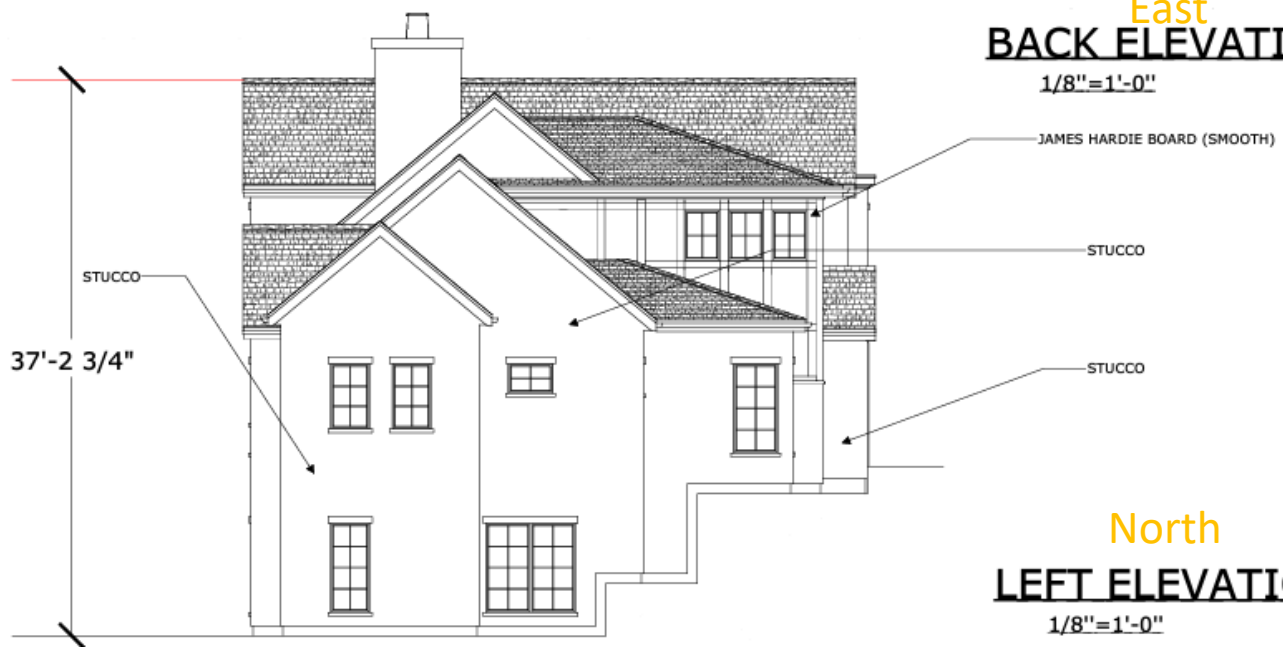
REVISION: VER. 5

SHEET: 1

East

BACK ELEVATION

1/8"=1'-0"



North

LEFT ELEVATION

1/8"=1'-0"

LOWER LEVEL FINISHED PLAN	= 1482 SQ. FT.
MAIN LEVEL FINISHED PLAN	= 2156 SQ. FT.
UPPER LEVEL FINISHED PLAN	= 812 SQ. FT.
TOTAL FINISHED	= 4450 SQ. FT.
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NEW HOME FOR:

FURLOW RESIDENCE

3701 Council Crest
LOT 2
MADISON, DANE COUNTY, WISCONSIN

HART DENOBLE

Hart DeNoble Builders, Inc.

PRELIMINARY DRAWINGS ONLY
NOT FOR CONSTRUCTION

ELEVATIONS

1/21/2025

SCALE: 1/8" = 1'-0"

VER. 5 | 2

View west from Tavern toward Council Crest

View from Nakoma Road – 3714 Nakoma Road Adjacent to Tavern

View from Corner of Tavern Lot to House at 3705 Council Crest

Tavern Garage Complex

Applicable Standards — SOI

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.

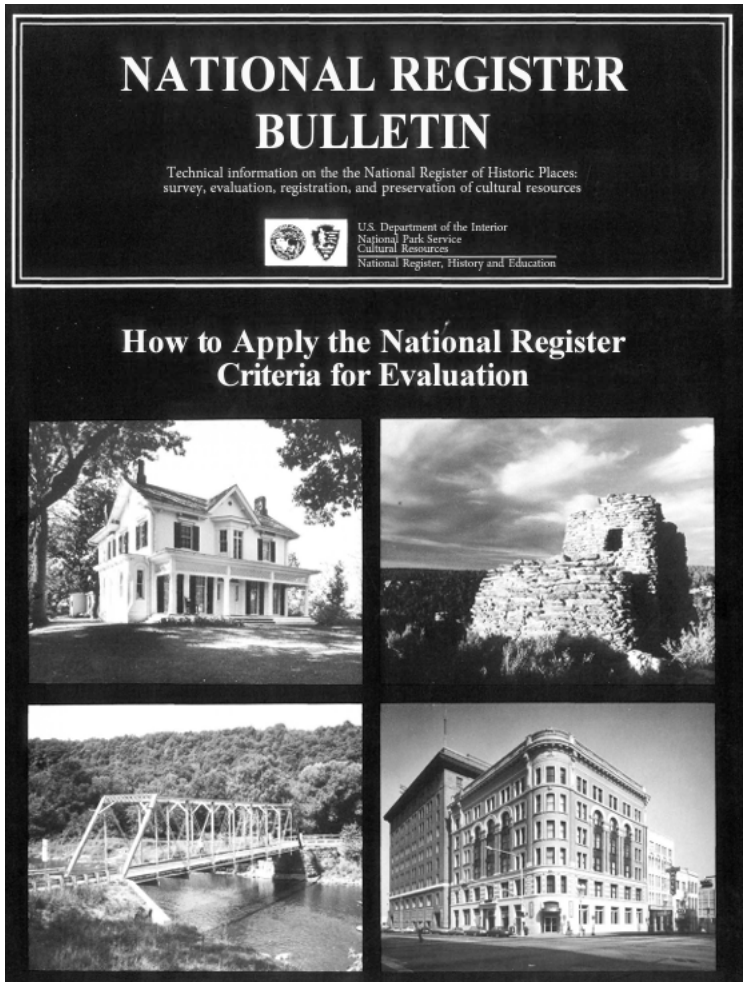
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Applicable Standards — SOI

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.



SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MGO 41.02:

"Landmark means

a) Any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage or cultural characteristics of the City, state or nation and which has been designated as a landmark pursuant to the provisions of this chapter, or

b) Any land of historic significance due to a substantial value in tracing the history of humankind, or upon which an historic event has occurred, and which has been designated as a landmark pursuant to the provisions of this chapter.

Landmark Site means the lot or parcel identified in the official landmark designation maintained by the City Planning Division. If a landmark designation does not identify a lot or parcel, landmark site means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated."

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)

I. Name of Building or Site	
(1) Common William T. Stephens house	(2) Historic (if applicable) Old Spring Tavern
II. Location	
(1) Street Address 3706 Nakoma Road	(2) Ward 20th
III. Classification	
(1) Type of Property (building, monument, park, etc.) Building - private residence	

City of Madison Landmarks Commission -1-
LANDMARKS AND LANDMARK SITES NOMINATION FORM

Name of Building or Site

Common:	Historic:
Tenney Park	same

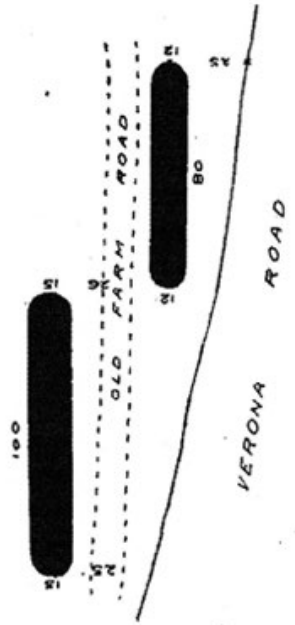
Location

Street Address:	Aldermanic District:
1440 East Johnson Street Madison, WI 53703	Second

Classification

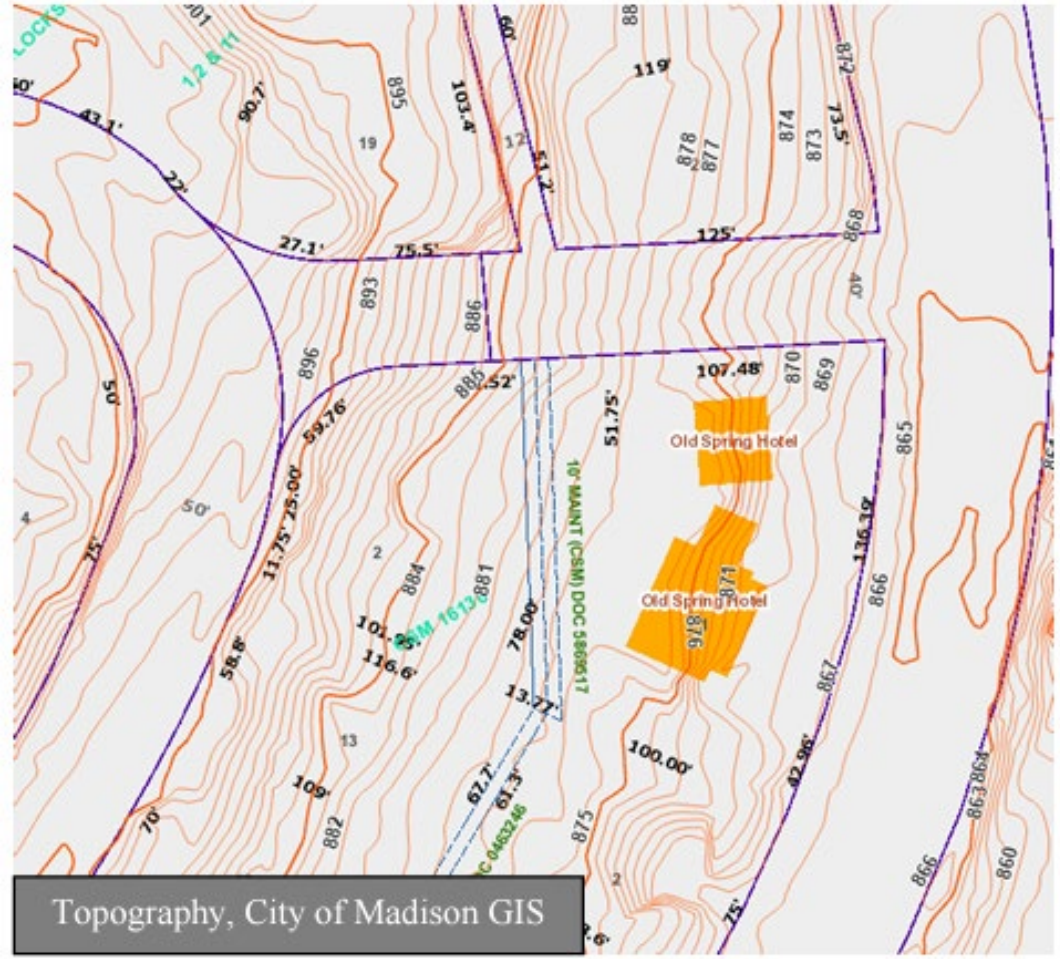
Type of Property:

Site



1915 site map, Charles E. Brown

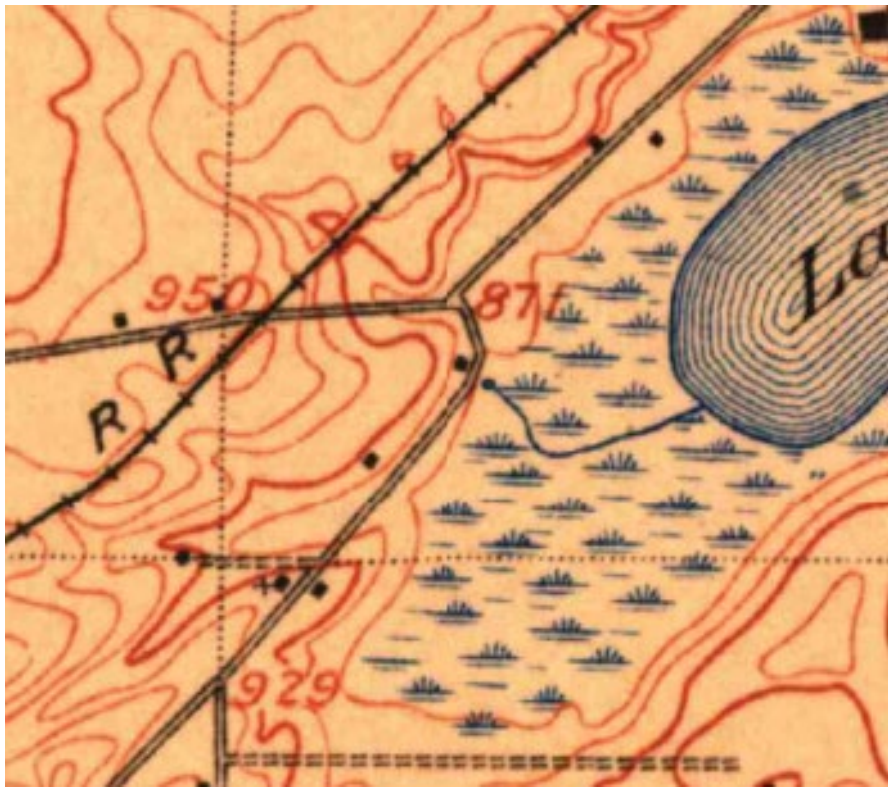
Map from 2022 Archaeological Study



Topography, City of Madison GIS

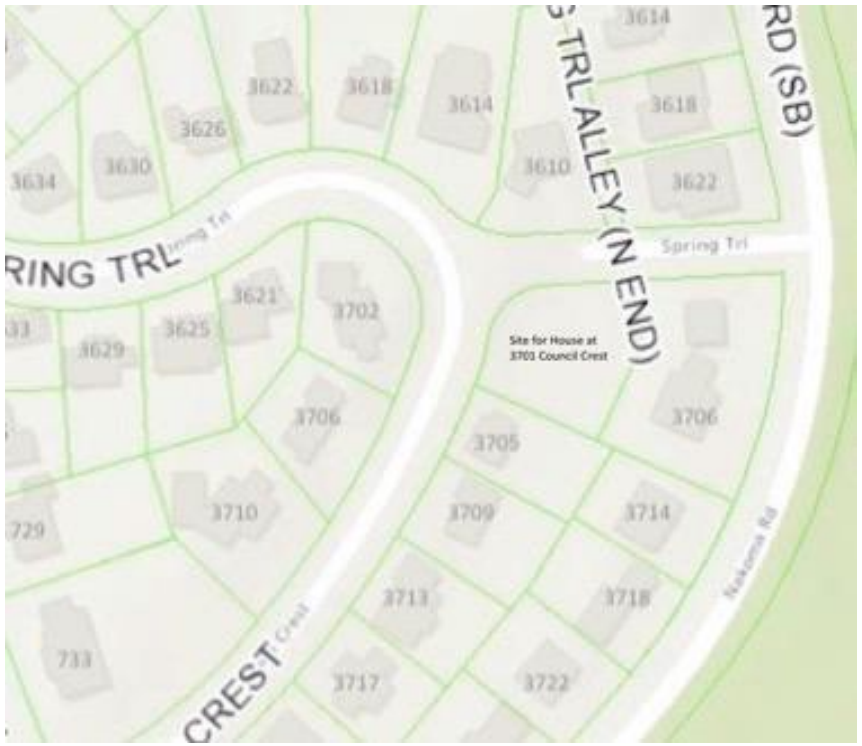
1861 Map of Dane County

1878 Map of Dane County



1906 USGS Map, Madison

Our Planned Home
Tavern Home
Google Earth


RING TRL
TRL ALLEY (N END)
RD (SB)
Spring Trl
Site for House at 3701 Council Crest
CREST
3614
3622
3618
3626
3630
3634
3610
3621
3625
3629
3702
3706
3705
3710
3709
3714
3713
3718
3717
3722

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 conditions:

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