PLANNING DIVISION STAFF REPORT

November 6, 2023

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	3701 Council Crest — New Construction on a Designated Madison Landmark site (District 10)
Application Type(s):	Certificate of Appropriateness
Legistar File ID #	79099
Prepared By:	Heather Bailey, Preservation Planner, Planning Division
Date Prepared:	October 31, 2023

Background

At its August 14, 2023, meeting, the Landmarks Commission considered this request for a Certificate of Appropriateness. A complete staff report was prepared at that time. This is an addendum to that report and except as revised herein, all findings, analysis, and recommendations from the August 8, 2023, staff report still apply.

During its consideration of this project, the Landmarks Commission asked the applicants to reduce the length of the proposed new structure by scaling back the building on the north side, using the 20-foot side setback from the end of Spring Trail as the guide. The new project submittal shows measurements of the reduced size of the building following that guidance. Additionally, the new building has changed from having side gables on the ends to having a hipped roof, which further reduces the visual size of the structure.

The previous staff analysis of compliance with the Secretary of the Interior's Standards for Rehabilitation largely remains the same. The standard that the Landmarks Commission did not believe was met with the previous submittal was Standard 9:

> Standard 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.

The commission believed that the massing, size, and scale were too large. The updated submittal followed the specific guidance from the commission and further reduced the massing with the design shift to a hipped roof. The new design, with its reduced scale is differentiated from the historic resources on the site, and of a similar architectural character, scale, and size as the other residential structures in the immediate vicinity, which will allow it to blend with the residential neighborhood setting in which this designated landmark is designated.

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.