I move referral. The LC decision in support of the COA for 3701 Council Crest - New Construction on a Designated Madison Landmark site is contrary to the applicable standards under Secs. 41.18. SOI Standard 1 and 9 were not met and the Council refers the application back to the LC to review the project using SOI standards 1 and 9 and to use the SOI's Rehabilitation Guidelines to aid in the interpretation of the Secretary's standards. In addition, LC should review how the proposed new construction could become more compatible in scale, size and massing with the historic tavern and surrounding properties.

SOI 1

The proposed new construction is not a minimal change to site, it is significantly significantly larger in square ft and massing than the historic tavern. The staff report defines "environment' to includes surrounding neighborhood not just historic property and public testimony show that the proposed new construction is significantly larger than the surrounding neighborhood

SOI 9

At the November 6, 2023 meeting, LC discussed architectural features and setback but did not review all elements of standard 9 for the new iteration : massing, size, scale, and architectural features and whether it protects the historic property ie the relationship of the new construction to the historic resource and the neighborhood