



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 208/25

STAFF REPORT ON CERTIFICATE OF APPROVAL

Villa Costella

348 W Olympic Place

Features and Characteristics for which a Certificate of Approval is required:
The site and the exterior of the building.

Designated under Standard: D, E and F

Summary of proposed changes: Installation of two new downspouts on the south façade of the building. Comprehensive plan to provide HVAC units for each residential unit, including Unit 205 at present. Future installation of HVAC units will not require further review if the layout, details, and equipment specifications in the comprehensive plan are explicitly followed.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the mechanical equipment and downspouts at Villa Costella, 348 W Olympic Place as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 123847.
 - a. The proposed downspouts are compatible with the existing condition.
 - b. The proposed mechanical units are sited in locations to minimize visual impact.
2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. No alternatives were requested, as the proposal seemed reasonable.

3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. Future installation of HVAC units will not require further review if the layout, details, and equipment specifications in the comprehensive plan are explicitly followed.
5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard 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.