



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 214/20

CONTROLS AND INCENTIVES AGREEMENT

Villa Camini

1205 NE 42nd Street

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Villa Camini at 1205 NE 42nd Street, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code ("SMC"), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The site.
 - b. The exterior of the building.
2. A Certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection I.A.1 of this Agreement.
 - b. Removal of trees less than 6 inches in diameter measured 4 ½ feet above ground.

- c. Removal and/or replacement of shrubs, perennials, and annuals in existing locations.
- d. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
- e. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.
- f. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- g. Repaving and restriping of the existing asphalt parking area on the east end of the property.
- h. Installation, removal, or alteration of curbs, bollards, or wheelstops in the existing parking area on the east end of the property.

B. ADMINISTRATIVE REVIEW

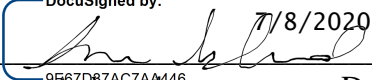
1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building and site.
 - b. Installation, removal, or alteration of exterior light fixtures, light mounting plates, exterior security lighting, and security system equipment.

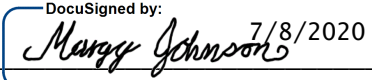
- c. Removal of trees more than 6 inches in diameter measured 4 ½ feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.
- d. Installation, removal, or alteration of exterior building and site signage.
- e. Installation of improvements for safety or accessibility compliance.
- f. Installation, removal, or alteration of fire and life safety equipment.
- g. Changes to exterior paint colors when painting a previously painted material.
- h. Replacement of non-original doors in the existing openings.
- i. Landscape alterations other than those excluded in subsections I.A.2.b, I.A.2.c, and I.B.3.c of this ordinance.
- j. Removal or alteration, of existing metal guardrails and handrails.
- k. Removal or alteration of existing metal gates.
- l. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:
 - 1) The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.
 - 2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
 - 3) The owner shall not remove historic building materials from the site as part of the emergency response.
 - 4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use approval.
2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
3. Building and Energy Code exceptions on an application basis.
4. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.

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Shauna Aylward Date
TWELVE O FIVE LLC

DocuSigned by:

9567D87AC7AA446... 7/8/2020
Margaret Johnson Date
TWELVE O FIVE LLC

Sarah Sodt Date
City Historic Preservation Officer