

Villa Costella Condominium

Historic Preservation Retro-active Certificate of Approval for Arbor

August 31, 2022

Prepared by: Elizabeth Friesen, President of Homeowner's Association Board of Directors

Background:

August 23, 2022, the Board of Directors for Villa Costella received a notice of violation requiring review from Seattle Landmark Preservation Board regarding a wood arbor erected by the owner of Unit 103 on their patio. The Landmarks Preservation Board issued the notification after being contacted by another owner in the building. In the notice, Board indicates that the structure has a foundation and cannot qualify as a temporary site furnishing.

Request:

The Villa Costella Board requests a review of the qualification and subsequent approval of arbor. In actuality, the arbor does not have a foundation. Instead, it has been constructed using free standing concrete piers, as shown in the photographs attached. These piers are free standing, on top of loose earth and do not attach to the building. The piers are used to weigh down the arbor and provide stability.

The free-standing nature of construction renders it reversible, movable, and does not make contact with the building. The owner considered the architecture of the building, constructing the arbor out of wood which is present throughout the building's exterior, and in a Spanish design style in keeping with the Mediterranean theme. The owner plans to grow jasmine vines on the arbor, which are also grown on iron grates around the building. Jasmine vines do not attach nor invade exterior coating materials, and cause damage to the structure like other types of vines.

Photographs from the Olympic Place of the front of the building show it is barely visible from an oblique view.

Survey of Existing Conditions:

The arbor surrounds one kitchen window of Unit 103, and is positioned at least 8" from the building. The arbor is approximately 9'w x 4'd x 8.5'h. Site sketch and front elevation of the building showing the location of the arbor are attached. Photographs are included from the street, from the patio and units surrounding.

Statement of Owner Consent:

Originally, the owner had requested approval to install a retractable awning to shade the large south facing window to try to keep the interior cooler in hot summer months. The Board rejected the request for the awning because of structural and Landmark preservation concerns.

The arbor was proposed to the Villa Costella Board in April of 2022. The Board approved the design of the arbor in a meeting held April 27, 2022 (redacted meeting minutes attached) under the proviso that it be free-standing, not attach to the building and that any plant material not harm the building.

The Board also provided written notification to two owners in Units 102 (adjacent patio) and Unit 203 (above) and received no objection. Objection and request for Landmark review came after the arbor was installed, citing the arbor obstructs the full view of the owner of the unit below patio (as do trees). The patio is designated a Limited Common Element. Limited Common Element designations are given to all balconies, terraces and patios and are for the

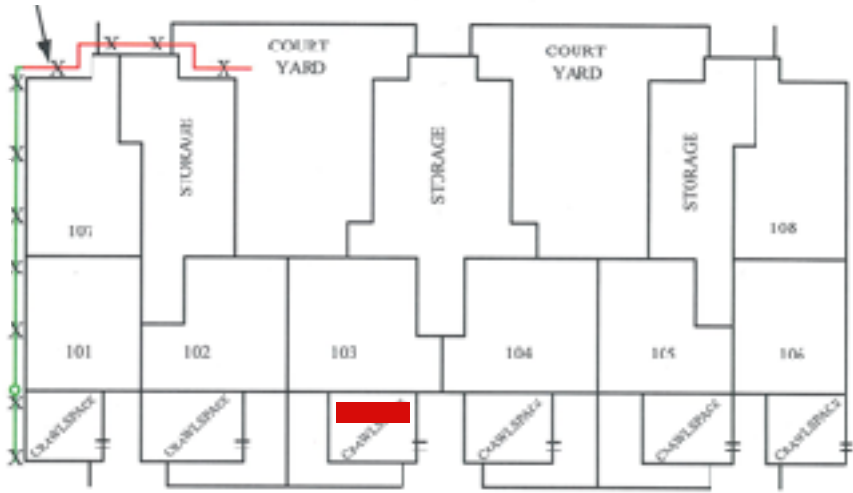
sole use of the unit owner. The Board's authority and comment as to how owners decorate and maintain their patios is limited to rule violations and Landmark Preservation. Since the Board viewed the arbor as temporary, Landmark approval was not sought.

Cost Estimate:

The cost of the arbor was \$1800, born by the owner of Unit 103.

Villa Costella Elevation Drawings

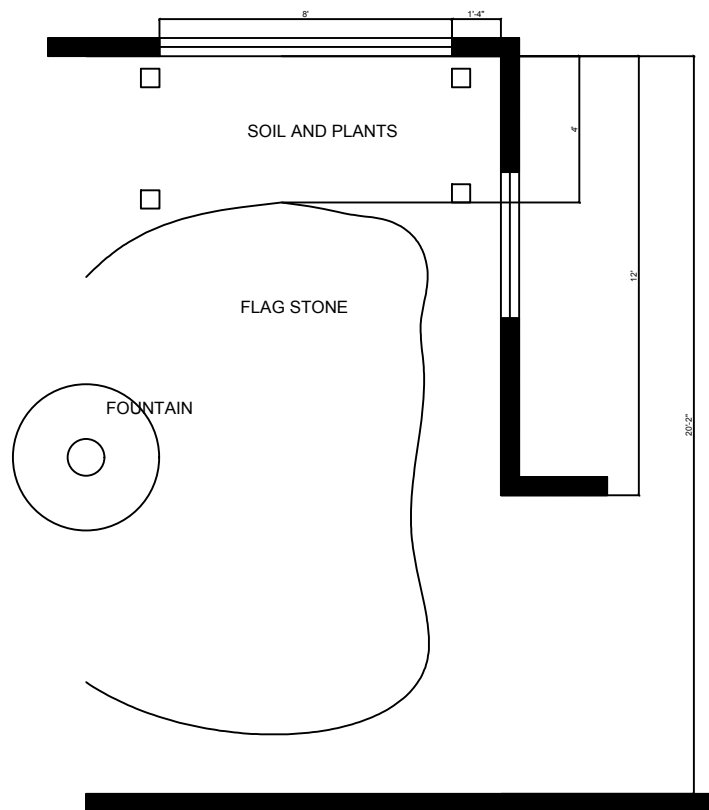
Villa Costella Site Map Sketch



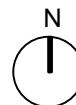
Legend	
1. Precipitation system (detention)	---
2. Precipitation system (conveyance)	---
3. Lighter drain system (water pipe)	---
4. Water supply system (water pipe)	---
5. Water supply system (water pipe)	---
6. Water supply system (water pipe)	---
7. Water supply system (water pipe)	---

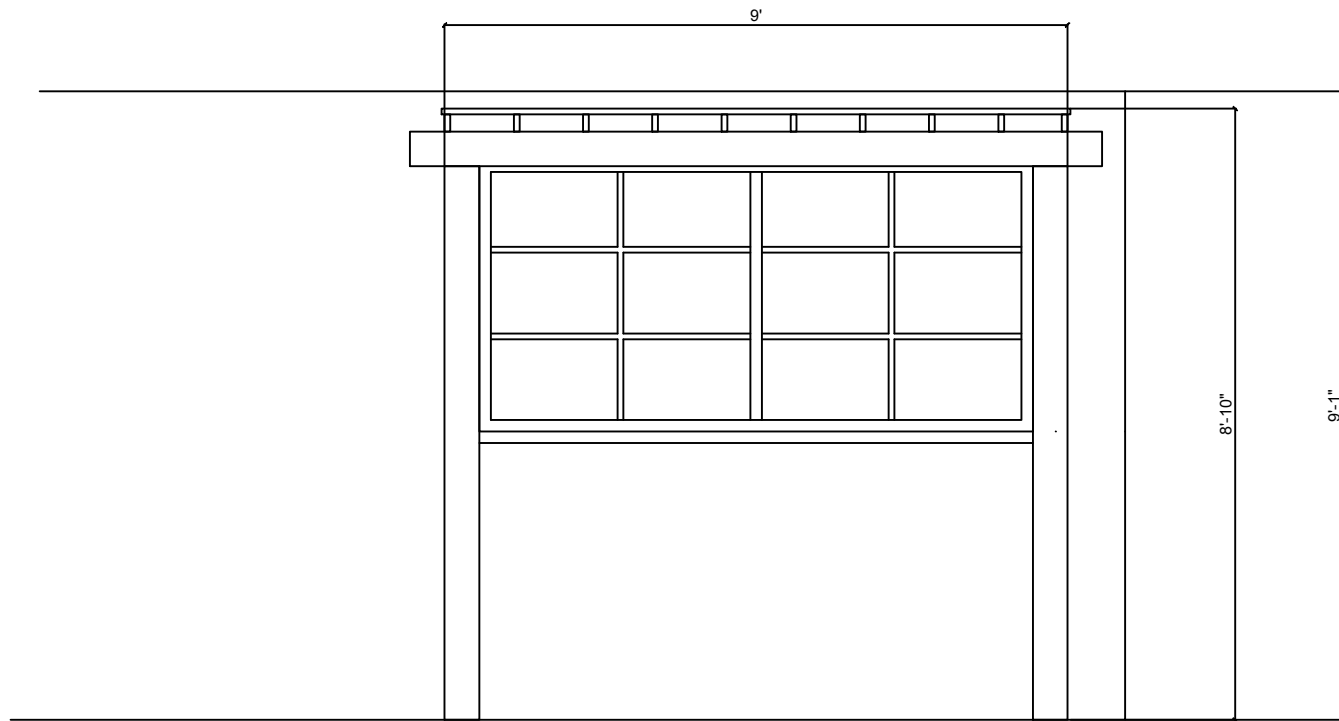


Arbor Location

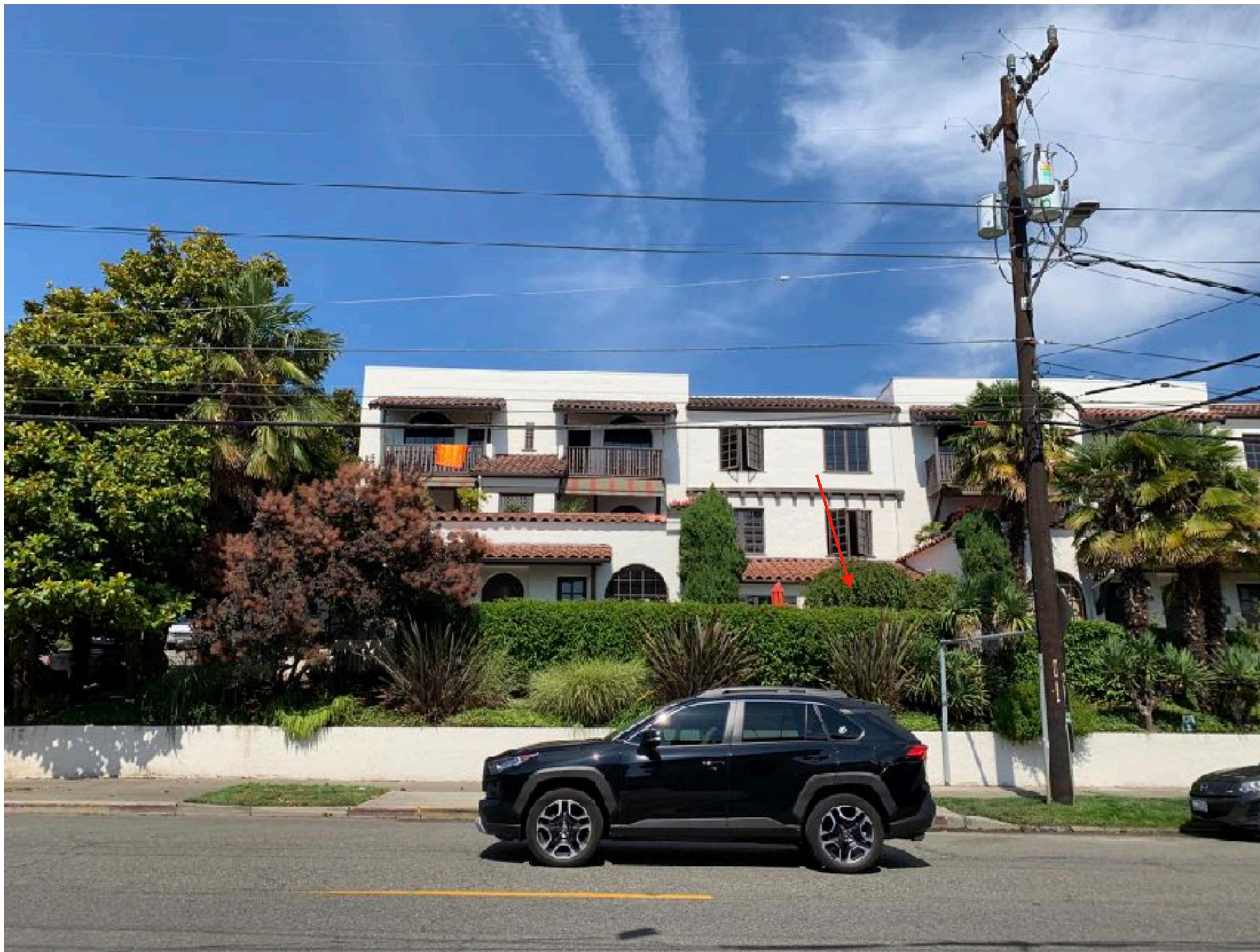


UNIT 103 PATIO - PLAN VIEW

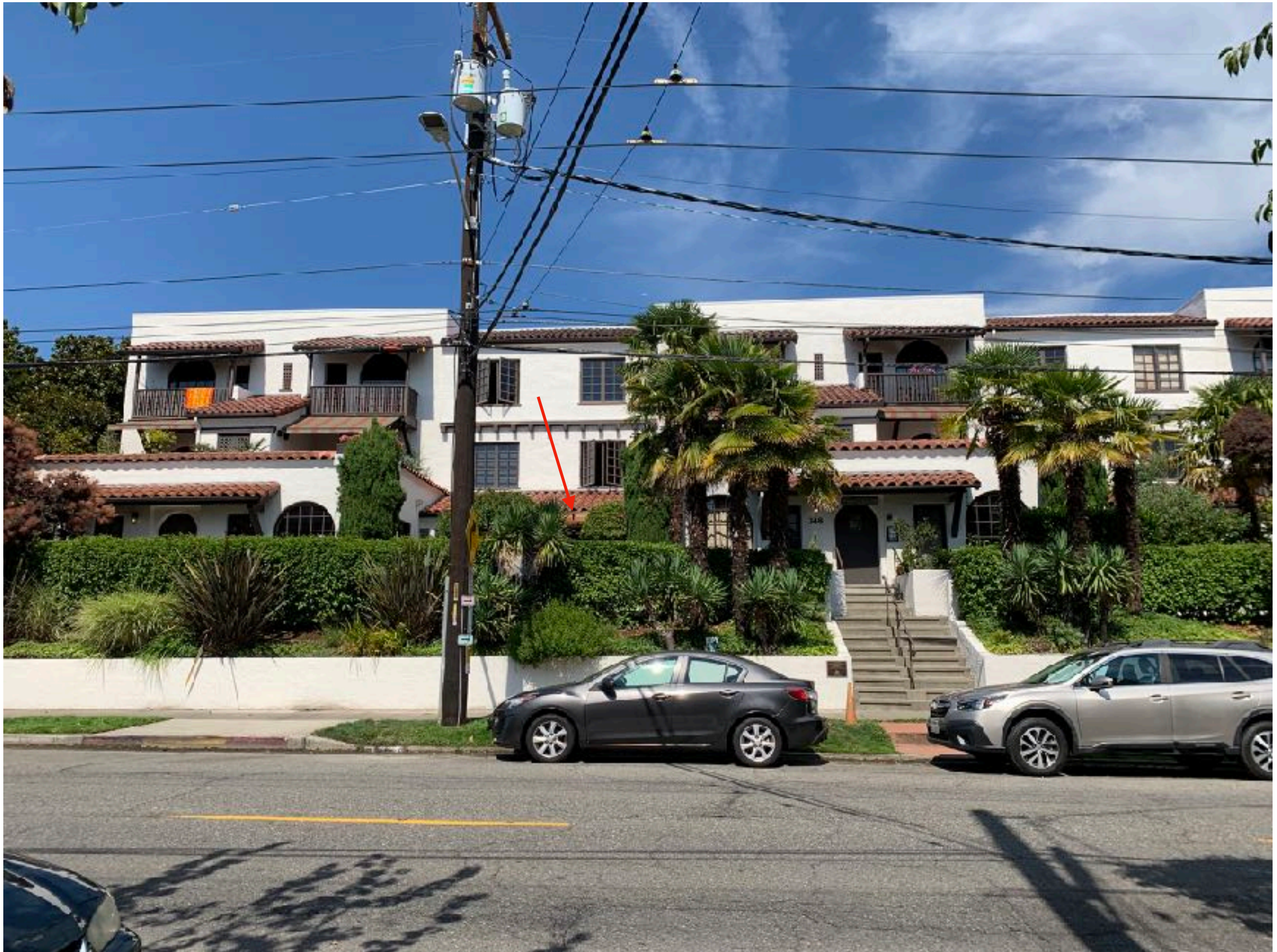




UNIT 103 EXTERIOR - NORTH ELEVATION



Street View



Street View



Unit 103 Patio



View of Unit 103 Patio from Unit 102 Patio



Posts bolted to 8" x 8" x 8" Piers for stability in wind



8" Pier used to stabilize arbor



View of Unit 103
Patio from 203

MEETING MINUTES OF THE

BOARD OF DIRECTORS OF

VILLA COSTELLA HOMEOWNERS ASSOCIATION

DATE/LOCATION: April 27, 2022, via video conference

START TIME: 3:03 P.M.

END TIME: 5:21 P.M.

MEMBERS PRESENT: Elizabeth Friesen, President

Darrell Stone, Treasurer

Connie McCrery, Secretary

MEMBERS ABSENT: None

OTHERS PRESENT: Maebelyn Ampoan, on behalf of Associa Management Co.

MINUTES PREPARED BY: Connie McCrery, Secretary

Call to Order and Approval of Minutes

The meeting of the Board of Directors (the "Board") of the Villa Costella Homeowners Association ("HOA") was called to order by Ms. Friesen, presiding as President, at 3:03 P.M.

Minutes of the meeting of March 24, 2022, were previously distributed to and reviewed by the Board. After changes were recommended and accepted, and upon a motion duly approved and seconded, the Minutes were approved.

Financial Report

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Management Report

Old Business:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

New Business:

[REDACTED]

[REDACTED]

Annamaria requested permission to add a pergola in front of her dining room to provide sun protection. A design for a free-standing cedar pergola was presented and approved. The Board will review with the owners of 102 and 203 for any objection.

[REDACTED]

[REDACTED]

Next Meeting Date/Time & Adjournment: The Board set the next Board meeting to be May 25, 2022, at 3 p.m. via Zoom. With no further business, the Board adjourned at 5:21 p.m.

Respectfully submitted by: Connie McCrery, Secretary



Seattle Neighborhoods

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 348 W Olympic Place

City: Seattle State: WA Zip Code: 98119

By signing below, I verify that I have reviewed the proposed project/activities and authorize the individual identified in the following section to act as my authorized agent with regard to the Certificate of Approval Application (including requests for preliminary project briefings) made to City of Seattle's Historic Preservation Program for the project/activities described below.

Project/Activity for which Application (or briefing request) is being made: _____

Retroactive review of arbor installed on patio of Unit 103

Signature of Owner: _____ Date: _____

Printed Owner Name: Villa Costella HOA

Owner Mailing Address % Associa EMB Management, 15301 NE 90th Street, Suite 170

City: Redmond State: WA Zip Code: 98052

Owner Email Address: elizabethfriesen@icloud.com

Printed Name of Permit Applicant/

Owner's Authorized Agent: Elizabeth Friesen, HOA Board President

Address: 348 W Olympic PI Apt 202

City: Seattle State: WA Zip Code: 98119

Applicant Email Address: elizabethfriesen@icloud.com

Signature of Applicant/Agent:  Date: 8/31/2022