



The City of Seattle  
**Landmarks Preservation Board**

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

**STAFF REPORT**

LPB 345/22

**Property Name:** Villa Costella

**Address:** 348 W Olympic Way

**Features and Characteristics for which a Certificate of Approval is required:**

The site, and the exterior of the building.

**Designated under Standards:**

D, E and F.

**Summary of proposed changes:** Retroactive proposal for a wood arbor structure on the south side of the building.

Note: The designating ordinance for this Landmark excludes some types of “temporary site furnishings” from requiring the Landmarks Board’s review, including “movable planter boxes”. Although the applicant was able to demonstrate that the arbor structure does not have below-grade footings, the staff determined that the arbor structure still does not qualify as a “movable planter box”, and informed the applicant they would need to proceed with the Board’s review process.

**PROPOSED MOTION FOR APPROVAL**

I move that the Seattle Landmarks Preservation Board approve the retroactive application and issue a Certificate of Approval for the single wood arbor structure at Villa Costella, 348 W Olympic Way, 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 site and physical fabric of the building are not adversely impacted by the arbor structure.

- b. The arbor obstructs the view of a window on the south patio level. However, the scale of the arbor is small compared to the overall scale of the building.*
- 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 presented to the Landmarks Board. Per the applicant, the Homeowner's Association previously denied an alternative for an exterior shade/awning.*
- 3. *The factors of SMC 25.12 .750 C, D and E are not applicable.*
- 4. *The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):*

*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.*

*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.*

#### **PROPOSED MOTION FOR DISAPPROVAL**

I move that the Seattle Landmarks Preservation Board not approve the retroactive application and issue a Certificate of Approval for the single wood arbor structure at Villa Costella, 348 W Olympic Way, 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 arbor obstructs the view of a window on the south patio level, and \_\_\_\_\_  
\_\_\_\_\_ (explain the Board's reasoning).*