

CITY OF SEATTLE
ORDINANCE 126171
COUNCIL BILL 119889

AN ORDINANCE relating to historic preservation; imposing controls upon the Villa Camini, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“Board”), after a public meeting on February 5, 2020, voted to approve the nomination of the improvement located at 1205 NE 42nd Street and the site on which the improvement is located (which are collectively referred to as the “Villa Camini”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 1, 2020, the Board voted to approve the designation of the Villa Camini under SMC Chapter 25.12; and

WHEREAS, on July 2, 2020, the Villa Camini’s owners agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the City Historic Preservation Officer recommends that the City Council enact a designating ordinance approving the controls and incentives, pursuant to Ordinance 126072; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 1205 NE 42nd

1 Street and the site on which the improvement is located (which are collectively referred to as the
2 “Villa Camini”) is acknowledged.

3 A. Legal Description. The Villa Camini is located on the property legally described as:

4 Lot 24, Block 15, Brooklyn Addition to Seattle, according to the Plat
5 Thereof Recorded in Volume 7 of Plats, Page 32, in King County, Washington.

6
7 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
8 designated the following specific features or characteristics of the Villa Camini:

9 1. The site.

10 2. The exterior of the building.

11 C. Basis of Designation. The designation was made because the Villa Camini is more
12 than 25 years old; has significant character, interest, or value as a part of the development,
13 heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to
14 convey their significance; and satisfy the following SMC 25.12.350 provisions:

15 1. It embodies the distinctive visible characteristics of an architectural style, or
16 period, or of a method of construction (SMC 25.12.350.D).

17 2. Because of its prominence of spatial location, contrasts of siting, age, or scale,
18 it is an easily identifiable visual feature of its neighborhood or the City and contributes to the
19 distinctive quality or identity of such neighborhood or the City (SMC 25.12.350.F).

20 Section 2. Controls. The following controls are imposed on the features or characteristics
21 of the Villa Camini that were designated by the Board for preservation:

22 A. Certificate of Approval Process.

23 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
24 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
25 25.12, or the time for denying a Certificate of Approval must have expired, before the owner

1 may make alterations or significant changes to the features or characteristics of the Villa Camini
2 that were designated by the Board for preservation.

3 2. No Certificate of Approval is required for the following:

4 a. Any in-kind maintenance or repairs of the features or characteristics of
5 the Villa Camini that were designated by the Board for preservation.

6 b. Removal of trees less than 6 inches in diameter measured 4-1/2 feet
7 above ground.

8 c. Removal or replacement, or both, of shrubs, perennials, and annuals in
9 existing locations.

10 d. Installation, removal, or alteration (including repair) of underground
11 irrigation and underground utilities, provided that the site is restored in kind.

12 e. Installation, removal, or alteration of the following site furnishings:
13 benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

14 f. Installation or removal of interior, temporary window shading devices
15 that are operable and do not obscure the glazing when in the open position.

16 g. Repaving and restriping of the existing asphalt parking area on the east
17 end of the property.

18 h. Installation, removal, or alteration of curbs, bollards, or wheelstops in
19 the existing parking area on the east end of the property.

20 B. City Historic Preservation Officer (CHPO) Approval Process

21 1. The CHPO may review and approve alterations or significant changes to the
22 features or characteristics listed in subsection 2.B.3 of this ordinance according to the following
23 procedure:

1 a. The owner shall submit to the CHPO a written request for the alterations
2 or significant changes, including applicable drawings or specifications.

3 b. If the CHPO, upon examination of submitted plans and specifications,
4 determines that the alterations or significant changes are consistent with the purposes of SMC
5 Chapter 25.12, the CHPO shall approve the alterations or significant changes without further
6 action by the Board.

7 2. If the CHPO does not approve the alterations or significant changes, the owner
8 may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval
9 under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to
10 the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
11 written decision constitutes approval of the request.

12 3. CHPO approval of alterations or significant changes to the features or
13 characteristics of the Villa Camini that were designated by the Board for preservation is available
14 for the following:

15 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
16 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
17 or other similar mechanical, electrical, and telecommunication elements necessary for the normal
18 operation of the building or site.

19 b. Installation, removal, or alteration of exterior light fixtures, light
20 mounting plates, exterior security lighting, and security system equipment.

21 c. Removal of trees more than 6 inches in diameter measured 4-1/2 feet
22 above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified
23 Arborist.

1 d. Installation, removal, or alteration of exterior building and site signage.

2 e. Installation of improvements for safety or accessibility compliance.

3 f. Installation, removal, or alteration of fire and life safety equipment.

4 g. Changes to exterior paint colors when painting a previously painted
5 material.

6 h. Replacement of non-original doors in the existing openings.

7 i. Landscape alterations other than those excluded in subsections 2.A.2.b,
8 2.A.2.c, and 2.B.3.c of this ordinance.

9 j. Removal or alteration, of existing metal guardrails and handrails.

10 k. Removal or alteration of existing metal gates.

11 l. Emergency repairs or measures (including immediate action to secure
12 the area, install temporary equipment, and employ stabilization methods as necessary to protect
13 the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to
14 the building or site as related to a seismic or other unforeseen event. Following such an
15 emergency, the owner shall adhere to the following:

16 1) The owner shall immediately notify the City Historic
17 Preservation Officer and document the conditions and actions the owner took.

18 2) If temporary structural supports are necessary, the owner shall
19 make all reasonable efforts to prevent further damage to historic resources.

20 3) The owner shall not remove historic building materials from the
21 site as part of the emergency response.

1 4) In consultation with the City Historic Preservation Officer and
2 staff, the owner shall adopt and implement a long-term plan to address any damage through
3 appropriate solutions.

4 Section 3. Incentives. The following incentives are granted on the features or
5 characteristics of the Villa Camini that were designated by the Board for preservation:

6 A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by
7 means of an administrative conditional use permit issued under SMC Title 23.

8 B. Exceptions to certain of the requirements of the Seattle Building Code, adopted by
9 SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be
10 authorized according to the applicable provisions.

11 C. Special tax valuation for historic preservation may be available under chapter 84.26
12 RCW upon application and compliance with the requirements of that statute.

13 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
14 parking requirements for uses permitted in a designated landmark structure may be permitted
15 under SMC Title 23.

16 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
17 SMC 25.12.910.

18 Section 5. The Villa Camini is added alphabetically to Section II, Buildings, of the Table
19 of Historical Landmarks contained in SMC Chapter 25.32.

20 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
21 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
22 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
23 to provide a certified copy of this ordinance to the Villa Camini's owner.

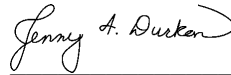
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 21st day of September, 2020,
5 and signed by me in open session in authentication of its passage this 21st day of
6 September, 2020.



7 _____
8 President _____ of the City Council

9 Approved by me this 25th day of September, 2020.



10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this 25th day of September, 2020.



13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)