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**ORDINANCE** \_\_\_\_\_

AN ORDINANCE relating to historic preservation, imposing controls upon the Bloss House, 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 Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects that are more than 25 years old and have historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on April 21, 2010, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 4055 Southwest Holgate Street in Seattle, which are together referred to as the Bloss House for purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 16, 2010, the Board voted to approve the designation of the Bloss House under SMC Chapter 25.12; and

WHEREAS, on June 1, 2011, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of the improvement (the building) and the parcel of property on which the improvement is located at 4055 Southwest Holgate Street in Seattle, which are together referred to as the Bloss House for purposes of this ordinance, is hereby acknowledged.

A. Legal Description. The Bloss House is located on the property legally described as:



1 The east 60 feet of lots 1, 2 and 3, Block 1, Walnut Terrace, an addition to West  
2 Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page 159,  
Records of King County, Washington.

3 B. Specific Features and/or Characteristics Designated. Pursuant to SMC  
4 25.12.660.A.2, the following specific features and/or characteristics of the Bloss House are  
5 designated:

- 6 1. The exterior of the building.
- 7 2. The following elements of the interior: the living room and the dining room.
- 8 3. The site.

9 C. Basis of Designation. The designation was made because the Bloss House is more  
10 than 25 years old and has significant character, interest or value as a part of the development,  
11 heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to  
12 convey its significance, and it satisfies the following standard from SMC 25.12.350:  
13 it embodies the distinctive visible characteristics of an architectural style, or period, or of a  
14 method of construction (SMC 25.12.350.D).

16 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
17 characteristics of the Bloss House that were designated by the Board for preservation:

18 A. Certificate of Approval Process.

- 19 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner  
20 must obtain a Certificate of Approval issued by the Board pursuant to SMC  
21 Chapter 25.12, or the time for denying a Certificate of Approval must have  
22 expired, before the owner may make alterations or significant changes to the  
23 following specific features or characteristics:

- 24 a. The exterior of the building.



1           b. The following elements of the interior: the living room and the dining room.

2           c. The site.

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

4           a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.

5           b. Installation, removal or alteration of the following landscape elements: trees  
6           except for trees specifically listed in Section 2.B.3.b. of this ordinance, shrubs,  
7           perennials and annuals.

8           c. Installation, removal, or alteration of temporary site furnishings, including  
9           benches, detached decks, uncemented pavers for patios and sidewalks,  
10           movable planter boxes, and movable water features.

11           d. Alterations to the interior of the dining room buffet.

12           e. Installation, removal or alteration of temporary window coverings.

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

14           1. The CHPO may review and approve the items listed in Section 2.B.3 of this  
15           ordinance according to the following procedure:

16           a. The owner shall submit to the CHPO a written request for the alterations,  
17           including applicable drawings and/or specifications.

18           b. If the CHPO, upon examination of submitted plans and specifications,  
19           determines that the alterations are consistent with the purposes of SMC  
20           Chapter 25.12, the alterations shall be approved without further action by the  
21           Board.  
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23  
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1 c. If the CHPO does not approve the alterations, the owner may submit revised  
2 materials to the CHPO, or apply to the Board for a Certificate of Approval  
3 under SMC Chapter 25.12, as provided in Section 2.A.

4 2. The CHPO shall transmit a written decision on the owner's request to the owner  
5 within 14 business days of receipt of the request. Failure of the CHPO to approve  
6 or disapprove the request within 14 business days shall constitute approval of the  
7 request.  
8

9 3. CHPO approval for changes or alterations to the designated features or  
10 characteristics of the landmark described in Section 2.A.1. of this ordinance is  
11 available for the following:

12 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire  
13 escapes, pipes, and other similar wiring or mechanical elements necessary for  
14 the normal operation of the building.  
15

16 b. Removal or major pruning of the Blue Atlas Cedar (*Cedrus atlantica*  
17 'Glauca') tree located on the east side of the house adjacent to the chimney.  
18

19 c. Installation, removal, or alterations of exterior light fixtures, including exterior  
20 security lighting, and security system equipment.

21 d. Installation, removal, or alterations of interior light fixtures in the living room  
22 and dining room.

23 e. Installation, removal, or alterations of exterior door hardware.

24 f. Alterations to paint color for the existing painted wall surfaces in the living  
25 room and dining room.  
26



1 g. Installation, removal, or alterations to the poured concrete pavement in the  
2 front yard, north side.

3 h. Replacement of storm windows.

4 i. Installation of a plaque indicating the landmark designation status of the Bloss  
5 House.

6 Section 3. INCENTIVES: The following incentives are hereby granted on the features  
7 and characteristics of the Bloss House that were designated by the Board for preservation:  
8

9 A. Uses not otherwise permitted in a zone may be authorized in a designated  
10 Landmark by means of an administrative conditional use permit issued pursuant to Seattle  
11 Municipal Code Title 23.

12 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
13 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
14 the applicable provisions thereof.

15 C. Special tax valuation for historic preservation may be available under Chapter  
16 84.26 RCW upon application and compliance with the requirements of that statute.

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

19 Section 5. The Bloss House is hereby added alphabetically to Section I, Residences, of  
20 the Table of Historical Landmarks contained in SMC Chapter 25.32.

21 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
22 King County Director of Records and Elections, deliver two certified copies to the City Historic  
23 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of  
24  
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27



1 Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to  
2 the owner of the landmark.

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

6  
7 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
8 signed by me in open session in authentication of its passage this  
9 \_\_\_\_ day of \_\_\_\_\_, 2011.

10  
11 \_\_\_\_\_  
12 President \_\_\_\_\_ of the City Council

13  
14 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

15  
16 \_\_\_\_\_  
17 Michael McGinn, Mayor

18  
19 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

20  
21 \_\_\_\_\_  
22 Monica Martinez Simmons, City Clerk

23 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amanda Allen/206-684-8894

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon the Bloss House, 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.

**Summary of the Legislation:**

The attached legislation acknowledges the designation of the Bloss House as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Bloss House to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

**Background:**

The Bloss House was built in 1915 and is located in the West Seattle neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, the living and dining room interiors, and the site but do not apply to the following: alterations to the interior of the building, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

Please check one of the following:

**This legislation does not have any financial implications.**

Attachments:

Exhibit A – Vicinity Map of the Bloss House



Elizabeth Chave/jom  
DON Bloss House FISC Exhibit A  
July 8, 2011  
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.





City of Seattle  
Office of the Mayor

August 2, 2011

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Bloss House as a historic landmark, imposes controls, grants incentives and adds the Bloss House to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, the living and dining room interiors, and the site, but do not apply to the following: alterations to the remainder of the interior of the building, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at 206-684-0380.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

