

CITY OF SEATTLE
ORDINANCE 127091
COUNCIL BILL 120852

AN ORDINANCE relating to historic preservation; imposing controls upon the Cettolin 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 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 March 1, 2023, voted to approve the nomination of the improvement located at 4022 32nd Avenue SW and the site on which the improvement is located (which are collectively referred to as the “Cettolin House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 19, 2023, the Board voted to approve the designation of the Cettolin House under SMC Chapter 25.12; and

WHEREAS, on September 20, 2023, the Board and the Cettolin House’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; 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. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 4022 32nd

Avenue SW and the site on which the improvement is located (which are collectively referred to as “Cettolin House”) is acknowledged.

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

Lot 49, Block 8, Westholme, an addition to the City of Seattle, according to the Plat thereof recorded in Volume 22 of Plats, Page 51, records of King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Cettolin House:

1. The site.

2. The exterior of the house.

3. The interior terrazzo floors.

C. Basis of Designation. The designation was made because the Cettolin House is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).

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

3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Cettolin House that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter

25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Cettolin House that were designated by the Board for preservation.

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

a. Any in-kind maintenance or repairs of the features or characteristics of the Cettolin House that were designated by the Board for preservation.

b. Removal of trees that are not included in any of the following categories:

1) Significant to the property's history or design as outlined in the nomination application.

2) A Tier 1 or designated Heritage Tree on the City of Seattle/Plant Amnesty list.

3) A Tier 2 or Exceptional Tree per City of Seattle regulations.

c. Planting of new trees in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.

d. Planting or removal of shrubs, perennials, or annuals, in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.

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

f. Installation, removal, or alteration of the following non-historic site furnishings: contemporary tables and seating, swings, movable planters, movable storage cabinets, and trash/recycling receptacles.

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

h. Removal of the non-historic greenhouse in the rear yard.

i. Cleaning and treatment of historic materials that comply with the specifications outlined in the National Park Services Preservation Briefs. Pressure washing may not be used on the exterior of the house without prior approval by the Landmarks Coordinator.

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

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

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

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

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

1 3. CHPO approval of alterations or significant changes to the features or
2 characteristics of the Cettolin House that were designated by the Board for preservation is
3 available for the following:

4 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
5 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
6 and/or other similar mechanical, electrical, and telecommunication elements necessary for the
7 normal operation of the buildings or site.

8 b. Removal of trees more than 6 inches in diameter measured 4-1/2 feet
9 above ground, when identified as a hazard or high-risk by an International Society of
10 Arboriculture (ISA) Certified Arborist, and not already excluded from review in subsection
11 2.A.2.b of this ordinance.

12 c. Installation, removal, or alteration of exterior non-original light fixtures,
13 exterior security lighting, and security system equipment. If proposed equipment is similar in
14 size and location to existing, the Landmarks coordinator may be able to determine it to be in-
15 kind maintenance, provided the fixture or equipment does not obscure designated features and is
16 attached to a material that is easily repairable.

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

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

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

20 g. Changes to exterior paint colors when painting a previously painted
21 material. If the proposed color is similar to the existing, the Landmarks coordinator may be able
22 to determine it to be in-kind maintenance.

h. Replacement of non-original windows and doors when located in original openings.

i. Alterations to the designated interior features.

j. Installation, removal, or alteration of fences, gates, and barriers.

k. Minor alterations to site grading, soil retention, drainage, or paving, unless the Landmarks coordinator determines it will have no impact on the character of the site.

l. Minor alterations to the terrazzo floors, unless the Landmarks coordinator is able to determine it be in-kind maintenance or repair.

m. 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.

1 Section 3. Incentives. The following incentives are granted on the features or
2 characteristics of the Cettolin House that were designated by the Board for preservation:

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

5 B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle
6 Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable
7 provisions.

8 C. Special tax valuation for historic preservation may be available under chapter 84.26 of
9 the Revised Code of Washington (RCW) upon application and compliance with the requirements
10 of that statute.

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

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

16 Section 5. The Cettolin House is added alphabetically to Section I, Residences, of the
17 Table of Historical Landmarks contained in SMC Chapter 25.32.

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

Section 7. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 17th day of September, 2024,
and signed by me in open session in authentication of its passage this 17th day of
September, 2024.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 23rd day of September, 2024.



Bruce A. Harrell, Mayor

Filed by me this 24th day of September, 2024.



Scheereen Dedman, City Clerk

(Seal)