

**CITY OF SEATTLE**  
**ORDINANCE** 126603  
**COUNCIL BILL** 120336

AN ORDINANCE relating to historic preservation; imposing controls upon the Cayton-Revels 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 February 17, 2021, voted to approve the nomination of the improvement located at 518 14th Avenue E and the site on which the improvement is located (which are collectively referred to as the “Cayton-Revels House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 7, 2021, the Board voted to approve the designation of the Cayton-Revels House under SMC Chapter 25.12; and

WHEREAS, on July 7, 2021, the Board and the Cayton-Revels 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,

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

2 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation  
3 by the Landmarks Preservation Board (“Board”) of the improvement located at 518 14th Avenue  
4 E and the site on which the improvement is located (which are collectively referred to as the  
5 “Cayton-Revels House”) is acknowledged.

6 A. Legal Description. The Cayton-Revels House is located on the property legally  
7 described as:

8 Lot 11 in Block 7 of Highland Addition to the City of Seattle, as per plat recorded in  
9 Volume 4 of Plats, page 27, records of King County.

10 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board  
11 designated the following specific features or characteristics of the Cayton-Revels House:

- 12 1. The site.
- 13 2. The exterior of the house.
- 14 3. The interior of the first floor, including the stairs up to the second floor, and  
15 excluding the kitchen and bathroom.

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

- 20 1. It is the location of, or is associated in a significant way with, an historic event  
21 with a significant effect upon the community, City, state, or nation (SMC 25.12.350.A).
- 22 2. It is associated in a significant way with the life of a person important in the  
23 history of the City, state, or nation (SMC 25.12.350.B).

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

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

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

7           A. Certificate of Approval Process.

8                   1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the  
9 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter  
10 25.12, or the time for denying a Certificate of Approval must have expired, before the owner  
11 may make alterations or significant changes to the features or characteristics of the Cayton-  
12 Revels House that were designated by the Board for preservation.

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

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

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

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

20   2) A designated Heritage Tree on the City of Seattle/Plant  
21 Amnesty list.

22   3) An Exceptional Tree per City of Seattle regulations.

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

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

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

8 f. Installation, removal, or alteration of the following site furnishings:  
9 benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

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

12 h. Removal of existing garage/shed in the rear yard.

13 i. Alterations to existing garage/shed in the rear yard, provided the height  
14 or footprint is not increased.

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

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

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

21 b. If the CHPO, upon examination of submitted plans and specifications,  
22 determines that the alterations or significant changes are consistent with the purposes of SMC

1 Chapter 25.12, the CHPO shall approve the alterations or significant changes without further  
2 action by the Board.

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

8           3. CHPO approval of alterations or significant changes to the features or  
9 characteristics of the Cayton-Revels House that were designated by the Board for preservation is  
10 available for the following:

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

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

18                 c. Installation, removal, or alteration of exterior non-historic light fixtures,  
19 exterior security lighting, and security system equipment. If proposed equipment is similar in  
20 size and location to existing, the staff may determine it to be in-kind maintenance, provided the  
21 fixture or equipment does not obscure designated features and is attached to a material that is  
22 easily repairable.

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

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

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

3 g. Changes to exterior paint colors when painting a previously painted

4 material. If the proposed color is similar to the existing, staff may determine it to be in-kind

5 maintenance.

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

7 original openings.

8 i. Alterations to the designated interior features.

9 j. Construction of new one-story structure in the rear yard to include the

10 following: accessory dwelling unit, garage, storage, or similar.

11 k. New fences in rear or side yards that are installed east of the front

12 facade of the house.

13 l. Alterations to the following non-historic features of the house, unless the

14 staff determines them to be in-kind maintenance or repair:

15 1) Existing asbestos siding.

16 2) Existing rear roof dormers.

17 3) Existing exterior exit stair from the attic.

18 4) Existing rear porch.

19 5) Existing front porch flooring.

20 m. Emergency repairs or measures (including immediate action to secure

21 the area, install temporary equipment, and employ stabilization methods as necessary to protect

22 the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to

1 the buildings or site as related to a seismic or other unforeseen event. Following such an  
2 emergency, the owner shall adhere to the following:

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

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

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

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

12 Section 3. Incentives. The following incentives are granted on the features or  
13 characteristics of the Cayton-Revels House that were designated by the Board for preservation:

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

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

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

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

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


3           Section 5. The Cayton-Revels House is added alphabetically to Section I, Residences, of  
4 the Table of Historical Landmarks contained in SMC Chapter 25.32.

5           Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
6 King County Recorder’s Office, deliver two certified copies to the CHPO, and deliver one copy  
7 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
8 to provide a certified copy of this ordinance to the Cayton-Revels House’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 June, 2022,  
5 and signed by me in open session in authentication of its passage this 21st day of  
6 June, 2022.

7   
8 President \_\_\_\_\_ of the City Council

9  Approved /  returned unsigned /  vetoed this 24th day of June, 2022.

10   
11 Bruce A. Harrell, Mayor

12 Filed by me this 24th day of June, 2022.

13   
14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments: