

CITY OF SEATTLE
ORDINANCE 127435
COUNCIL BILL 121197

AN ORDINANCE relating to historic preservation; imposing controls upon the Woodin 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 October 2, 2024, voted to approve the nomination of the improvement located at 5801 Corson Avenue S and the site on which the improvement is located (which are collectively referred to as the “Woodin House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 6, 2024, the Board voted to approve the designation of the Woodin House under SMC Chapter 25.12; and

WHEREAS, on March 5, 2025, the Board and the Woodin 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 5801 Corson
4 Avenue S and the site on which the improvement is located (which are collectively referred to as
5 “Woodin House”) is acknowledged.

6 A. Legal Description. The Woodin House is located on the property legally described as:
7 Lots 6, 7, and 8, Block 6, King County Addition to the City of Seattle, Less St. Hwy,
8 according to the plat, as recorded in Volume 8 of Plats, page 59, records of King County,
9 Washington.

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 Woodin House:

- 12 1. The site.
- 13 2. The exterior of the house.
- 14 3. The interior of the first floor, excluding the pantry, bathroom, and enclosed rear
15 porch.
- 16 4. The interior stair from the first to second floor including the guardrail,
17 balusters, and the second floor hallway.
- 18 5. Note that the features of the designated interior spaces includes all of the
19 materials, finishes, fixtures, built-in casework, doors, fireplaces, and woodwork, unless
20 specifically excluded from review in subsection 2.A.2 of this ordinance.

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

1 1. It is associated in a significant way with the life of a person important in the
2 history of the City, state, or nation (SMC 25.12.350.B).

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

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

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

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

12 A. Certificate of Approval Process.

13 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
14 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
15 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
16 may make alterations or significant changes to the features or characteristics of the Woodin
17 House that were designated by the Board for preservation.

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

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

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

1 c. Removal of mature trees when they are not classified as Tier 1/Heritage
2 Tree on the City of Seattle Plant Amnesty List, or Tier 2/Exceptional Tree per The City of
3 Seattle regulations.

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

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

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

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

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

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 Woodin 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 and/or other similar mechanical, electrical, and telecommunication elements necessary for the
14 normal operation of the house or site.

15 b. Removal of trees more than 4 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.c of this ordinance.

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

20 d. Installation, removal, or alteration of non-original exterior light fixtures,
21 exterior security lighting, and security system equipment. If proposed equipment is similar in
22 size and location to existing, staff may be able to determine it to be in-kind maintenance,

1 provided the fixture or equipment does not obscure designated features and is attached to a
2 material that is easily repairable.

3 e. Installation, removal, or alteration of exterior signage.

4 f. Installation of improvements for safety or accessibility compliance.

5 g. Installation, removal, or alteration of fire and life safety equipment.

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. The Landmarks Coordinator may determine that no Certificate of
10 Approval is required if the proposed work is consistent with in-kind repair and/or general
11 maintenance.

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

17 1) The owner shall immediately notify the City Historic
18 Preservation Officer within 24 hours, and document the conditions and actions the owner took.

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

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

1 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
2 to provide a certified copy of this ordinance to the Woodin House's owner.

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

5 Passed by the City Council the 19th day of May, 2026,
6 and signed by me in open session in authentication of its passage this 19th day of
7 May, 2026.

8 

9 President _____ of the City Council

10 Approved / returned unsigned / vetoed this 22nd day of May, 2026.

11 

12 Katie B. Wilson, Mayor

13 Filed by me this 22nd day of May, 2026.

14 

15 Scheereen Dedman, City Clerk

16 (Seal)