



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 52/23

STAFF REPORT: Cettolin House – 4022 32nd Avenue SW

The Landmarks Board Coordinator acknowledges there is interesting history associated with the property, and it is an unusual vernacular example for this region.

The standards that may apply include the following:

- C. 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.*
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.*

Approval of Nomination

If approved, a public meeting would be set for 30-60 days from nomination to consider the designation. During this time, the Board and staff may amend the nomination form. From the time of nomination, Subchapter VI of SMC 25. 12 shall apply. This section requires a Certificate of Approval for alterations or significant changes to the features proposed for preservation. Following Board approval of the nomination (or designation) the owner may give written notice of a desire to confer and consult with the Board and Board staff to reach agreement on specific features to be preserved and methods to achieve such preservation. A timetable is established by Board, Board staff and the Owner. This written request by the Owner is the only procedure which may alter the time requirements or the public meeting on designation.

Disapproval of Nomination

If the Board fails to approve the nomination, no new proceeding may be commenced for a period of 5 years without the written agreement of the Owner.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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Deferral of Consideration

The Board may defer consideration. Adequate notice should be given to all parties about when the matter is to be reconsidered. Once nominated, the Board must follow the procedures of SMC 25.12 and approve or disapprove the designation.

Suggested Language for a Nomination Motion

“I move that the Board approve the nomination of the Cettolin House at 4022 32nd Avenue SW for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site and the house exterior; that the public meeting for Board consideration of designation be scheduled for April 19, 2023; that this action conforms to the known comprehensive and development plans of the City of Seattle.”

Suggested Language for Disapproval of Nomination

“I move that the Board not approve the nomination of the Cettolin House at 4022 32nd Avenue SW as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.”

or

“I move that the Board not approve the nomination of the Cettolin House at 4022 32nd Avenue SW as a Seattle Landmark, as it does not have the integrity or ability to convey its significance, as required by SMC 25.12.350.”

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