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ORDINANCE 116055

AN ORDINANCE relating to historic preservation, imposing controls upon the Pacific Medical Center/U.S. Marine Hospital, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on July 5, 1989, voted to approve the nomination of the Pacific Medical Center/U.S. Marine Hospital at 1200 - 12th Avenue South in Seattle as Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 16, 1989, the Board voted to approve the designation of the Pacific Medical Center/U.S. Marine Hospital as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1991, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Landmarks Preservation Board and Historic Preservation Officer (HPO) adopts the Development and Decision Review Guidelines for the Pacific Medical Center for its use in reviewing and making decisions on Certificate of Approval applications for this property; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. That the designation by the Landmarks Preservation Board of the Pacific Medical Center/U.S. Marine Hospital more particularly described as:

All of Blocks 4, 5 and 8 of Golf Heights Addition to the City of Seattle as recorded in Volume 24 of plats, page 12, records of King County, Washington, together with portion of South Norman Street, 13th Avenue South and alleyways vacated under Ordinance 56530, and along with a portion of South Judkins Street vacated under Ordinance 62723, less that portion of said Block 5 dedicated for general street purposes.

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

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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; and
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
3. It is an outstanding work of an designer or builder; and
4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

is hereby acknowledged.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Pacific Medical Center/U.S. Marine Hospital which was designated by the Board for preservation:

A. Except as provided in subsection 2.B. and 2.C. below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes including any new construction on the site to:

1. Building Exteriors: The entire exterior of each buildings, except Buildings B, I, J, K, L, M, and N, as identified on the site plan attached hereto and incorporated herein as Attachment "A"; and
2. Building Interiors: The main lobby and associated waiting room of the Main Medical Building, as identified on the Pacific Medical Center/U.S. Marine Hospital lobby plan attached and incorporated herein as Attachment "B"; and
3. The entire site; and
4. Major landscape features including, but not limited to, walls, fences, driveways, sidewalks, light fixtures, and trees.

B. Alterations of the designated features of the buildings for the elimination of ducts, conduits, HVAC, vents,

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grills, fire escapes, pipes or modifications to the communication and mechanical equipment and other similar utility or mechanical elements necessary to the normal operation of the buildings may be approved by the Historic Preservation Officer (HPO) without the need for further action by the Board if the HPO determines, upon examination of submitted plans and specifications, that such alterations are consistent with the purposes of the Landmarks Preservation Ordinance. If the HPO disapproves such alterations, the owners may submit revised plans and specifications to the HPO or may apply to the Board for a Certificate of Approval for the alterations.

- C. A Certificate of Approval is not required for:
 1. Any in-kind maintenance or repairs of the above-noted features; and
 2. Removal or modification to non-designated structures on the campus, except for modifications that would extend beyond the existing building envelopes; and
 3. Minor landscape alterations including annuals, perennials, and removal and replacement of shrubs; and
 4. Signage with dimensions less than two square feet; and
 5. The repair and reconfiguration of the existing parking lots.

Section 3. INCENTIVES.

A. Economic incentives may be made available as set forth in the Controls and Incentives Agreement between the Owner and the Board, and as they become available in the future.

B. SMC Titles 23 and 24 provide for special exceptions which may be available for uses not normally permitted in a particular zoning classification by means of an administrative conditional use.

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Section 4. Enforcement of the Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 5. The Pacific Medical Center/U.S. Marine Hospital is hereby added to the Table of Historical Landmarks contained in Chapter 25. 32 of the Seattle Municipal Code.

Section 6. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

(To be used for all Ordinances except Emergency.)

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 4th day of February, 1992.

NORWARD J. BROOKS
Comptroller and City Clerk

By: Margaret Carter
Deputy Clerk

Section 7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 27th day of January, 1992
and signed by me in open session in authentication of its passage this 27th day of
January, 1992. Geo. A. Benson
President of the City Council.

Approved by me this 31st day of January, 1992.
Norman B. Fie
Mayor.

Filed by me this 31st day of January, 1992.
Norward J. Brooks
Attest: City Comptroller and City Clerk.

(SEAL)

Published

By: Margaret Carter
Deputy Clerk.

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