

CITY OF SEATTLE
ORDINANCE 127371
COUNCIL BILL 121140

AN ORDINANCE relating to historic preservation; imposing controls upon líq'təd - Licton Springs Park, 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 September 4, 2019, voted to approve the nomination of the site and park features located at 9536 Ashworth Avenue N (which are collectively referred to as “*l̓iq’тəd* - Licton Springs Park”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 16, 2019, the Board voted to approve the designation of líq'təd - Licton Springs Park under SMC Chapter 25.12; and

WHEREAS, on July 2, 2025, the Board and Licton Springs Park'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 site and park features located at 9536

1 Ashworth Avenue N (which are collectively referred to as "líq'təd - Licton Springs Park") is
2 acknowledged.

3 A. Legal Description. líq'təd - Licton Springs Park is located on the property legally
4 described as:

5 Licton Springs Park Addition, all of Block 9, together with Licton Springs Reservation,
6 together with the North ½ of the vacated North 95th Street adjacent and together with the
7 South ½ of said vacated street adjacent to Lots 1, 2, and 3, Block 15, less a portion
8 thereof defined as, beginning at the Northeast corner of said Lot 3, Block 15, then North
9 along northly produced of East line of said Lot 3, 15.84 feet, then north 88°33'33" West
10 75.01 feet, more or less to Northly produced of East line of Ashworth Avenue North, then
11 South 00 °40'07" West along said Northly produced 27 feet to Northwest corner of Lot 1
12 then Easterly along Northerly line of said Lots, 1, 2 and 3 to point of beginning.

13 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
14 designated the following specific features or characteristics of líq'təd - Licton Springs Park: the
15 park site, excluding the existing shelter and play equipment on the west side.

16 C. Basis of Designation. The designation was made because líq'təd - Licton Springs Park
17 is more than 25 years old; has significant character, interest, or value as a part of the
18 development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the
19 ability to 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 a significant aspect of the cultural,
23 political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).

24 Section 2. Controls. The following controls are imposed on the features or characteristics
25 of líq'təd - Licton Springs Park that were designated by the Board for preservation:

1 A. Certificate of Approval Process.

2 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
3 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
4 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
5 may make alterations or significant changes to the features or characteristics of líq'təd - Licton
6 Springs Park that were designated by the Board for preservation.

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

8 a. Any in-kind maintenance or repairs of the features or characteristics of
9 líq'təd - Licton Springs Park that were designated by the Board for preservation.

10 b. Pruning of trees and shrubs consistent with maintaining their health.

11 c. Removal of the following landscape elements: trees less than 6 inches in
12 diameter measured 4 ½ feet above ground.

13 d. Removal of non-native plants of any size. This does not apply to trees.

14 e. Removal and replanting of shrubs, perennials, and annuals when using
15 the same species in the same locations.

16 f. Installation, removal, or alteration (including repair) of underground
17 irrigation at the perimeter open lawn areas, provided that the springs and streams are not
18 impacted, and the site is restored in kind.

19 g. Repair of existing underground utilities located at the perimeter open
20 lawn areas, other than irrigation excluded in subsection 2.A.2.f of this ordinance, provided that
21 the springs and streams are not impacted, and the site is restored in kind.

22 h. Installation, removal, or alteration of the following site furnishings at
23 the perimeter open lawn areas: benches, trash / recycling receptacles, and bike racks.

- i. Installation and removal of the following temporary installations at the perimeter open lawn areas: special event tents, tables, chairs, games, and art exhibits.

j. Installation and removal of temporary signage at the perimeter open lawn areas, when the signage remains in place for no more than 60 days.

k. Installation, removal, or alteration of signage for accessibility compliance, and other signage as required by City code, provided that the sign installations will not obscure landscape features.

1. Installation, removal, or alteration of standard Seattle Parks & Recreation identification signs at the perimeter open lawn areas, provided that the sign installations will not obscure landscape features.

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 SMC 25.12.720.B or in subsection 2.B.3 of this ordinance according to the following procedure:

a. The owner shall submit to the CHPO a Certificate of Approval application.

b. If the CHPO, upon examination of the application, 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, and the CHPO shall notify the owner of that determination.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or request consideration by the Board under SMC Chapter 25.12.

1 3. CHPO approval of alterations or significant changes to the features or
2 characteristics of líq'təd - Licton Springs Park that were designated by the Board for preservation
3 is available for the following:

4 a. Signage other than signage excluded in subsections 2.A.2.j, 2.A.2.k, and
5 2.A.2.l of this ordinance.

6 b. Alteration or replacement of existing footbridges and associated railings
7 in the same locations, unless the Landmarks coordinator determines it to be in-kind maintenance.

8 c. Installation of improvements for accessibility compliance at the
9 perimeter open lawn areas.

10 d. Installation, removal, or alteration (including repair) of underground
11 utilities, other than work excluded in subsections 2.A.2.f and 2.A.2.g of this ordinance.

12 e. Minor alterations to site grading, soil retention, drainage, or paving,
13 unless the Landmarks coordinator determines it will have no impact on the character of the site,
14 and the springs and streams will not be impacted.

15 f. Replacement of the restroom structure if it is of a similar scale and in the
16 same approximate location as the previous building, with no impact on the springs or streams.

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

20 h. 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

the buildings 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 CHPO 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 CHPO and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

Section 3. Incentives. The following incentives are granted on the features or characteristics of líq'təd - Licton Springs Park that were designated by the Board for preservation:

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

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

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

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

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

6 Section 5. líq'təd - Licton Springs Park is added alphabetically to Section IX,
7 Miscellaneous, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

8 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
9 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
10 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
11 to provide a certified copy of this ordinance to Licton Springs Park's owner.

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

3 Passed by the City Council the 16th day of December, 2025,
4 and signed by me in open session in authentication of its passage this 16th day of
5 December, 2025.

6 Sarah Doherty

7 President _____ of the City Council

8 Approved / returned unsigned / vetoed this 22nd day of December, 2025.

9 Bruce A. Harrell

10 Bruce A. Harrell, Mayor

11 Filed by me this 22nd day of December, 2025.

12 Scheereen Dedman

13 Scheereen Dedman, City Clerk

14 (Seal)