

CITY OF SEATTLE
ORDINANCE 127293
COUNCIL BILL 121075

AN ORDINANCE relating to historic preservation; imposing controls upon Tolliver Temple Church of God in Christ, 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 May 17, 2023, voted to approve the nomination of the improvement located at 1915 E Fir Street and the site on which the improvement is located (which are collectively referred to as “Tolliver Temple Church of God in Christ”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 21, 2023, the Board voted to approve the designation of Tolliver Temple Church of God in Christ under SMC Chapter 25.12; and

WHEREAS, on May 21, 2025, the Board and Tolliver Temple Church of God in Christ’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 improvement located at 1915 E Fir Street and the site on which the improvement is located (which are collectively referred to as “Tolliver Temple Church of God in Christ”) is acknowledged.

A. Legal Description. Tolliver Temple Church of God in Christ is located on the property legally described as:

Lots 9 and 10, Block 21 of H.L. Yesler’s 1st Addition to the City of Seattle, according to plat recorded in volume 1 of plats, page 215, in King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of Tolliver Temple Church of God in Christ:

1. The site.
2. The exterior of the building.
3. The interior of the sanctuary.
4. Exempting all elements of the building and site that are liturgical in nature.

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

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

3. 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 (SMC 25.12.350.C).

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

5. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

6. 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 (SMC 25.12.350.F).

Section 2. Controls. The following controls are imposed on the features or characteristics of Tolliver Temple Church of God in Christ that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of Tolliver Temple Church of God in Christ that were designated by the Board for preservation.

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

a. Any in-kind maintenance or repairs of the features or characteristics of Tolliver Temple Church of God in Christ that were designated by the Board for preservation.

b. Alterations or changes in appearance to the site that include the following:

1) The removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground.

2) Removal of mature trees when they are not classified as Tier 1
(a designated Heritage Tree on the City of Seattle Plant Amnesty List) or Tier 2 (an Exceptional
Tree per The City of Seattle regulations).

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

4) Planting or removal of shrubs, perennials, or annuals, in
locations that will neither obscure the view of designated features of the landmark, nor
physically undermine a built feature of the landmark.

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

6) Installation, removal, or alteration of the following site
furnishings: benches, movable planters, trash / recycling receptacles, and bike racks.

7) Installation or removal of temporary signage, when the signage
remains in place for no more than 60 days.

8) Installation or removal of the following temporary items
associated with special events: tents, site furnishings, lighting, tables, chairs, vendor booths/carts,
and barricades. Such installations shall be considered temporary if they:

i. Can be removed without changing the building or site
and without requiring repair; and

ii. Remain in place for no more than 60 days.

9) Repaving and restriping of existing asphalt paved area.

10) Installation, removal, or alteration of curbs, bollards, or wheelstops in parking areas.

11) Signage in the rear parking area when not attached to the building.

12) New structures in the rear parking area when there is a minimum of 15' between the historic building and the new structure.

13) Installation of a 5-foot tall, black steel, vertical picket, perimeter fence with integrated pedestrian and vehicle gates, provided one can see through all components and no views of the building are obscured.

c. Alterations or changes in appearance to the building exterior that include the following:

1) Installation, removal, or alteration of signage for accessibility compliance; and other signage as required by City code. Sign locations will not obscure architectural features, and will be attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on brick masonry.

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

d. Alterations or changes in appearance to the sanctuary space that include the following:

1) Removal and replacement of fixed seating in the sanctuary.

2) Installation and replacement of movable (non-fixed) interior furnishings and equipment.

3) Installation, removal or alteration of interior artwork or displays within the sanctuary, when attached to flat walls finished with plaster or gypsum wallboard.

4) Replacement of carpet.

5) Minor, general maintenance items that include small junction boxes or similar small devices and conduit when located in areas with low visibility.

6) Alterations to the main speaking platform / pulpit and stairs, as long as the proscenium archway and associated architectural details are not changed.

7) Alterations to or expansions of lower platforms on either side of the main speaking platform / pulpit and stairs, as long as the proscenium archway and associated architectural details are not changed.

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 subsection 2.B.3 of this ordinance according to the following procedure:

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

b. If the CHPO, upon examination of submitted plans and specifications, 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.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to

1 the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
2 written decision constitutes approval of the request.

3 3. CHPO approval of alterations or significant changes to the features or
4 characteristics of Tolliver Temple Church of God in Christ that were designated by the Board for
5 preservation is available for the following:

6 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
7 grills, pipes, panels, weatherheads, wiring, meters, utility connections, roof-mounted
8 photovoltaic panels, downspouts and gutters, and/or other similar mechanical, electrical, and
9 telecommunication elements necessary for the normal operation of the building or site.

10 b. Alterations or changes in appearance to the site that are not excluded in
11 subsection 2.A.2 of this ordinance, except that building additions will require a Certificate of
12 Approval from the Landmarks Preservation Board.

13 c. Alterations or changes in appearance to the building exterior that are not
14 excluded in subsection 2.A.2 of this ordinance, except that building additions will require a
15 Certificate of Approval from the Landmarks Preservation Board.

16 d. Alterations or changes in appearance to the sanctuary that are not
17 excluded in subsection 2.A.2 of this ordinance, except that any subdivision of the space will
18 require a Certificate of Approval from the Landmarks Preservation Board.

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

22 f. Emergency repairs or measures (including immediate action to secure
23 the area, install temporary equipment, and employ stabilization methods as necessary to protect

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 City Historic Preservation Officer within 24 hours, 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 City Historic Preservation Officer 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 Tolliver Temple Church of God in Christ 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. Tolliver Temple Church of God in Christ is added alphabetically to Section III,
7 Churches, 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 Tolliver Temple Church of God in Christ's owner.

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

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



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 18th day of September, 2025.



Bruce A. Harrell, Mayor

Filed by me this 18th day of September, 2025.



Scheereen Dedman, City Clerk

(Seal)