



SEATTLE CITY COUNCIL

Legislative Summary

CB 119261

Record No.: CB 119261

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125591

In Control: City Clerk

File Created: 02/20/2018

Final Action: 06/06/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Zion Baptist Church, 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.

<p>Notes:</p> <p>Sponsors: Bagshaw</p> <p>Attachments: Drafter: erin.doherty@seattle.gov</p>	<p style="text-align: right;"><u>Date</u></p> <p>Filed with City Clerk:</p> <p>Mayor's Signature:</p> <p>Vetoed by Mayor:</p> <p>Veto Overridden:</p> <p>Veto Sustained:</p>
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Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	05/01/2018	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	05/01/2018	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	05/07/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						

Legislative Summary Continued (CB 119261)

- 1 City Council 05/21/2018 referred Finance and
Neighborhoods
Committee
Action Text: The Council Bill (CB) was referred. to the Finance and Neighborhoods Committee
Notes:
- 1 Finance and 05/23/2018 pass Pass
Neighborhoods
Committee
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 3 Chair Bagshaw, Vice Chair González , Member Harrell
Opposed: 0
- 1 City Council 05/29/2018 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
In Favor: 8 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Mosqueda, Councilmember O'Brien, Councilmember
Sawant
Opposed: 0
- 1 City Clerk 05/30/2018 submitted for Mayor
Mayor's signature
- 1 Mayor 06/06/2018 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 06/06/2018 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 06/06/2018 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE

ORDINANCE 125591

COUNCIL BILL 119261

AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Zion Baptist Church, 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 6, 2017, voted to approve the nomination of the improvement located at 1634 Reverend Dr. S. McKinney Avenue (formerly 1634 19th Avenue) and the site on which the improvement is located (which are collectively referred to as the “Mount Zion Baptist Church”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 18, 2017, the Board voted to approve the designation of the Mount Zion Baptist Church under SMC Chapter 25.12; and

WHEREAS, on January 3, 2018, the Board and the Mount Zion Baptist Church’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:

1 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation
2 by the Landmarks Preservation Board (“Board”) of the improvement located at 1634 Reverend
3 Dr. S. McKinney Avenue and the site on which the improvement is located (which collectively
4 are referred to as the “Mount Zion Baptist Church”) is acknowledged.

5 A. Legal Description. The Mount Zion Baptist Church is located on the property
6 legally described as:

7 Lots 5-6 and 14-18 in Block 16 of Renton Hill Addition, as recorded in Volume 8 of
8 Plats, page 68, records of King County, Washington.

9 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the
10 Board designated the following specific features or characteristics of the Mount Zion Baptist
11 Church, exempting all elements that are liturgical in nature:

- 12 1. The site.
- 13 2. The exteriors of the church building, educational unit, and bell tower.
- 14 3. The interior of the sanctuary.
- 15 4. The James W. Washington, Jr. sculpture “Oracle of Truth.”

16 C. Basis of Designation. The designation was made because the Mount Zion Baptist
17 Church 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
21 event 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 the life of a person important in
23 the history of the City, state, or nation (SMC 25.12.350.B).

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

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

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

7 6. Because of its prominence of spatial location, contrasts of siting, age, or
8 scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to
9 the 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 Mount Zion Baptist Church 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
14 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to
15 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before
16 the owner may make alterations or significant changes to the features or characteristics of the
17 Mount Zion Baptist Church 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
20 characteristics of the Mount Zion Baptist Church that were designated by the Board for
21 preservation.

22 b. Alterations to features listed in subsection 1.B of this ordinance
23 necessitated by changes in the liturgy, provided that the owner shall communicate the nature of

1 such proposed change to the Landmarks Preservation Board staff prior to performing the work. It
2 is understood that the church is the exclusive authority on liturgy and is the decisive party in
3 determining what architectural changes are appropriate to the liturgy.

4 c. Removal of the following landscape elements: trees less than
5 8 inches in diameter measured 4 ½ feet above ground; and shrubs, perennials, and annuals.

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

8 e. Installation, removal, or alteration of the following site furnishings:
9 benches, trash receptacles, and bike racks.

10 f. Restriping of existing asphalt paving.

11 g. Installation, removal, or alteration of signage for accessibility
12 compliance, and other signage as required by City code.

13 h. Conservation of the James W. Washington, Jr. sculpture.

14 i. Alterations to the existing outdoor play area materials and
15 equipment.

16 B. City Historic Preservation Officer Approval Process.

17 1. The City Historic Preservation Officer (CHPO) may review and approve
18 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
19 this ordinance according to the following procedure:

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

22 b. If the CHPO, upon examination of submitted plans and
23 specifications, determines that the alterations or significant changes are consistent with the

1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes
2 without further action by the Board.

3 2. If the CHPO does not approve the alterations or significant changes, the
4 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of
5 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
6 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
7 transmit a written decision constitutes approval of the request.

8 3. CHPO approval of alterations or significant changes to the features or
9 characteristics of the Mount Zion Baptist Church that were designated by the Board for
10 preservation is available for the following:

11 a. For the specified features and characteristics of the building, the
12 addition or elimination of ducts, conduits, HVAC vents, grills, pipes, and other similar wiring or
13 mechanical elements necessary for the normal operation of the building.

14 b. Installation, removal, or alterations of lighting at the site, building
15 exterior, building interior, and bell tower exterior.

16 c. Installation, removal, or alterations of electronic, audio-visual, and
17 security equipment at the site, building exterior, building interior, and bell tower exterior.

18 d. Removal of trees identified as a hazard by an International Society
19 of Arboriculture (ISA) Certified Arborist.

20 e. Signage other than signage excluded in subsection 2.A.2.g of this
21 ordinance.

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

23 g. Installation of fire and life safety equipment.

1 h. Window replacement at the Educational Unit.

2 i. Changes to paint colors for any of the areas or features listed in
3 subsection 1.B of this ordinance.

4 Section 3. Incentives. The following incentives are granted on the features or
5 characteristics of the Mount Zion Baptist Church that were designated by the Board for
6 preservation:

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

9 B. Exceptions to certain of the requirements of the Seattle Building Code, adopted
10 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be
11 authorized according to the applicable provisions.

12 C. Special tax valuation for historic preservation may be available under chapter
13 84.26 RCW upon application and compliance with the requirements of that statute.

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

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

19 Section 5. The Mount Zion Baptist Church is added alphabetically to Section II,
20 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

21 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
22 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy

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 Mount Zion Baptist Church's owner.

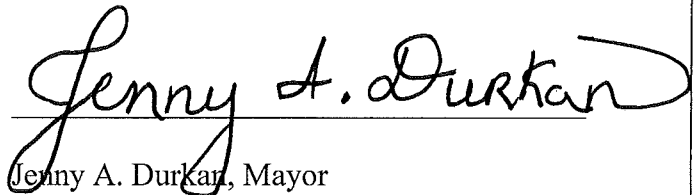
3 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
4 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
5 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

6 Passed by the City Council the 29th day of May, 2018,
7 and signed by me in open session in authentication of its passage this 29th day of
8 May, 2018.

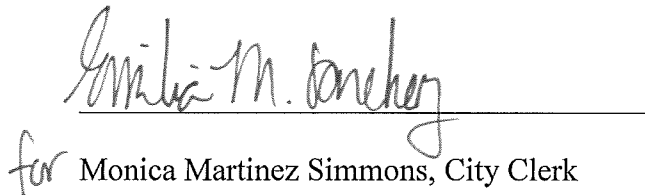
9 

10 President _____ of the City Council

11 Approved by me this 6th day of June, 2018.

12 
13 Jenny A. Durkan, Mayor

14 Filed by me this 6th day of June, 2018.

15 
16 for Monica Martinez Simmons, City Clerk

17 (Seal)