



## SUBSTITUTE RESOLUTION NO. 39741

1 BY REQUEST OF COUNCIL MEMBERS IBSEN AND McCARTHY

2 A RESOLUTION relating to historic preservation; adding the proposed landmarks  
3 to the Tacoma Register of Historic Places and imposing controls for the  
4 following properties: Cushman Substation, located at 3713 North 19th  
5 Street, and Adams Street Substation, located at 1920 North Adams Street;  
6 said landmarks hereby designated by the Landmarks Preservation  
7 Commission under Chapter 13.07 of the Tacoma Municipal Code.

8 WHEREAS the Tacoma Landmarks and Historic Districts Code,  
9 Chapter 13.07 of the Tacoma Municipal Code ("TMC"), establishes a procedure for  
10 the designation and preservation of structures and areas having historical, cultural,  
11 architectural, archaeological, engineering, or geographic importance, and

12 WHEREAS, pursuant to TMC 13.07.050, the nominations of the Cushman  
13 Substation, located at 3713 North 19th Street, and Adams Street Substation,  
14 located at 1920 North Adams Street ("Properties"), were submitted by a private  
15 citizen for inclusion on the Tacoma Register of Historic Places, along with the  
16 requisite application materials, and

17 WHEREAS the Cushman Substation property and transmission line were  
18 previously added to the National Register of Historic Places in 2016, and

19 WHEREAS the Properties are of primary historical significance to Tacoma,  
20 are significant for their association with the region's growth as a result of  
21 hydroelectric power production, and are an excellent example of monumental,  
22 neoclassical revival style architecture, and

23 WHEREAS, as originally submitted, the nomination included the Properties  
24 substation buildings, including the interior of the Cushman Substation condenser  
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1 room, the site surrounding both buildings (but not the switchyard equipment in the  
2 Cushman yard), and the lattice transmission towers located in the center of North  
3 21st Street that run from the substations to North Highland Street, and

4 WHEREAS the Landmarks Preservation Commission ("Commission")  
5 reviewed the requests on December 14, 2016, at which time it voted to exclude the  
6 transmission towers within North 21st Street from further consideration, and

7 WHEREAS, on February 8, 2017, the Commission held a public hearing on  
8 the nomination of the remaining elements, which included one remaining lattice  
9 transmission tower located adjacent to the Adams Street Substation, to receive  
10 public comment on the historic significance of the Properties, and

11 WHEREAS, according to TMC 13.07.040, the Commission found that the  
12 Properties meet the eligibility requirements for listing on the Tacoma Register of  
13 Historic Places, and

14 WHEREAS the remaining lattice tower will create a significant technical  
15 hurdle and add additional expense to the planned North 21st Street tower and  
16 power transmission line replacement project, necessitating a rerouting of the  
17 transmission lines associated with the North 21st Street project or requiring  
18 relocation of the remaining lattice tower, and

19 WHEREAS the interior of the condenser room of the Cushman Substation  
20 has not been historically used and is not currently used as a public area or  
21 assembly space appropriate for designation as an historic landmark, and

22 WHEREAS the Adams Street Substation is not currently in active use and  
23 maintenance of that portion of the Properties has been deferred, and



1 WHEREAS the site surrounding the Properties substation buildings may  
2 require environmental cleanup prior to any future changed use of the Properties, and

3 WHEREAS a timely redevelopment of the Properties is desirable, and

4 WHEREAS, based upon said findings, the City Council believes that it  
5 would be in the best interest of the City to designate only the portions of the  
6 Properties described below as historic landmarks and place them on the Tacoma  
7 Register of Historic Places subject to the additional stated direction related to  
8 preparation of the Properties for potential development; Now, Therefore,

9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

10 Section 1. Designation. That, pursuant to the provisions of Chapter 13.07  
11 of the Tacoma Municipal Code ("TMC"), the City Council of Tacoma approves the  
12 designation of the following properties as historic landmarks and places said  
13 properties on the Tacoma Register of Historic Places:  
14

15 **(1) Adams Street Substation**

16 More particularly described as: 1920 North Adams Street, Tacoma, WA  
17 98406

18 Parcel No.: 7475021883

19 Legal Description:

20 That portion of the Southeast quarter of the Northeast quarter of  
21 Section 36, Township 21 North, Range 02 East, W.M. more  
22 particularly described as follows:

23 The East 170 feet of the North 120 feet of Block 102, Amended  
24 Map of Second School Land Addition to the City of Tacoma as  
25 recorded in Volume 7 of Plats at Pages 78 and 79, records of  
26 Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington;



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based upon satisfaction of the following standards of TMC 13.07.040, that the

Property:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

**(2) Cushman Substation**

More particularly described as: 3713 North 19th Street, Tacoma, WA 98406

Parcel No.: 7475021970

Legal Description:

That portion of the Southeast quarter of the Northeast quarter of Section 36, Township 21 North, Range 02 East, W.M. more particularly described as follows:

Tracts A and B, Block 103, Amended Map of Second School Land Addition to the City of Tacoma as recorded in Volume 7 of Plats at Pages 78 and 79, records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington;

based upon satisfaction of the following standards of TMC 13.07.040, that the

Property:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses



high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Section 2. Controls. A Certificate of Approval must be obtained from the Landmarks Preservation Commission pursuant to TMC 13.05.047 et seq., or the time for denying an application for a Certificate of Approval must have expired before the owners may make alterations or changes to the following properties:

A. Cushman Substation

1. Building exterior.
2. Site on the surrounding parcel (but specifically excluding the existing electrical switchyard equipment in the Cushman yard).

B. Adams Street Substation

1. Building exterior.
2. Site on the surrounding parcel.

Section 3. Amenability to Future Development. The City Manager is directed to work with Tacoma Power in order to address the current condition of the Adams Street Substation, to maintain the interior and exterior of both of the Properties to a standard that will be attractive and amenable to future development and to evaluate the degree to which environmental cleanup of the Properties will be required.


Section 4. Timely Efforts Toward Redevelopment of the Properties. The City Manager is further directed to work with Tacoma Power and enter into Memorandum of Understanding as necessary to establish a process to encourage timely redevelopment of the Properties. The process will address elements



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including, but not limited to, setting a schedule that promotes the expedited relocation of the current Tacoma Power operations from the Cushman Substation; establishing a process for a prompt internal transfer of the Properties from Tacoma Public Utilities to the City of Tacoma General Government, such process to include establishing the fair market value for the Properties (less encumbrances); establishing and funding the cost for any required environmental cleanup of the Properties; allocating the risk and responsibility for any environmental liability past, present, and future, which may be included as a factor in the internal transfer sales' price; and setting out a process by which City will conduct a Request for Proposals (including community input) for future redevelopment of the Properties, and prior to issuing a Request for Proposals the City will work with community stakeholders to identify community goals for redevelopment of the Properties, which will be reconciled with costs and market constraints that could include public amenities and private redevelopment.


Adopted JUN 06 2017

  
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Mayor


Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:

  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**TO:** Elizabeth A. Pauli, Interim City Manager  
**FROM:** Reuben McKnight, Historic Preservation Officer, Planning and Development Services  
 Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution designating the Cushman and Adams Street Substations as City Landmarks  
 and placing said properties on the Tacoma Register of Historic Places – June 6, 2017  
**DATE:** May 10, 2017

**SUMMARY:**

On June 6, 2017 staff will present a request for a Council Resolution to place the following property on the Tacoma Register of Historic Places:

- Cushman and Adams Street Substations (3713 North 19<sup>th</sup> Street & 1920 North Adams Street)

This request follows the recommendation from the Infrastructure, Planning and Sustainability Committee as well as the Landmarks Preservation Commission to include within the scope of the designation the following elements of the property:

- The Cushman Substation exterior and interior of the condenser room, as well as the surrounding site, at 3713 North 19<sup>th</sup> Street, and
- The Adams Street Substation exterior, as well as the surrounding site and a single electrical transmission tower on the site, located at 1920 North Adams Street

**STRATEGIC POLICY PRIORITY:**

This action is best aligned with the following strategic policy priorities:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Cushman and Adams Street Substations were nominated to the Tacoma Register of Historic Places by a private citizen. As originally submitted, the nomination included the substation buildings, including the interior of the Cushman Substation condenser room, the site surrounding both buildings, and the lattice transmission towers located in the center of North 21<sup>st</sup> Street that run from the substations to North Highland Street (approximately 1.5 miles to the west). The Cushman Substation property and the transmission line were previously added to the National Register of Historic Places in 2016.

The Cushman and Adams Street Substations are of primary historical significance to Tacoma. The complex is significant for its association with the region's growth as a result of hydroelectric power production and as an excellent example of monumental, neoclassical revival style architecture. The Cushman Substation is a visual statement as to the importance of the city's municipal hydroelectric system.

The Commission first reviewed the nomination on December 14, 2016, at which time, it voted to exclude the transmission towers within North 21<sup>st</sup> Street from further consideration. The Commission held a public hearing on the nomination of the remaining elements, which included one remaining lattice transmission tower located adjacent to the Adams Street Substation, on February 8, 2017.



The nomination received 34 individual written and oral comments during its review. All comments received were in support of the designation of the exteriors of both buildings. Of those comments, ten individuals opposed designation of the Adams Street lattice tower. Five of the comments specifically supported the designation of the interior of the Cushman Substation condenser room.

On February 22, 2017, the Commission voted unanimously to recommend designation of the Cushman and Adams Street Substations, including the surrounding sites, the lattice tower on the Adams Street Substation property, and the interior of the main condenser room. The staff recommendation excluded the interior of the condenser room.

On April 17, 2017, the Landmarks Preservation Commission was presented to the Infrastructure, Planning and Sustainability Committee. The Committee voted to forward the recommendation of the commission to the full Council.

**ISSUE:**

By designating the Cushman and Adams Street Substations as City Landmarks, the buildings will be protected for future generations, as alterations will require the approval of the Landmarks Preservation Commission. In addition, because the properties are located in an R-2 zoning designation, the Historic Conditional Use Permit could provide land use flexibility for future adaptive re-use of the facilities.

In addition, it may become eligible for other historic preservation incentives, including Special Tax Valuation, low-interest loans and Transfer of Development Rights.

However, the Landmarks Commission recommendation differs from the staff recommendation regarding the interior condenser room, which staff recommends excluding from the designating resolution based on a code interpretation and convention. Tacoma Public Utilities has also indicated that it does not support including the interior in the designation.

**ALTERNATIVES:**

The recommended nominations of the Cushman and Adams Street Substations could be rejected for listing on the Tacoma Register of Historic Places by Council under TMC 13.07.050 D, which would leave these properties unprotected from inappropriate future alterations or even demolition.

The Council could also accept the recommendation to designate but in Council's designating resolution under TMC 13.07.050 D.2.c remove any individual element from the nomination, including the condenser room, the surrounding site, or the lattice tower. This action would limit the Landmarks Commission's oversight over the property to only those elements specified in the resolution.

**RECOMMENDATION:**

The Infrastructure, Planning and Sustainability Committee and the Landmarks Preservation Commission recommend the designation of the Cushman and Adams Street Substations, including:

1. The exteriors of both substation buildings
2. The interior of the "condenser room" of the Cushman Street Substation
3. The sites surrounding both buildings (not including the non-historic electrical switchyard equipment)
4. The solitary transmission tower adjacent to the Adams Substation (which would serve as a remnant of the original transmission line, and could be relocated to elsewhere on the site if needed)





Staff concurs with the above recommendation, with the exception of the interior condenser room in the Cushman Substation, which is recommended to be removed from the designating resolution.

**FISCAL IMPACT:**

There is no direct fiscal impact that results from designation to the Tacoma Register of Historic Places. Design review can potentially increase the cost of future alterations. A property's status as a City Landmark can increase the potential for adaptive reuse due to the special Historic Conditional Use Permit process.

Resolution No. 39741 substitute

Adopted: JUN 06 2017

Maker of Motion: THOMS

Seconded: MELLO

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Blocker	X			
Mr. Campbell	X			
Mr. Ibsen	X			
Mr. Lonergan	X			
Mr. McCarthy	X			
Mr. Mello	X			
Mr. Thoms	X			
Ms. Walker Lee	X			
Mayor Strickland	X			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Blocker				
Mr. Campbell				
Mr. Ibsen				
Mr. Lonergan				
Mr. McCarthy				
Mr. Mello				
Mr. Thoms				
Ms. Walker Lee				
Mayor Strickland				

**EVERYTHING BEHIND THIS  
PAGE IS BACKUP INFORMATION**



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WHEREAS the Landmarks Preservation Commission ("Commission") reviewed the requests on December 14, 2016, at which time it voted to exclude the transmission towers within North 21st Street from further consideration, and

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WHEREAS, according to TMC 13.07.040, the Commission found that the Properties meet the eligibility requirements for listing on the Tacoma Register of Historic Places, and

WHEREAS, based upon said findings, the City Council believes that it would be in the best interest of the City to designate the Properties described below as historic landmarks and place them on the Tacoma Register of Historic Places; Now, Therefore,

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Section 1. Designation. That, pursuant to the provisions of Chapter 13.07 of the Tacoma Municipal Code ("TMC"), the City Council of Tacoma approves the designation of the following properties as historic landmarks and places said properties on the Tacoma Register of Historic Places:



**(1) Adams Street Substation**

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More particularly described as: 1920 North Adams Street, Tacoma, WA 98406

Parcel No.: 7475021970

Legal Description:

That portion of the Southeast quarter of the Northeast quarter of Section 36, Township 21 North, Range 02 East, W.M. more particularly described as follows:

The East 170 feet of the North 120 feet of Block 102, Amended Map of Second School Land Addition to the City of Tacoma as recorded in Volume 7 of Plats at Pages 78 and 79, records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington;

based upon satisfaction of the following standards of TMC 13.07.040, that the Property:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.



## (2) Cushman Street Substation

1 More particularly described as: 3713 North 19th Street, Tacoma, WA  
2 98406

3 Parcel No.: 475021883

### 4 Legal Description:

5 That portion of the Southeast quarter of the Northeast quarter  
6 of Section 36, Township 21 North, Range 02 East, W.M. more  
7 particularly described as follows:

8 Tracts A and B, Block 103, Amended Map of Second School  
9 Land Addition to the City of Tacoma as recorded in Volume 7  
of Plats at Pages 78 and 79, records of Pierce County Auditor;

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A. Cushman Substation

1. Building exterior.
2. Interior of the condenser room.
3. Site on the surrounding parcel (but specifically excluding the existing electrical equipment in the Cushman yard).

B. Adams Substation

1. Building exterior.
2. Site on the surrounding parcel.
3. "Potlatch Tower #1" located in the northeast corner of the parcel (noting that the tower may be relocated to elsewhere on the property for logistical reasons to a location approved by the Landmarks Preservation Commission).

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

*Martina P. Lawton*

\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:

*[Signature]*

\_\_\_\_\_  
Chief Surveyor  
Public Works Department