



TO: Elizabeth A. Pauli, 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 Heidelberg Brewing Co. Warehouse and Shipping Depot/
7 Seas Brewery as a City Landmark and placing said property on the Tacoma Register of
Historic Places – July 10, 2018
DATE: June 19, 2018

SUMMARY:

This memorandum provides background information on a request for a Council Resolution to place the following property on the Tacoma Register of Historic Places:

- Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery (2101 Jefferson Avenue)

STRATEGIC POLICY PRIORITY:

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

BACKGROUND:

The Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas was nominated to the Tacoma Register of Historic Places by the property owner. Built in 1949 and expanded in 1953, the building currently houses the 7 Seas Brewing Company. The building was constructed by Heidelberg Brewing Co. (formerly known as Columbia Breweries, Inc.) as a warehouse and shipping depot for the former brewery across the railroad tracks to the east at a time of rapid growth for the company. Designed by architects/engineers George Wellington Stoddard and Associates of Seattle and built by Woodworth Co., contractors, the building has had a brewery related use for most of its history. The building reflects a period of expansion for the brewing industry in Tacoma between 1949 and 1968. The property features some important engineering and design aspects, including large volume spaces and a direct, interior connection to the adjacent railroad (Prairie Line). Within the last 50 years, the building also gained an association with glass artist Dale Chihuly, but that connection is separate from the eligibility analysis.

The Landmarks Preservation Commission considered the nomination on April 24, 2018, and conducted a public hearing to receive comment on June 13, 2018. Following the hearing, the Commission voted unanimously to recommend designation of the Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery.

ISSUE:

By designating the Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery as a City Landmark, the building will be protected for future generations. In addition, it may become eligible for City historic preservation incentives, including Special Tax Valuation, low-interest loans and Transfer of Development Rights.

ALTERNATIVES:

If the building is not added to the Tacoma Register of Historic Places, future changes to the structure that negatively alter architectural character, including demolition, could take place without the review of the Landmarks Preservation Commission, provided that all land use and building code requirements were met.



In addition, the property would not be eligible for financial and development incentives that encourage adaptive reuse.

RECOMMENDATION:

Staff concurs with the recommendation of the Landmarks Preservation Commission to designate the above property as a City Landmark, which will help to preserve this important structure for future generations.

FISCAL IMPACT:

There is no fiscal impact.