



**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



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

WHEREAS a timely redevelopment of the Properties is desirable, and

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

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

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

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;



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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.: 475021883

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



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

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

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

10 A. Cushman Substation

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

14 B. Adams Street Substation

- 15 1. Building exterior.
- 16 2. Site on the surrounding parcel.

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

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



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

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 Mayor

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Attest:

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 City Clerk

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Approved as to form:

Legal Description Approved:

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 Deputy City Attorney

 Chief Surveyor
 Public Works Department