



## RESOLUTION NO. 40055

1 A RESOLUTION relating to historic preservation; adding the proposed landmark  
2 to the Tacoma Register of Historic Places and imposing controls for the  
3 following property: Heidelberg Brewing Co. Warehouse and Shipping  
4 Depot / 7 Seas Brewery, located at 2101 Jefferson Avenue; said landmark  
designated by the Landmarks Preservation Commission under  
Chapter 13.07 of the Tacoma Municipal Code.

5 WHEREAS the Tacoma Landmarks and Historic Districts Code,  
6 Chapter 13.07 of the Tacoma Municipal Code ("TMC"), establishes a procedure for  
7 the designation and preservation of structures and areas having historical, cultural,  
8 architectural, archaeological, engineering, or geographic importance, and  
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10 WHEREAS, pursuant to TMC 13.07.050, the nomination of the Heidelberg  
11 Brewing Co. Warehouse and Shipping Depot / 7 Seas Brewery, located at  
12 2101 Jefferson Avenue ("Property"), was submitted by the property owner for  
13 inclusion on the Tacoma Register of Historic Places, along with the requisite  
14 application materials, and  
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16 WHEREAS the Landmarks Preservation Commission ("Commission")  
17 reviewed the request on April 24, 2018, and held a public hearing on June 13,  
18 2018, to receive public comment on the historic significance of the Property, and  
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20 WHEREAS, according to TMC 13.07.040, the Commission found that the  
21 Property meets the eligibility requirements for listing on the Tacoma Register of  
22 Historic Places, and

23 WHEREAS, based upon said findings, the City Council believes that it would  
24 be in the best interest of the City to designate the Property described below as a  
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historic landmark and place it on the Tacoma Register of Historic Places; Now,

1 Therefore,

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

3 Section 1. Designation. That, pursuant to the provisions of Chapter 13.07  
4 of the Tacoma Municipal Code ("TMC"), the City Council of Tacoma approves the  
5 designation of the following Property as a historic landmark and places said  
6 property on the Tacoma Register of Historic Places:  
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8 (1) Heidelberg Brewing Co. Warehouse and Shipping Depot / 7 Seas Brewery.

9 More particularly described as: 2101 Jefferson Avenue, Tacoma,  
10 WA 98402

11 Parcel Nos.: 2021070010, 2021070011

12 Legal Description:

13 LOTS 1 TO 27, INCLUSIVE, BLOCK 2107, MAP OF NEW TACOMA,  
14 WASHINGTON TERRITORY, ACCORDING TO THE PLAT  
15 THEREOF RECORDED FEBRUARY 3, 1875, IN THE OFFICE OF  
16 THE COUNTY AUDITOR, IN TACOMA, PIERCE COUNTY,  
17 WASHINGTON.

18 TOGETHER WITH ALL THAT PORTION ADJOINING BLOCK 2107,  
19 NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF AND  
20 LYING WITHIN FORMER HOOD STREET IN SECTION 4 AND 9,  
21 TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., BEGINNING AT  
22 THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 2107;  
23 THENCE NORTH 81°16'15" EAST ALONG THE SOUTHERLY  
24 MARGIN OF SOUTH 21<sup>ST</sup> STREET A DISTANCE OF 17.44 FEET;  
25 THENCE SOUTH 01°55'50" EAST A DISTANCE OF 163.82 FEET  
26 TO A POINT THAT IS 10 FEET WESTERLY OF THE CENTERLINE  
OF EXISTING TRACKS;  
THENCE SOUTH 00°45'31" WEST (10.00 FEET WEST OF SAID  
CENTERLINE) A DISTANCE OF 9.47 FEET;  
THENCE SOUTH 00°18'00" WEST (10.00 FEET WEST OF SAID  
CENTERLINE) A DISTANCE OF 35.00 FEET;  
THENCE SOUTH 00°15'18" EAST (10.00 FEET WEST OF SAID  
CENTERLINE) A DISTANCE OF 35.00 FEET;



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THENCE SOUTH 00°47'58" EAST (10.00 FEET WEST OF SAID CENTERLINE) A DISTANCE OF 35.00 FEET;  
THENCE SOUTH 01°18'58" EAST (10.00 FEET WEST OF SAID CENTERLINE) A DISTANCE OF 35.00 FEET;  
THENCE SOUTH 01°53'54" EAST (10.00 FEET WEST OF SAID CENTERLINE) A DISTANCE OF 4.63 FEET;  
THENCE SOUTH 88°04'10" WEST A DISTANCE OF 12.99 FEET TO THE EAST LINE OF BLOCK 2107;  
THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

AND TOGETHER WITH ALL THAT PORTION OF BLOCK 2107, NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF AND LYING WITHIN FORMER HOOD STREET IN SECTIONS 4 AND 9, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 27, SAID BLOCK;  
THENCE NORTH 02°00'21" WEST ALONG THE EAST LINE OF SAID BLOCK;  
THENCE SOUTH 15°16'26" EAST ALONG EXISTING CONCRETE WALL A DISTANCE OF 74.04 FEET;  
THENCE SOUTH 10°15'25" EAST ALONG SAID WALL A DISTANCE OF 27.09 FEET;  
THENCE SOUTH 08°47'21" EAST A DISTANCE OF 14.58 FEET TO A POINT WHICH IS 10.00 FEET WESTERLY OF CENTERLINE OF EXISTING TRACKS;  
THENCE SOUTH 05°6'31" EAST (10.00 FEET WEST OF SAID CENTERLINE) TRACK, 9.67 FEET;  
THENCE SOUTH 05°34'01" EAST (10.00 FEET WEST OF SAID CENTERLINE) A DISTANCE OF 35.00 FEET;  
THENCE SOUTH 05°20'13" EAST (10.00 FEET WEST OF SAID CENTERLINE) A DISTANCE OF 21.16 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF SOUTH 23<sup>RD</sup> STREET;  
THENCE SOUTH 81°15'44" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 27.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND TOGETHER WITH ALL THAT PORTION OF BLOCK 2107, NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF IN SECTIONS 4 AND 9, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 27, SAID BLOCK;  
THENCE NORTH 02°00'21" WEST ALONG THE EAST LINE OF SAID BLOCK TO A POINT 8.5 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF



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LESSOR'S 544 FOOT SPUR TRACK, AS NOW CONSTRUCTED SERVING CARLING NATIONAL BREWERIES, INC., AS NOW LOCATED IN SAID BLOCK AND THE POINT OF BEGINNING; THENCE IN A GENERAL NORTHERLY DIRECTION PARALLEL WITH SAID CENTERLINE TO A POINT DISTANT 8.5 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLE, FROM THE SOUTH LINE OF LOT 8, SAID BLOCK; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 17 FEET TO SAID EAST LINE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BLOCK 2107 TO THE POINT OF BEGINNING.

ALL SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE WILLAMETTE MERIDIAN, 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;
- E. Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; and

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



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time for denying an application for a Certificate of Approval must have expired  
before the owners may make alterations or changes to the following Property:

- 1. Heidelberg Brewing Co. Warehouse and Shipping Depot /  
7 Seas Brewery: Changes to exterior of the principal structure  
on the site, but excluding any changes to the surrounding  
landscaping or site.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department