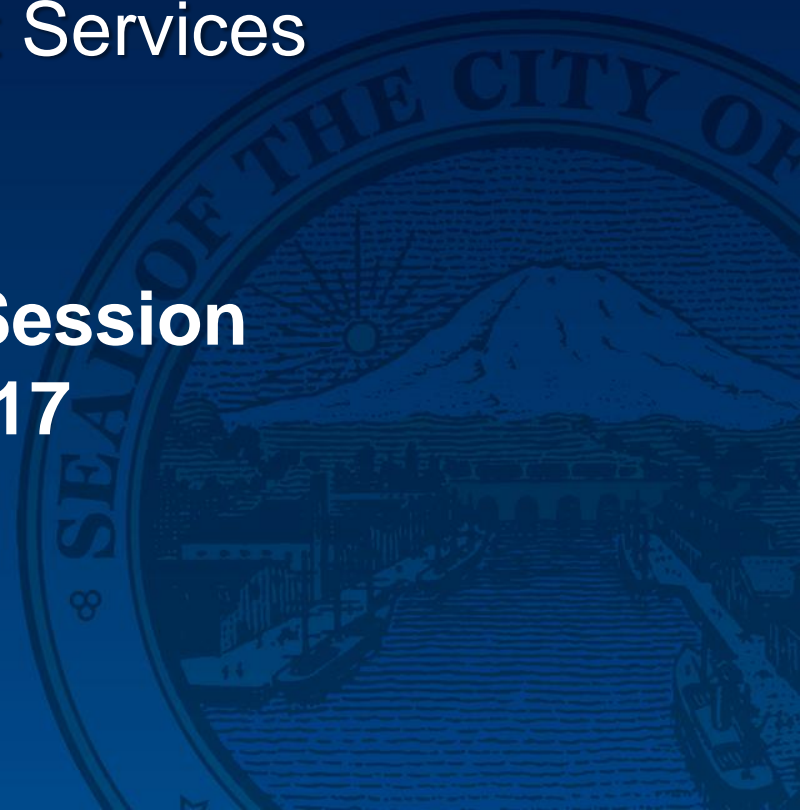


Placing the Cushman and Adams Street Substations on the Tacoma Register of Historic Places

City of Tacoma

Planning and Development Services
Department

**Council Study Session
May 23, 2017**



Nomination Process Overview

- Historic listing in Tacoma done via Council Resolution
- TMC 13.07 outlines nomination process
- Nominations submitted to Landmarks Commission
- Commission uses standards in TMC to make recommendation to Council

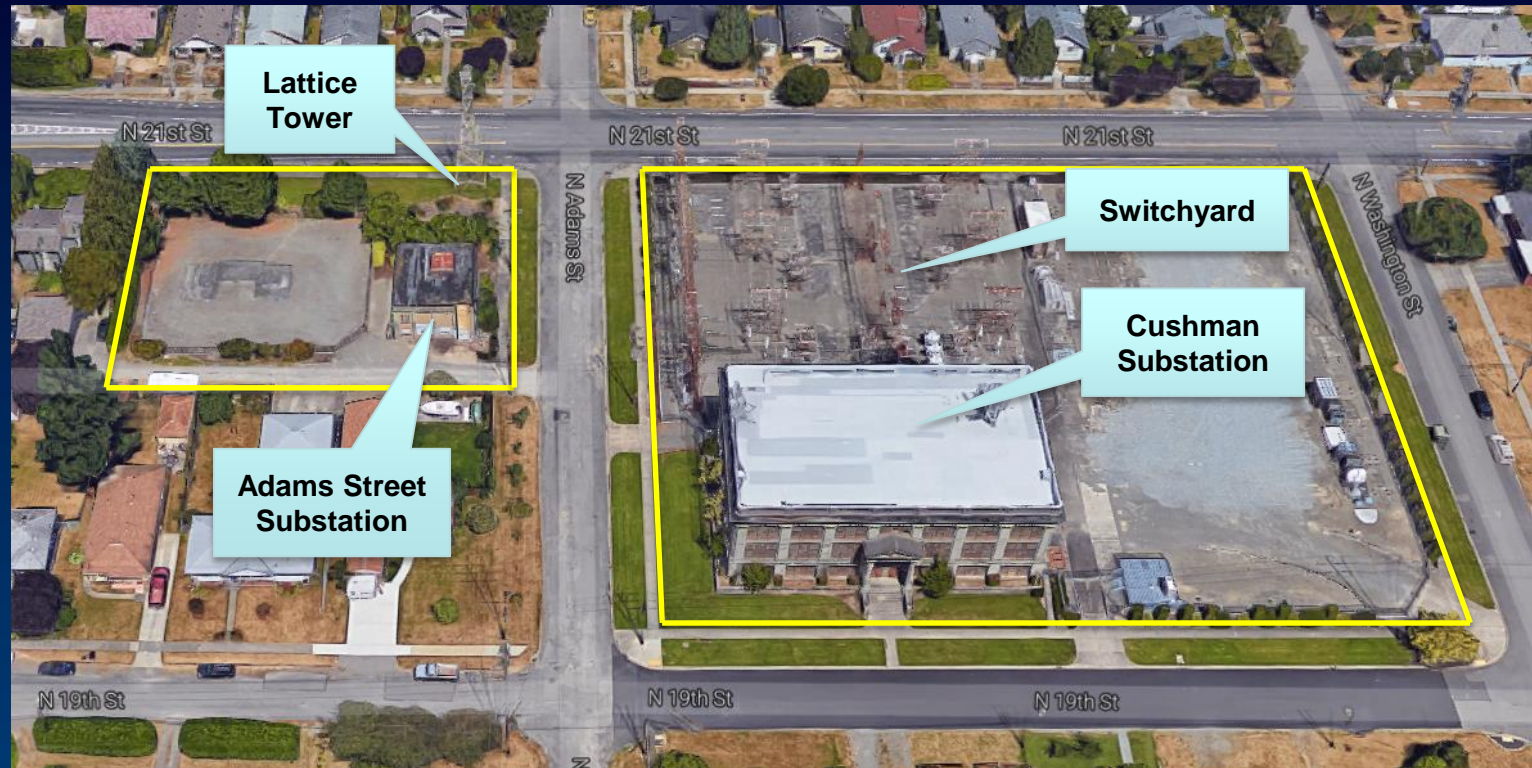


Nomination Process Overview

- Council is scheduled to consider Cushman and Adams Substations for historic listing on June 6
- Landmarks Commission made recommendation to Council February 22
- IPS Committee voted to recommend nomination to Council April 12

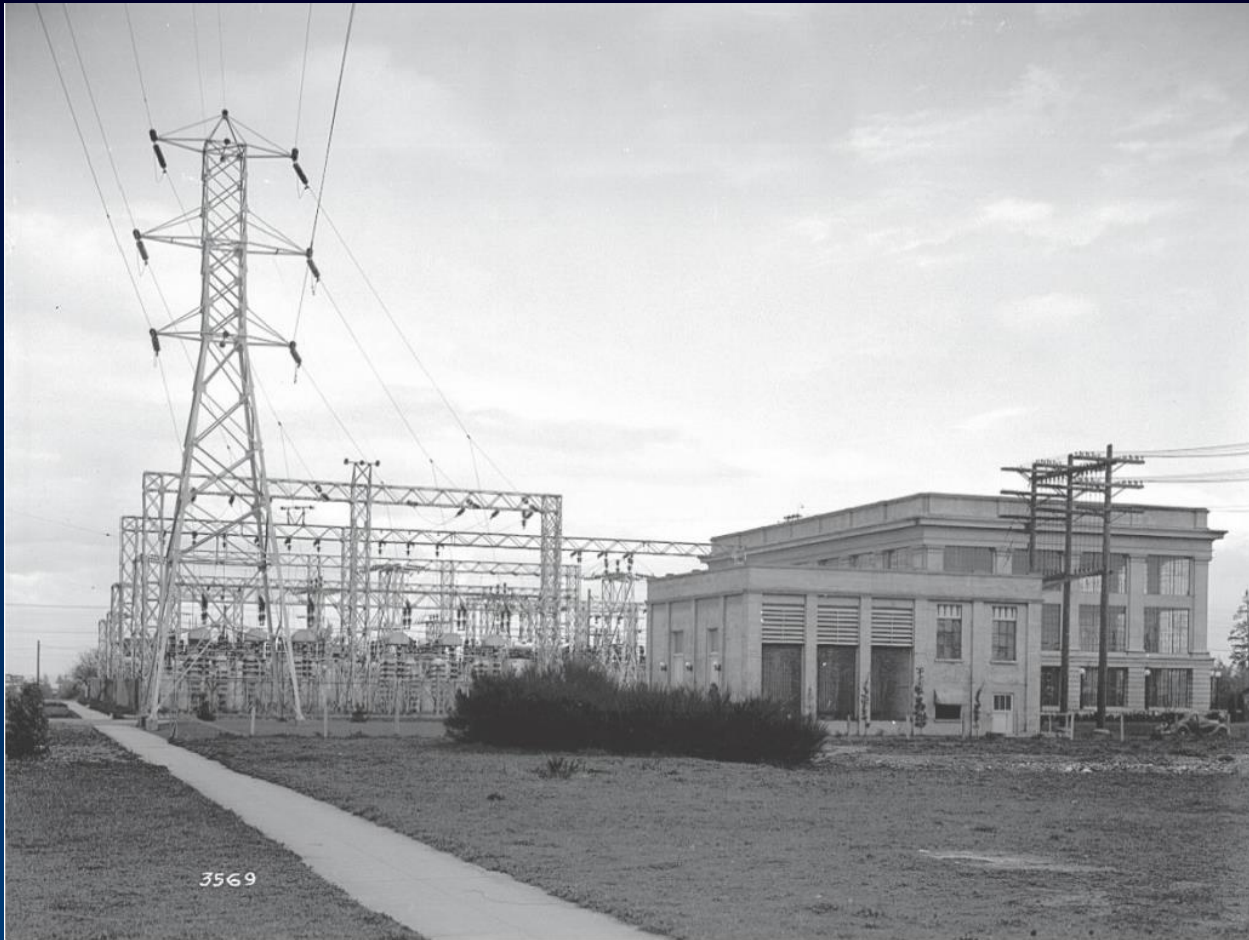


Overview of Properties





Front façade, Cushman Substation, 2016



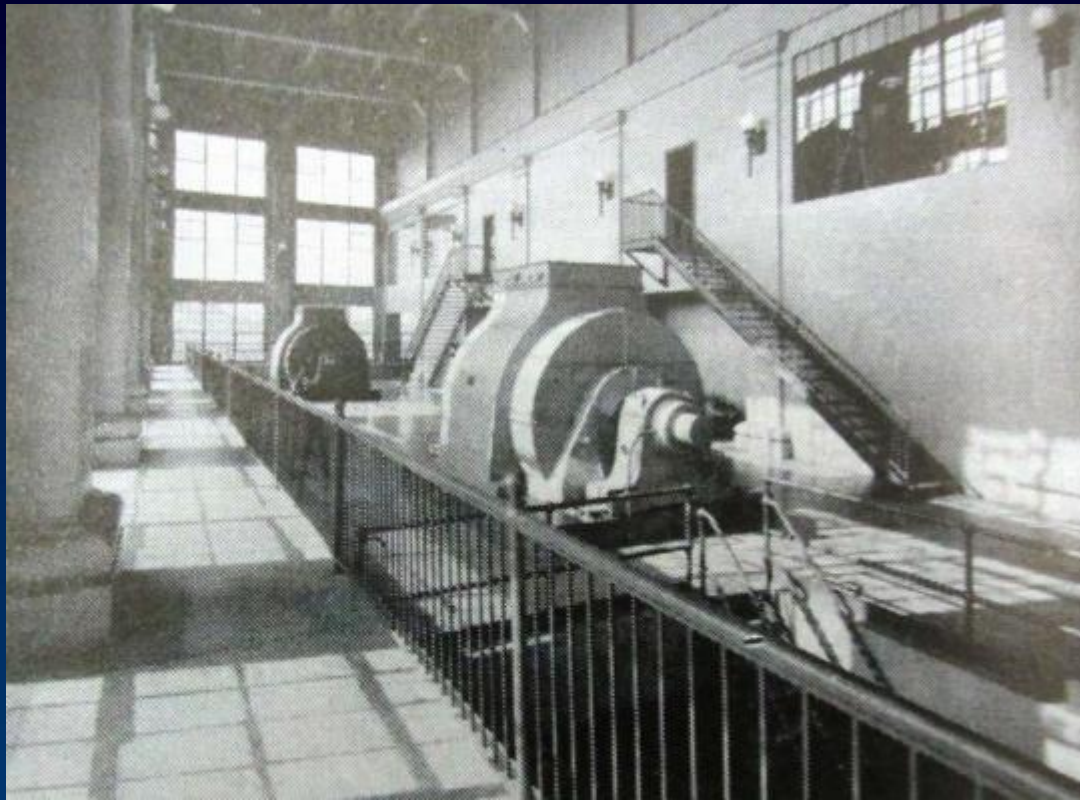
Historical view of the complex looking east, April 13, 1937.



Adams Street substation and Tower 1; view northwest,
September 12, 1925



Present day view of the interior condenser room



Cushman Substation Condenser room ca. 1929

Interior Space

- Staff recommended exclusion based on code interpretation and convention
- LPC retained space in recommendation
- Inclusion or exclusion of interior space from designation is not a decision on future use



Effects of Listing

Historic Designation DOES:	Historic Designation DOES NOT:
Require design approval for alterations to designated elements	Prevent alterations
Potentially increase flexibility for future uses (Historic CUP)	Restrict or regulate future use
Make property tax incentives available	

Historic Conditional Use Permit

- TMC 13.06.640 (F)
- Allows for additional uses for historically listed buildings, to encourage adaptive reuse

Art/craft production	Assembly facilities	Continuing care retirement community
Cultural institutions	Extended care facility	Group housing
Intermediate care facility	Lodging house	Multi-family dwellings
Offices offering professional dental, medical, legal or design services	Offices for charitable, philanthropic or community service organizations where it can be shown that there is limited contact with the general public	Personal services
Retirement home	Retail, only as an incidental use to one or more of the other listed uses	

Summary of Nominated Elements

Nominated Element	LPC Recommendation	Staff Recommendation	TPU Staff Comments
Cushman Substation (building exterior)	Include	Include	Include
Condenser Room (building interior)	Include	Do not include	Do not include
Cushman Substation (site)	Include	Include	Include
Adams Substation (building exterior)	Include	Include	Include
Single lattice tower on Adams Substation site	Include	Include	If included, allow it to be moved
Other lattice towers along North 21 st Street*	Do not include	Do not include	Do not include

*Note that these elements were removed from further consideration prior to the Public Hearing on February 8th.

Recommendations

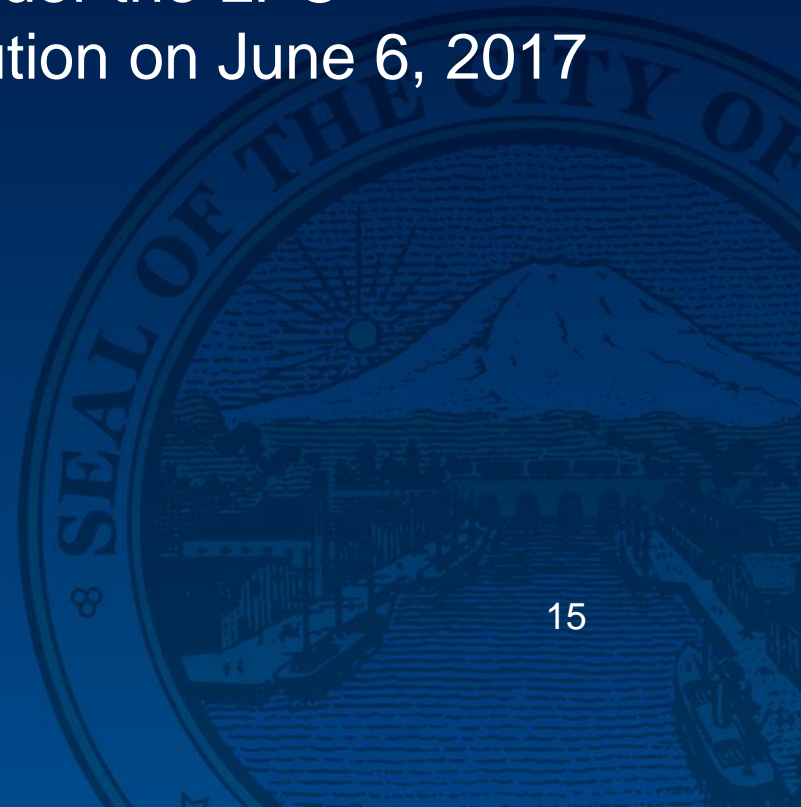
On February 22, the Landmarks Preservation Commission recommended designation of the following elements:

- The exteriors of both the Cushman and Adams Street Substations
- The surrounding sites, but not the electrical switchyard equipment or footings
- The single lattice tower on the Adams Street Substation property (may be relocated elsewhere within property)
- The interior space of the main condenser room

Staff concurred with the recommendation, with the exception of the interior of the condenser room, which was recommended to be excluded from the designation.

Next Steps

- On April 12, the Infrastructure Planning and Sustainability Committee voted to forward the LPC recommendation to City Council
- Council is scheduled to consider the LPC recommendation as a Resolution on June 6, 2017



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