



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Reuben McKnight, Historic Preservation Officer, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services *PA*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Designating 314 North Yakima Avenue as a City Landmark and placing said property on the Tacoma Register of Historic Places – April 4, 2023  
**DATE:** March 20, 2023

---

**SUMMARY AND PURPOSE:**

A resolution designating the John F. and Edith MacFarlane house, located at 314 North Yakima Avenue, as a City Landmark and placing said property on the Tacoma Register of Historic Places.

**BACKGROUND:**

**This Department’s Recommendation is based on the findings and recommendations of the Landmarks Preservation Commission.**

The John F. and Edith MacFarlane House at 314 North Yakima Avenue is a Queen Anne style house constructed in 1891. The building is representative of late 19<sup>th</sup>-century housing in early Tacoma. It is currently a contributing property within the Stadium Seminary National Register Historic District (established in 1977) and is also directly adjacent to the northern boundary of the Tacoma Register and National Register of Historic Places listed North Slope Historic District (added to the Tacoma Register of Historic Places in 1994 and National Register of Historic Places 2000). The nominated building retains many of its original features on both the exterior and interior. The nomination includes the principal structure and was submitted by the owners.

The nomination was received by the Historic Preservation Office in November 2022. On December 14, 2022, the Landmarks Preservation Commission (LPC) scheduled the nomination for a public hearing on January 25, 2023. Following the hearing, the LPC voted unanimously to recommend designation of the John F. and Edith MacFarlane House to the Tacoma Register of Historic Places for meeting Criteria C and E under Tacoma Municipal Code (TMC) 13.07.040.

The nomination and designation process of properties to the Tacoma Register of Historic Places is described in TMC 13.07. Properties placed on the historic register are subject to design review for future alterations, thus protecting the historic character of the city. If this property is added to the Tacoma Register of Historic Places, future exterior renovations will require review by the Landmarks Preservation Commission. In addition, it will be eligible for historic property tax incentives if renovated according to historic standards.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

This item was reviewed in two separate public meetings, including a public hearing to gather community input.



**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

This legislation is not anticipated to have a direct effect on equity or accessibility, either positive or negative.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase positive public perception related to the Tacoma economy.

**Livability:** *Equity Index Score:* Moderate Opportunity

Increase positive public perception of safety and overall quality of life.

**Explain how your legislation will affect the selected indicator(s).**

Designation and protection of historic buildings within the city ensures these buildings remain for future generations to experience. In addition, such properties contribute to a sense of unique place and encourage investment into the neighborhood. Nominations also come from the public. Land use is not governed by historic designations.

**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Not adding the building to the Tacoma Register of Historic Places	No additional restrictions to development or maintenance	Future changes to the structure that negatively alter architectural character could take place without the review of the LPC. The property would not be eligible for financial and development incentives that encourage adaptive reuse.

**EVALUATION AND FOLLOW UP:**

Additions to the historic register encourage financial investment in listed properties. These investment numbers are reported annually to the state and City Council.

**STAFF/SPONSOR 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.

**ATTACHMENTS:**

- Map
- Current Photograph