



TO: Elizabeth A. Pauli, City Manager
FROM: Reuben McKnight, Historic Preservation Officer, Planning and Development Services
Peter Huffman, Director, Planning and Development Services *PH*
COPY: City Council and City Clerk
SUBJECT: Resolution – Designating 413 South M Street, the Alvin and Anna McIlvaine House, as a
City Landmark and placing said property on the Tacoma Register of Historic Places –
August 27, 2019
DATE: August 12, 2019

SUMMARY:

A resolution designating the Alvin and Anna McIlvaine House, located at 413 South M Street, as a City Landmark and placing said property on the Tacoma Register of Historic Places.

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.

The designation of the Alvin and Anna McIlvaine House as a City Landmark will provide a means to preserve a historical resource for the benefit of Tacoma residents and visitors.

BACKGROUND:

The Alvin and Anna McIlvaine House was nominated to the Tacoma Register of Historic Places by the property owner. Built in 1892, by Alvin C. McIlvaine, this Queen Anne-Free Classical home is one of the oldest properties within the National Register Wedge District and the Tacoma Register of Historic Places Wedge Neighborhood Conservation District. The nomination includes the two-story carriage house at the rear of the property. Alvin C. McIlvaine moved to Tacoma in 1890 and made his living as a mason, plasterer, and contractor. His work was highly sought out in early Tacoma and he was known as a successful businessman. One of his contributions to the Tacoma Hilltop Community is the McIlvaine Apartments at 920 South 9th Street; this building is listed on the Tacoma, Washington Heritage, and National Registers. The McIlvaine family provided much of the information for this nomination.

On June 12, 2019, the Landmarks Preservation Commission voted to schedule the nomination for a public hearing. The Commission conducted a hearing on July 10, 2019. Following the hearing, the Commission voted unanimously to recommend designation of the Alvin and Anna McIlvaine House to the Tacoma Register of Historic Places, based upon its association with the McIlvaine family and its adjacency to the Wedge Neighborhood Historic District.

ISSUE:

By designating the Alvin and Anna McIlvaine House 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, the Historic Conditional Use Permit, 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 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.