



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Reuben McKnight, Historic Preservation Officer, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Designating the Pratt House, 832 North Steele Street, as a City Landmark and placing said property on the Tacoma Register of Historic Places – May 3, 2022  
**DATE:** April 15, 2022

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**SUMMARY AND PURPOSE:**

A resolution designating the John and Henrietta Pratt House, located at 832 North Steele Street, 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.**

Constructed in 1903, the John and Henrietta Pratt House is a contributing property within the National Register of Historic Places listed in the Buckley’s Addition Historic District. The house is a well-executed example of the National Folk style, probably built by John Pratt and his son Frederick, and represents a fine example of early 20th century working-class housing in Tacoma. A skilled brick and cement mason, John Pratt developed a successful small business laying cement sidewalks and street curbs for the City. The homeowner submitted the nomination, which includes the principal structure plus the garage.

The nomination for the Pratt House was received by the Historic Preservation Office in October 2021. On October 27, 2021, the Landmarks Preservation Commission (Commission) scheduled the nomination for a public hearing on December 8, 2021. Following the hearing, the Commission voted unanimously to recommend designation of the Pratt House to the Tacoma Register of Historic Places for meeting Criteria A and C 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.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

This item was reviewed in two separate public meetings, including a public hearing to gather community input. The property owner’s ability to alter the property will be affected.

**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:**

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

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, including demolition, could take place without the review of the Commission. 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 of property location
- Current photograph