



TO: Hyun Kim, 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 2119 South M Street as a City Landmark and placing property on the Tacoma Register of Historic Places – June 16, 2026
DATE: May 25, 2026

SUMMARY AND PURPOSE:

A resolution designating 2119 South M Street as a City Landmark and placing the 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 (Commission).

Built in 1903-1904, the single-family residence at 2119 South M Street is an example of a popular middle class house style, Transitional Colonial Revival, as well as being an excellent example of early residential development within the Hilltop neighborhood. The nomination includes the house only. The site, landscaping, and building interior are not included in the proposed designation.

This nomination was submitted by the property owner. On January 28, 2026, the Commission found that the property appeared to meet the threshold criteria for designation. Following the public hearing on February 25, 2026, the Commission voted unanimously to recommend designation of the house to the Tacoma Register of Historic Places for meeting Criteria D and H 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. In addition, historic tax incentives may be available for historically appropriate renovations.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This item was reviewed in two separate public meetings, including a public hearing to gather community input. Future exterior alterations to the property will require approval from the Commission.

This nomination was researched and drafted in part using the Hilltop Multiple Property Documentation Form, which was completed in 1994 during the Hilltop Historic Building Inventory conducted that year, with the purpose of providing a foundational document for community-originated nominations of buildings within the Hilltop Neighborhood.

2025 STRATEGIC PRIORITIES:

Economy/Workforce: *Equity Index Score:* High 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 and sites within the City ensures they remain for future generations to experience. In addition, such properties contribute to a sense of unique place and encourage investment into the neighborhood. There are numerous examples of historic renovations that have contributed positively to quality of life and urban vibrancy in Tacoma.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Not adding the property to the Tacoma Register of Historic Places.	No additional restrictions to development or maintenance.	Future changes to the property that negatively alter historic 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 continued use.

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 recommendations of the Commission to designate the above property as a City Landmark, which will help to preserve this important resource for future generations.

FISCAL IMPACT:

There is no fiscal impact.

What Funding is being used to support the expense?

There is no anticipated hard cost or expense beyond potential staff and Commission review time.

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

Not applicable.

Are there financial costs or other impacts of not implementing the legislation?

No



City of Tacoma

City Council Action Memorandum

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

NOT APPLICABLE.