



City of Puyallup

Planning Division

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To: Design Review and Historic Preservation Board
From: Kendall Wals, Senior Planner
RE: HARRIS BUILDING Project # PLHR20220078
Date: August 8, 2022
Hearing Date: August 18, 2022

PROJECT OVERVIEW

Applicant: John Hopkins

Staff Coordinator: Kendall Wals, Senior Planner

Property Owner: HOPKINS JOHN L & JACQUELINE E

Parcel ID#: 7845000080

Recommendation Options:

1. **Approve** the request consistent with the staff recommendation; or,
2. **Approve with modifications;** or,
3. **Continue** to a future date to obtain additional information or to further consider information presented; the next available meeting date is September 1, 2022; or,
4. **Deny** the request. This action would not be consistent with the staff recommendation. The Board should provide new findings to support the denial.

Proposal: Puyallup Historic Register listing nomination for the "Harris Building"

Relevant History:

The Board held a pre-application meeting on the subject proposal on September 16, 2021.

Summary of Key Issues:

The subject property contains historical significance due to maintained post-war modern architecture as well as association with Dr. William F. Harris, a veterinarian who owned and operated a clinic out of the subject building for 47 years and served the community for over 50 years.

Staff Recommendation:

Staff recommends the Board forward a recommendation of **approval** to City Council due to findings of consistency with the required evaluation criteria. Please see the analysis and staff recommendation (pg. 4-6) for more information.

BACKGROUND

Pre-Application Meeting

On September 16, 2021, the Board held a pre-application meeting with the applicant regarding interest in historic register listing nomination and future proposed improvements. At that time, Board members expressed concerns as to whether the building met the integrity finding. While not being reviewed under the current proposal, at the pre-application meeting, the applicant presented potential future improvements planned for the building. The applicant described plans to replace the existing T1-11 siding on one face of the shed addition with corrugated metal siding as T1-11 is not consistent with the period of the building. The applicant may also replace some existing doors and windows to match or more appropriately fit the historic style of the building. If the building

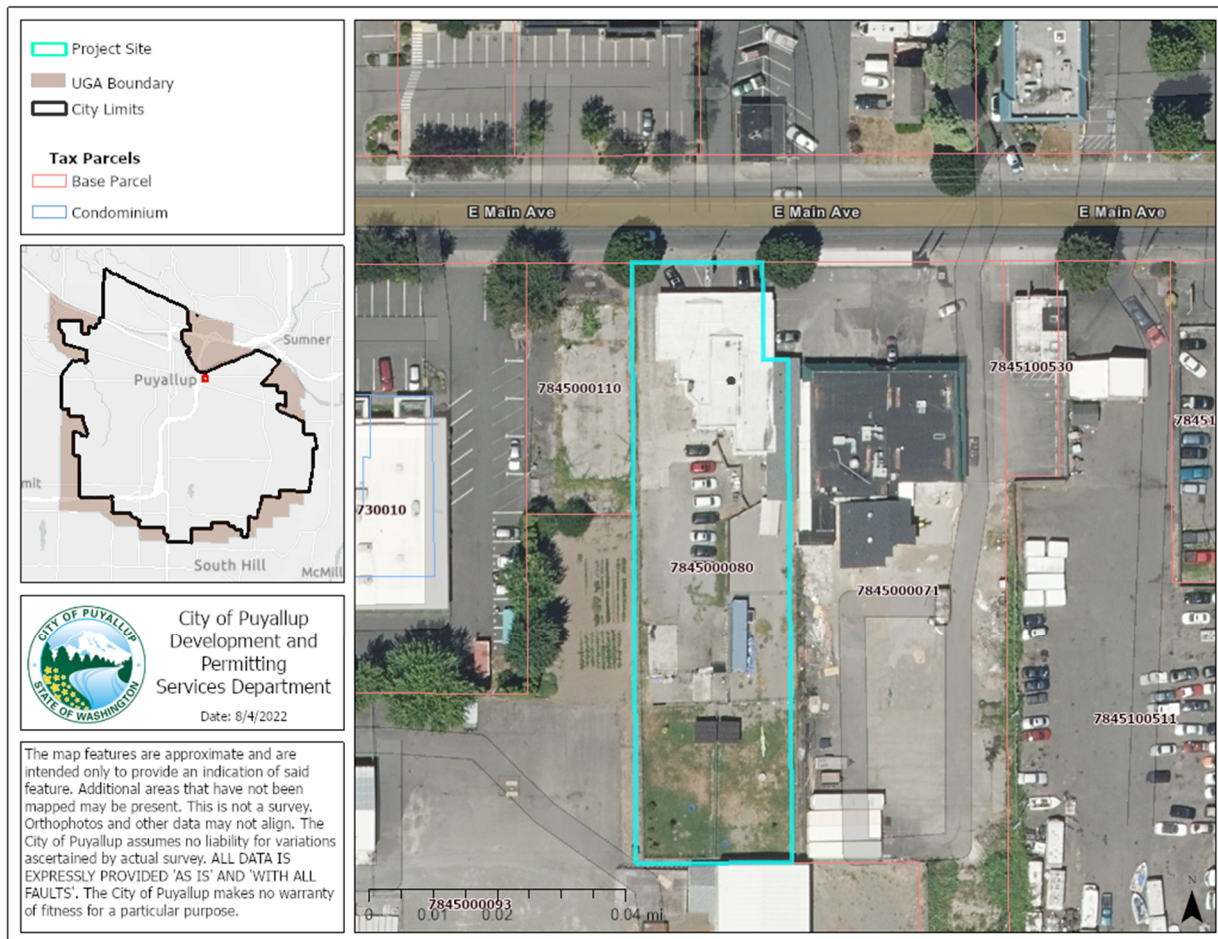
is listed on the register, any future changes to the structure would be reviewed under a future certificate of appropriateness application. The applicant intends to apply for certificate of appropriateness review following historic register listing for review of the proposed improvements. At this time, the Board is only being asked to review the historic register listing nomination.

Building

The primary structure was built in 1949 and is approximately 4,000 square feet in size. Following that, a dog run approximately 500 square feet in size, and horse stalls 700 square feet in size were constructed. All the buildings are one-story cinderblock construction on concrete slab. The front exterior of the building contains the original storefront and Roman Brick, which is intact and a typical material for its period. The structure is largely unchanged since original construction; some doors have been relocated from the interior to the exterior. Some windows are original wood or metal, while others have been replaced with vinyl windows.

The interior framing of the building is mostly block and unchanged. The interior also contains additional original features such as original dividers in the dog run and horse stalls, unusual stucco finish, canning shelves, terrazzo flooring and ribbed cedar paneling, as well as classic tile in the bathroom. The applicant's architect makes note in the attached letter of how the building contains unique post-war modern architecture and provides some other examples in the area.

VICINITY MAP



PROPOSAL

The applicant/property owner is nominating the subject property for listing on the City of Puyallup's register of historic places.

REVIEW CRITERIA

The criteria for determining designation are outlined below (**emphasis added**):

PMC 21.22.025 Puyallup register of historic places.

(I) Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the Puyallup register of historic places if it meets the requirements provided for in this subsection.

- (a) **It is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community;**
- (b) It has **integrity**;
- (c) **It is at least 50 years old** or is of lesser age and has exceptional importance; and
- (d) It falls in at least **one** of the following categories:
 - (i) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
 - (ii) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - (iii) Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
 - (iv) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;
 - (v) Is associated with the lives of persons significant in national, state, or local history;
 - (vi) Has yielded or may be likely to yield important archaeological information related to history or prehistory;
 - (vii) Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event;
 - (viii) Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person;
 - (ix) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
 - (x) Is a reconstructed building that has been executed in a historically accurate manner on the original site; or
 - (xi) Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

ANALYSIS

Staff reviewed the nomination form and supporting materials, and is providing the following analysis of the required review criteria for the Board's consideration:

(a) *It is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community;*

Analysis:

The Harris Building contains original features consistent with the post-war modern architecture. In the letter provided by architect, Greg Benton, he notes that for a brief period, between 1946 and 1954, post-war modern architecture incubated before reaching mainstream populace, especially in the realm of low cost, commercial developments. Mr. Benton goes on to note at “[t]he Harris Building is a prime example of this [type of architecture] and it bears the markings of the period’s singularly unique stylistic design elements.” Mr. Benton’s letter provides a description of the distinctive architectural features, which includes the Roman Brick, set in a running band with strong horizontal and vertical elements, as well as single-story construction with a flat roof and elongated overhang at the storefront with plate glass on a narrow base surrounding the main entry. Pictures of similar buildings in the City of Tacoma containing this type of architecture are also provided in the architect’s letter.

The applicant also notes the historic significance of Dr. William F. Harris who established a veterinary clinic in Puyallup in 1946 and operated the clinic in the subject building from approximately 1949 to 1996. Harris was a well-known veterinarian in the area. He was a member of the Washington State Veterinary Medical Association, Intermountain Veterinary Medical Association, American Veterinary Medical Association, American College of Veterinary Toxicologists, and American Association of Bovine Practitioners. He was the author of many professional publications and was a guest speaker for many professional organizations. In 1982, he was also elected to the Western Washington Fair’s Board of Directors and later served as president of the fair association.

Staff finds consistency with this criterion due to the structure’s distinctive architectural characteristics, the building’s original use and Dr. Harris’ significance to the community’s rural history.

(b) *It has integrity;*

Analysis:

In general, historic integrity means the property has maintained the original design, materials, workmanship, etc. of its original historic character. If the property has been dramatically altered in such a way that it makes it unidentifiable of a historic period, then the building would not have maintained its integrity.

As noted in the architect’s letter, the building’s integrity is detailed in the original and intact Roman Brick and the original unmodified openings and roofline. The bulk of the building that is not visible from E Main is painted concrete block, consistent with the period. The building’s interior also contains some historic features not usually found in other surviving buildings of this style, including terrazzo flooring in the entry and public corridors, articulated plasterwork in the original Doctor’s office, and the period tiled bathroom. Specific to the Harris Building as an original veterinary clinic, many of the original large animal stalls are still intact and are slated to remain by the building owner.

Some windows facing E Main have been retrofitted but could easily be replaced with period correct frames as can the non-historic doors. There is also existing T1-11 siding on one face of the shed addition, which is not period correct material. However, these elements do not negate the existing integrity of the building and are areas the applicant is considering improvements to honor the historic architecture and materials.

Staff finds the subject building has maintained its integrity and, therefore, finds consistency with this criterion.

(c) *It is at least 50 years old or is of lesser age and has exceptional importance; and*

Analysis:

According to the Assessor-Treasurer’s data, the building was constructed in 1955; however, the applicant’s research shows the building’s original construction occurring in 1949. In either case, the structure is older than 50 years and, therefore, staff finds consistency with this criterion.

(d) It falls within the following categories:

(ii) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

Analysis:

As noted under analysis section “b” above, and as demonstrated in the letter from architect Greg Benton, the subject property embodies distinctive architectural characteristics of post-war modern architecture. The original and intact Roman Brick, the original and unmodified opening and roofline are example of this style and period of architecture. The bulk of the building not visible from E Main is painted concrete block which is consistent with the period. The building’s interior also contains some historic features not usually found in other surviving buildings of this style, including terrazzo flooring in the entry and public corridors, articulated plasterwork in the original Doctor’s office, and the period tiled bathroom. As a result, staff finds the building to embody distinctive architectural characteristics of the style and period of post-war modern architecture.

(iv) Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural history;

Analysis:

As described in the Land Use Element of the City’s Comprehensive Plan, “[t]he Puyallup area is known for its rich and productive farmlands. Local agriculture is intricately linked with the community’s history and its social and economic character. The agricultural heritage of the valley is undeniably one of the features that most strongly characterize the community in Puyallup” (page 3.11).

As noted earlier in this staff report, Dr. Harris was a veterinarian who served the Puyallup community for over 50 years, which included care for livestock. He also served on the Western Washington Fair’s Board of Directors. Dr. Harris’ work supported the agricultural production of the area, which represents a special element of the city’s cultural, social, and economic history.

(v) Is associated with the lives of persons significant in national, state, or local history;

Analysis:

As previously noted, the subject property is associated with the life and legacy of Dr. William F. Harris, a veterinarian who operated a clinic from the subject building from approximately 1949 to 1996 when he passed away. Dr. Harris was a well-known veterinarian in the area. He was a member of the Washington State Veterinary Medical Association, Intermountain Veterinary Medical Association, American Veterinary Medical Association, American College of Veterinary Toxicologists, and American Association of Bovine Practitioners. He was the author of many professional publications and was a guest speaker for many professional organizations. In 1982, he was also elected to the Western Washington Fair’s Board of Directors and later served as president of the fair association. As a result, staff finds that Dr. Harris’ life is significant to local and state history, and possibly national history.

STAFF RECOMMENDATION

Staff finds the building eligible for historic register listing due to the structure embodying distinctive architectural characteristics of post-war modern architecture, the age and original use of the building, and Dr. Harris’ legacy reflecting special elements of the community’s rural history as well as the building being associated with the life

of a significant person to local history. As a result, and based on the analysis provided in this staff report, staff recommends the Board forward a recommendation of **approval** to City Council for the subject Puyallup historic register nomination (Case #PLHR20220078), with the following findings. The subject building:

1. Is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; and,
2. Has integrity; and,
3. Is at least 50 years old; and,
4. Falls within the following three categories:
 - a. *Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;*
 - b. *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;*
 - c. *Is associated with the lives of persons significant in national, state, or local history.*