



City Council Regular Meeting Agenda

Puyallup City Hall is open and accessible to the public. This City Council meeting will be held in person at the Council Chambers on the 5th floor of City Hall, 333 S. Meridian, and virtually via the Zoom platform. The meeting can be watched via livestream on the city website (cityofpuyallup.org/meetings) or joined via Zoom using this link: <https://bit.ly/3RB2AdY>. To listen by phone, call 253-215-8782 and enter webinar ID 869 5837 4830 and passcode 553256.

Written comments will be accepted at info@puyallupwa.gov until 5:30 p.m and be distributed to the City Council prior to the meeting.

Tuesday, September 13, 2022
6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF AGENDA

CITIZEN COMMENTS

2. CONSENT AGENDA

- 2.a Accept an Emergency Management Performance Grant from the Washington State Military Department in the amount of \$55,071
- 2.b Purchase two-way radio equipment for the Public Works, Parks & Recreation, and Emergency Management Departments
- 2.c Resolution adopting the 2021 Tacoma-Pierce County Solid & Hazardous Waste Management Plan
[Resolution](#)
[Pierce County Ordinance 2022-19](#)
[Pierce County Staff Report 2021 Solid Waste Plan](#)
- 2.d Contract with KPS Psomas for the 9th Ave SW Fair Boulevard Phase 2 project
- 2.e Master Lease Agreement with Crown Castle Fiber for the installation and operation of wireless facilities on City-owned poles
[Master Lease Agreement](#)
- 2.f Accept a grant from Sound Transit for bike lanes on West Stewart Avenue and 4th Street NW
[Grant agreement](#)
[Map](#)
- 2.g Approve a \$19,000 cost increase, due to supply chain challenges, for the purchase of two Puyallup Police Department vehicles
[Revised quote Interceptor for detective unit](#)

[Revised quote Interceptor for K-9 unit](#)

- 2.h Accept a grant in the amount of up to \$75,000 from the Washington State Traffic Safety Commission for emphasis patrols to combat distracted driving, impaired driving and other unsafe activity
[Grant agreement](#)

- 2.i Authorize an interlocal agreement with South Correctional Entity (SCORE) to incarcerate persons on behalf of the City in limited circumstances
[2023 Rate Amendment](#)
[Amended and Restated Housing Agreement 2022](#)

- 2.j Accounts payable, payroll, and electronic fund transfers of \$9,159,319.82
[Warrant Vouchers](#)

3. PUBLIC HEARING

- 3.a Public hearing and first reading of an ordinance to accommodate supportive housing facilities
[Staff Report](#)
[Ordinance](#)
[July 13, 2022 draft Planning Commission Minutes](#)

4. ORDINANCES

- 4.a First reading of an ordinance amending the Puyallup Municipal Code (PMC) 9A.02.065 to modify the code provision of Exposing a Minor Child to Domestic Violence to reference a re-codified State statute
[Ordinance](#)
- 4.b First reading of an ordinance amending the Puyallup Municipal Code to adopt new sections of the Revised Code of Washington (RCW) related to crimes of domestic violence and orders of protection
[Ordinance](#)
- 4.c First reading of an ordinance approving the inclusion of the "Harris Building" (1102 E Main) on the City of Puyallup's Register of Historic Places
[Ordinance](#)
[Staff report](#)
[August 18, 2022 draft Board minutes](#)
[Application forms](#)
[Architect's letter](#)
[Building reference list](#)
[Dr. Harris reference list](#)
[Harris Building photos](#)
[Site plan and building outline](#)

5. OTHER BUSINESS

- 5.a Branding and Tourism Marketing Project

CITY MANAGER'S REPORT

COUNCIL REPORTS

MAYOR'S REPORT

EXECUTIVE SESSION

ADJOURNMENT



City Council Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development Services

Meeting Date: September 13, 2022

Subject:

First reading of an ordinance approving the inclusion of the "Harris Building" (1102 E Main) on the City of Puyallup's Register of Historic Places

Presenter:

Kendall Wals, Senior Planner

Recommendation:

Approve first reading of an ordinance accepting a recommendation from the Design Review & Historic Preservation Board approving the inclusion of the "Harris Building" (1102 E Main) on the City of Puyallup's Register of Historic Places.

Background:

In 2011, the City established Puyallup's self-administered Historic Preservation Program (also referred to as Certified Local Government). That action also formally established the Puyallup Register of Historic Places. A process exists whereby property owners can petition to have their qualifying properties included on the local register. As provided in Section 21.22.025 of the Puyallup Municipal Code, the City's Design Review & Historic Preservation Board is required to consider and provide a recommendation to City Council on any local historic register nomination.

When a property is listed on the local historic register, it is recorded on the city's Official Zoning Map with an "HR" designation, which does not impact the underlying zone classification. Historic register listing makes the owner eligible to apply for a special tax valuation when substantial and eligible rehabilitation occurs, which reduces their property taxes for a period of ten years. It also makes the property owner eligible for county, state and federal funds, potential exemptions from the International Building Code, and technical assistance/resource information from city staff when rehabilitating the property.

Recently, Development & Permitting Services received a request from the property owner, John Hopkins, for local historic register listing for the property located at 1102 E Main (Tax Parcel No. 7845000080). The subject property contains historical significance due to maintained post-World War II 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.

On August 18, 2022, the Board conducted a site visit at the property followed by a public hearing. Immediately following the public hearing, the Board determined that the nomination meets the required evaluation criteria for inclusion on the Puyallup Register. As a result, the Board is forwarding a recommendation of approval (4-0 vote) to City Council. A draft ordinance documenting the findings consistent with the Board recommendation is attached to the agenda item for Council consideration. The Puyallup City Council may approve or modify the Board's recommendation, reject the Board's recommendation and deny the request, or remand the Board's recommendation back to the Board for further consideration.

ATTACHMENTS

Ordinance

Staff report

August 18, 2022 draft Board minutes

Application forms

Architect's letter

Building reference list

Dr. Harris reference list

Harris Building photos

Site plan and building outline

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF PUYALLUP, WASHINGTON, accepting the recommendation from the Puyallup Design Review and Historic Preservation Board supporting the addition of the Harris Building to the Puyallup Historic Register.

WHEREAS, the City of Puyallup became a Certified Local Government in October 2011 under Ord. 2986 which established the Puyallup Design Review and Historic Preservation Board; and

WHEREAS, the Puyallup Design Review and Historic Preservation Board considers applications and makes recommendations for City Council regarding listing properties to the Puyallup Historic Register; and

WHEREAS, the property owner of the Harris Building located at 1102 E Main submitted a request for listing to the Puyallup Register of Historic Places on May 13, 2022; and

WHEREAS, the applicant posted the site and the City notified property owners immediately abutting the subject property of the historic register listing request, and invited members of the public to comment at the Design Review and Historic Preservation Board Public Hearing; and

WHEREAS, the Puyallup Design Review and Historic Preservation Board held a public hearing on August 18, 2022 and recommended (4-0) nomination of the Harris Building to the Puyallup Historic Register; and

WHEREAS, properties listed on the Puyallup Historic Register is an honorary designation; and

WHEREAS, all properties listed on the Puyallup Historic Register may be eligible for special tax valuation pursuant to Puyallup Municipal Code (PMC) 21.22.035 based upon the rehabilitation of the property; and

WHEREAS, the Puyallup City Council recognizes the historical significance of the Harris Building which meets the criteria for listing outlined in PMC 21.22.025; and

WHEREAS, PMC requires that properties listed on the Puyallup historic register be recorded on the Official Zoning Map with an “HR” designation;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PUYALLUP, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. *Findings.* The findings of fact for the historic register listing, as summarized below and shown in Attachment “A”, is hereby adopted.

1. The Design Review and Historic Preservation Board recommended, by a vote of 4-0, to approve application PLHR20220078 Harris Building (1102 E Main), a request to place the subject property on the Puyallup Register of Historic Places, based on the following findings of PMC Sec. 21.22.025:
 - a. It is significantly associated with the history, architecture, and cultural heritage of the community due to its post-war modern architecture and connection to William F. Harris, a veterinarian who operated his clinic from the subject property for nearly 50 years.
 - b. The subject building has maintained integrity:
 - c. The subject building is more than 50 years old; and
 - d. It falls within the following three categories of PMC Section 21.22.025, subsection 4:
 - i. *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;*
 - ii. *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;*
 - iii. *Is associated with the lives of persons significant in national, state, or local history;*

Section 2. *Zoning Map Amendment.* Amendment to the Official Zoning Map, as required by PMC Section 21.22.025, to record an “HR” designation on the subject property to signify the property on the Puyallup Historic Register, is hereby adopted. This designation shall not change or modify the underlying zone classification.

Section 3. *Severability.* All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.

Section 4. *Corrections.* The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. *Effective Date.* This ordinance shall become effective on XXXX, following publication in the official newspaper of the City of Puyallup.

DATED this XX day of September, 2022.

Dean Johnson
Mayor

ATTEST:

Brenda Fritsvold, City Clerk

APPROVED AS TO FORM:

Joseph N. Beck, City Attorney

PUBLISHED: September __, 2022 – Tacoma News Tribune

DRAFT

Attachment A

City Council Findings Regarding Proposed Historic Register Listing

Name: Harris Building (PLHR20220078)

Proposal: Nomination to list property on the Puyallup Register of Historic Places

Parcel No.: 7845000080

Findings: The primary structure was built in approximately 1949 and is ~4,000 square feet in size. Following the original build, 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. The property was originally used as a veterinary clinic by William F. Harris who operated his clinic onsite from approximately 1949-1996.

Dr. Harris was a well-known veterinarian in the area that specialized in large animal husbandry. 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. Dr. Harris was the author of many professional publications and 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.

Historic Register Listing: The local historic register findings of PMC Sec. 21.22.025 can be made for this request as follows:

1. It is significantly associated with the history, architecture, and cultural heritage of the community:
 - a. The subject building contains features of post-war modern architecture due to its intact, original roman brick set in a running band with horizontal and vertical elements, and its single-story concrete block construction with flat roof and elongated overhang at the original storefront; and,
 - b. The subject property's connection to Dr. William F. Harris, a veterinarian who operated his clinic at the property from approximately 1949-1996.
2. The subject building has maintained integrity:
 - a. The exterior of the building contains original, intact roman brick, unmodified openings and roofline, and painted concrete block; and
 - b. The interior of the building contains original terrazzo flooring at the entry and public areas, articulated plasterwork, a bathroom containing period significant tile work, and intact large animal stalls.

3. The subject building is more than 50 years old; and
4. It falls within three categories of PMC Section 21.22.025, subsection 4:
 - 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;*
 - i. The subject property contains features of post-war modern architecture.
 - b. *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;*
 - i. Dr. Harris' work supported the local agricultural history which represents a special element of the city's cultural, social and economic history.
 - c. *Is associated with the lives of persons significant in national, state, or local history;*
 - i. Dr. Harris was involved in the community and operated his veterinary clinic from the subject location for nearly 50 years. Dr. Harris was a member to many professional organizations, authored publications, and was asked to speak at conferences. He was also elected to the Western Washington Fair Board of Directors and served as president of the fair association.



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

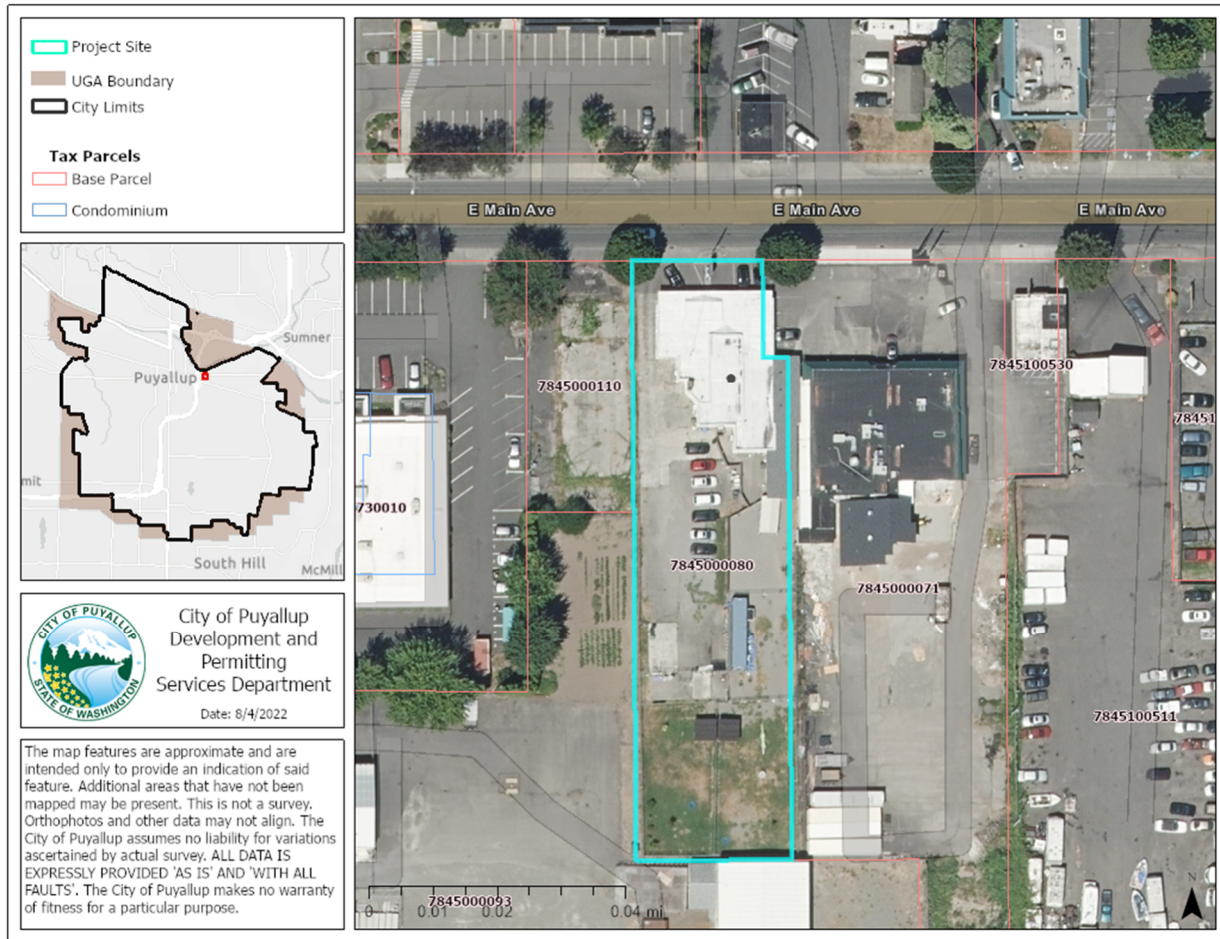
(253) 864-4165

www.cityofpuyallup.org

To: City Council
From: Kendall Wals, Senior Planner
RE: HARRIS BUILDING Project # PLHR20220078
Date: August 29, 2022
Meeting Date: September 13, 2022

PROJECT OVERVIEW	
<p>Applicant: John Hopkins</p> <p>Staff Coordinator: Kendall Wals, Senior Planner</p> <p>Property Owner: HOPKINS JOHN L & JACQUELINE E</p> <p>Parcel ID#: 7845000080</p> <p>Council Action – decision options:</p> <ol style="list-style-type: none">1. Approve the request and first reading of an ordinance, consistent with the Board recommendation; or,2. Modify the Board recommendation; or,3. Reject the Board’s recommendation and deny the request. New findings would be necessary to support the denial; or,4. Remand the Board’s recommendation back to the Board for further consideration.	<p>Proposal: Puyallup Historic Register listing nomination for the "Harris Building".</p> <p>Relevant History: The Board held a pre-application meeting on the subject proposal on September 16, 2021, followed by a site visit and Public Hearing on August 18, 2022.</p> <p>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.</p> <p>Board Recommendation: On August 18, 2022, the Design Review & Historic Preservation Board recommended approval by a vote of 4-0 to City Council due to findings of consistency with the required evaluation criteria. Please see the analysis and recommendation (pg. 4-6) for more detail.</p>

VICINITY MAP



BACKGROUND

Pre-Application Meeting

On September 16, 2021, the Design Review and Historic Preservation 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 existing TI-II siding on one face of the shed addition with corrugated metal siding as TI-II 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.

Public Hearing

On August 18, 2022, the Design Review and Historic Preservation Board held a site visit at the subject property (1102 E Main) in which they received a walkthrough of the property. Following the site visit, the Board held a noticed Public Hearing on the historic register listing request. The applicant and another member of the public spoke in support of the application during the meeting and the city received one comment letter from the adjacent property owner, Puyallup Eagles, at 1106 E Main.

The Puyallup Eagles expressed concerns regarding how the historic register listing may impact their property due to a portion of the building sharing a common wall. Staff clarified that the listing of 1102 E Main would not impact the use or development of 1106 E Main, nor would it cause 1106 E Main to also be listed on the register. The Puyallup Eagles' property, 1106 E Main, would not be subject to special review requirements when making improvements or redeveloping the property, nor would it be subject to special design requirements or considerations under the current General Commercial (CG) zoning code. The subject request for historic register listing only applies to 1102 E Main (tax parcel number 7845000080).

Following the closure of the public hearing, the Board deliberated and provided a unanimous (4-0) recommendation of approval to City Council for listing the "Harris Building", 1102 E Main, on the Puyallup Register of Historic Places. Please see pages 5-6 of this staff report for the official findings based on the required criteria.

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.

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

The following staff analysis is provided based on review of the nomination form and supporting materials:

(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.

IMPACT OF DESIGNATION

When a property is designated to the Puyallup Register of Historic Places, the owner is eligible to apply for a special tax valuation provision when substantial and eligible rehabilitation occurs. The cost of the rehabilitation is deducted from the property tax assessment for a period of ten years. The intent of this measure is to encourage improvements to property that retain and restore historic integrity without the penalty of increased taxes. After ten years, the property is assessed at its regular value. Historic register listing also makes the property eligible for county, state and federal funds, potential exemptions from the International Building Code, and technical assistance/resource information from city staff when rehabilitating the property.

Once designated, any proposal for alteration or demolition must undergo a design review process called a Certificate of Appropriateness, in which the Board reviews the proposal for consistency with the Washington State advisory council's standards for rehabilitation and maintenance of historic properties (WAC 254-20-100). As provided by Section 21.22.030 of the Puyallup Municipal Code, the Design Review and Historic Preservation Board has the 60 calendar days to complete review a proposal; if needed, the Board may extend its decision for up to an additional 30 calendar days if more time is needed to reach a decision or an extension of time may be mutually agreed upon between the Board and the applicant.

BOARD RECOMMENDATION

The Board held a site visit follow by a noticed public hearing on August 18, 2022. Following the public hearing, the Board deliberated and found the building to be 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, the Board recommends **approval** (4-0) 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.*

COUNCIL ACTION

Staff provided an ordinance in the agenda packet with findings of approval, consistent with the Board recommendation, for Council consideration. The Puyallup City Council may approve or modify the Board's recommendation, reject the Board's recommendation and deny the request, or remand the Board's recommendation back to the Board for further consideration.

**City of Puyallup
Design Review & Historic Preservation Board
Hybrid – In person/Zoom Meeting
August 18, 2022
4:00 PM**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

DRHPB MEMBERS PRESENT: Vice-Chair Les Gerstmann, Joe Columbo, Wes Perkinson, Davida Sharpe-Haygood

DRHPB MEMBERS ABSENT: Chair Kris Stamon, Sloan Clack, Andy Anderson

STAFF PRESENT: Senior Planner – Kendall Wals; Administrative Assistant – Michelle Ochs

The meeting was called to order at 4:00 p.m. and a quorum was established. Ms. Wals explained that the Board met on-site at the Harris Building – 1102 East Main. The Board Members are touring the building before reconvening at Puyallup City Hall to hold a public hearing for this historic register nomination.

APPROVAL OF THE AGENDA

Mr. Perkinson moved to approve the agenda, with a second by Ms. Sharpe-Haygood. The Board members unanimously approved the agenda.

CITIZEN COMMENTS

None.

CONSIDERATION OF THE MINUTES

August 4, 2022

Mr. Perkinson moved to approve the minutes as written, with a second by Ms. Sharpe-Haygood. Mr. Columbo pointed out a clerical error, and Ms. Ochs stated that she will correct them before posting to the website.

Mr. Perkinson moved to approve the minutes as revised, with a second by Ms. Sharpe-Haygood. The Board Members unanimously approved the minutes as revised.

AGENDA ITEMS

Historic Register Nomination - Harris Building (01:04:26)

Ms. Wals gave a presentation on this item, explaining how the historic register listing process works and how the property meets the criteria for register listing.

John Hopkins, the applicant, spoke briefly, giving some background on the building and some information about the architect who assisted with his application.

The public hearing was opened at 5:18 p.m.

Tracy Taylor – 411 7th St NW – Ms. Taylor talked about how much of the culture in Puyallup has to do with classic cars and car shows that showcase cars that are from the same era this structure was built. Ms. Taylor commented that having this property listed on the register would be a great tie-in to the current culture and activities that happen in downtown Puyallup.

Board questions/feedback:

- Ms. Sharpe-Haygood asked for more information about a comment letter submitted by the Puyallup Eagles regarding the fact that they share a common wall with the subject building and inquiring as to the impacts to their building at 1106 East Main. Ms. Wals replied that she had responded to the commenter and explained that their property would not also be listed or be subject to special review requirements when making improvements or redeveloping the property, and that thus far, she had not received a response.
- Mr. Gerstmann stated that he doesn't agree that it meets the architectural characteristics for the time period, especially considering the multiple additions to the building. Mr. Gerstmann agreed that the property is connected to a local, historical figure.
- Mr. Columbo stated that being able to tour the property was very helpful and that he feels it does meet the criteria and would agree with the staff recommendation.
- Ms. Sharpe-Haygood commented that it could be possible for the applicant to restore some of the original characteristics.
- Mr. Perkinson stated that Dr. Harris had to create additional space for his growing business and that the additions do take away from the original characteristics, but he does agree with Dr. Harris being a historical figure.

Mr. Columbo made a motion to recommend approval of the listing, with a second by Mr. Perkinson. The Board Members voted, and the motion passed 4-0.

OTHER BOARD BUSINESS

Ms. Wals explained that staff has been working on code amendments, specifically regarding the use of stories versus a vertical height measurement in the commercial and mixed-use zoning standards. She also explained that staff is considering removal of a height bonus limitation when adjacent to a property listed on the National Historic Register in the CBD and CBD-Core zones and relying on the strategies of the Downtown Design Guidelines. Ms. Wals asked if the Board would like to see this come before them as a work/discussion item. Mr. Gerstmann suggested that staff give the information to the Board to review.

ADJOURNMENT

The meeting was adjourned at 5:36 p.m.