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# 1102 E MAIN; HARRIS BUILDING: HISTORIC REGISTER LISTING

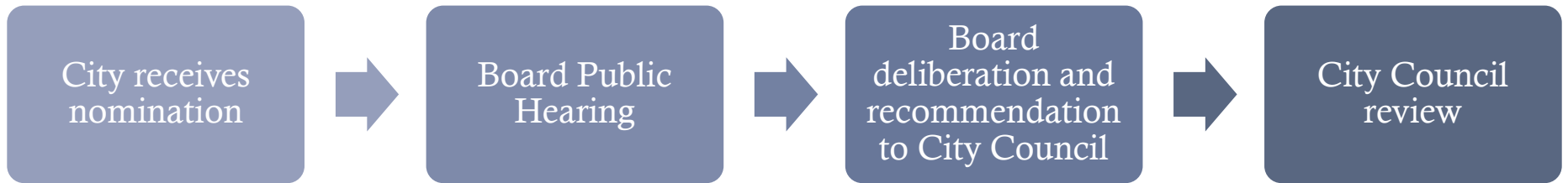
Design Review & Historic Preservation Board

August 18, 2022

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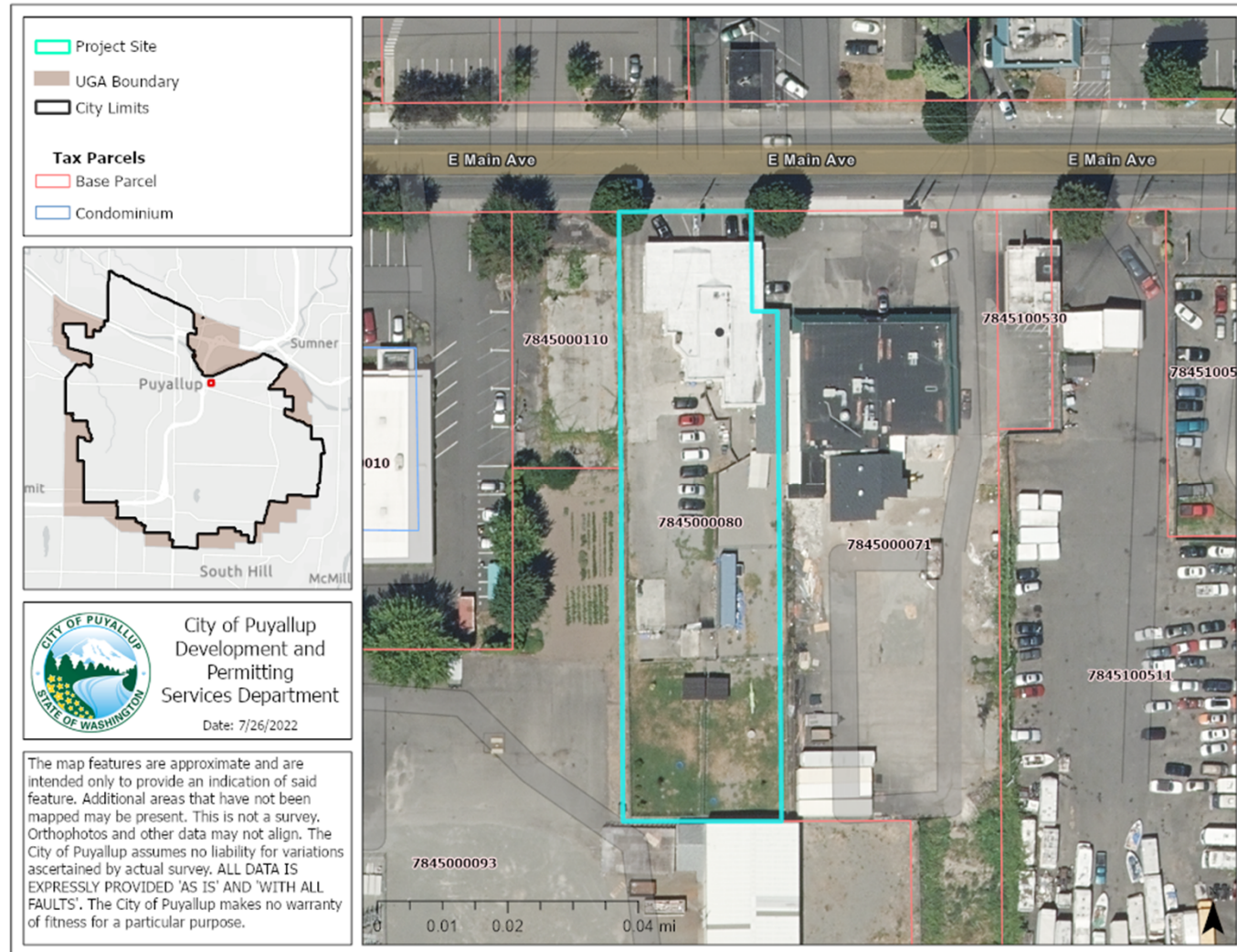
# HISTORIC REGISTER LISTING PROCESS



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# APPLICATION INFORMATION

- Location: 1102 E Main
- Applicant: John Hopkins, property owner
- Request(s): local historic register listing



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# BACKGROUND

- Sept. 16, 2021, pre-application meeting
- Building constructed in ~1949
  - 4,000 sq ft
  - Dog run, horse stalls





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## BUILDING

- Original storefront
- Roman brick
- One-story cinderblock construction

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# REVIEW CRITERIA – PUYALLUP REGISTER

01

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

02

It has integrity;

03

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

04

It falls in at least one of the following categories: (...)

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# REVIEW CRITERIA – PUYALLUP REGISTER

- a) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
  - b) 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;
  - c) Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
  - d) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;
  - e) Is associated with the lives of persons significant in national, state, or local history;
  - f) Has yielded or may be likely to yield important archaeological information related to history or prehistory;
  - g) 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;
  - h) Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person;
  - i) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
  - j) Is a reconstructed building that has been executed in a historically accurate manner on the original site; or
  - k) 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.
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# STAFF ANALYSIS

1. **It is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community;**
    - Contains original features of post-war modern architecture
      - Roman brick set in a running band with horizontal and vertical elements
      - Single-story construction, flat roof and elongated overhang at storefront with plate glass on a narrow base around the main entry
    - Dr. William F. Harris
      - Established veterinary clinic in 1946; operated at this location from 1949-1996
      - Member of professional organizations; author of professional publications, guest speaker
      - Western Washington Fair Board of Directors
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# STAFF ANALYSIS

## 2. It has integrity;

- Exterior: original, intact roman brick; unmodified openings and roofline; painted concrete block
- Interior: original terrazzo flooring at entry/public areas; articulated plaster work in original Doctor's office; period tiled bathroom; original, intact large animal stalls



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# STAFF ANALYSIS

- 3. It is at least 50 years old or is of lesser age and has exceptional importance;**
  - Pierce County Assessor-Treasurer's data: 1955 year built
  - Applicant's research: 1949 year built

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# STAFF ANALYSIS

## 4. It falls within at least one of 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;*

- Post-war modern architecture
  - Original brick, openings and roofline
  - Painted concrete block consistent with the period
  - Period consistent tile
  - Plaster work
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# STAFF ANALYSIS

*iv. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;*

- Dr. Harris' work supported the local agricultural history, which represents a special element to the city's cultural, social and economic history

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

- Dr. Harris was a veterinarian involved in the community; operated his clinic at this location for ~47 years
  - Member and speaker to many professional organizations; authored publications
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# STAFF ANALYSIS

1. Significance. *Architecture, use and rural community history*
  2. Integrity. *Maintained historic integrity*
  3. Building age. *More than 50 years old*
  4. Falls under three categories:
    - a) *Embodies distinctive architectural features*
    - b) *Exemplifies special elements of city's cultural, social and economic history*
    - c) *Associated with someone significant to area's history*
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# STAFF RECOMMENDATION

Staff recommends the Board forward a recommendation of **approval** to City Council for the subject historic register listing nomination due to findings consistency with the required criteria

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# BOARD RECOMMENDATION OPTIONS

1. **Approve** the request consistent with staff recommendation; or
  2. **Approve with modifications**; or
  3. **Continue** to a future date to obtain additional information or to further consider information presented; next available meeting is September 1, 2022; or,
  4. **Deny** the request and provide new findings based on criteria.
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