

ORDINANCE NO. 3258

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;*

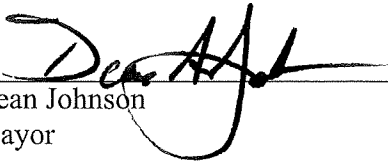
Section 2. Zoning Map Amendment. Amendment to the Official Zoning Map, as required by PMC Section 21.22.025, to record an "HR" designation on the subject property to signify the property on the Puyallup Historic Register, is hereby adopted. This designation shall not change or modify the underlying zone 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 October 5, following publication in the official newspaper of the City of Puyallup.

DATED this 27th day of September, 2022.



Dean Johnson
Mayor

ATTEST:

Tulika Makharia

Tulika Makharia, Interim City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Joseph N Beck

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Joseph N. Beck, City Attorney

Published: September 30, 2022 – Tacoma News Tribune

Effective: October 5, 2022

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.