



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

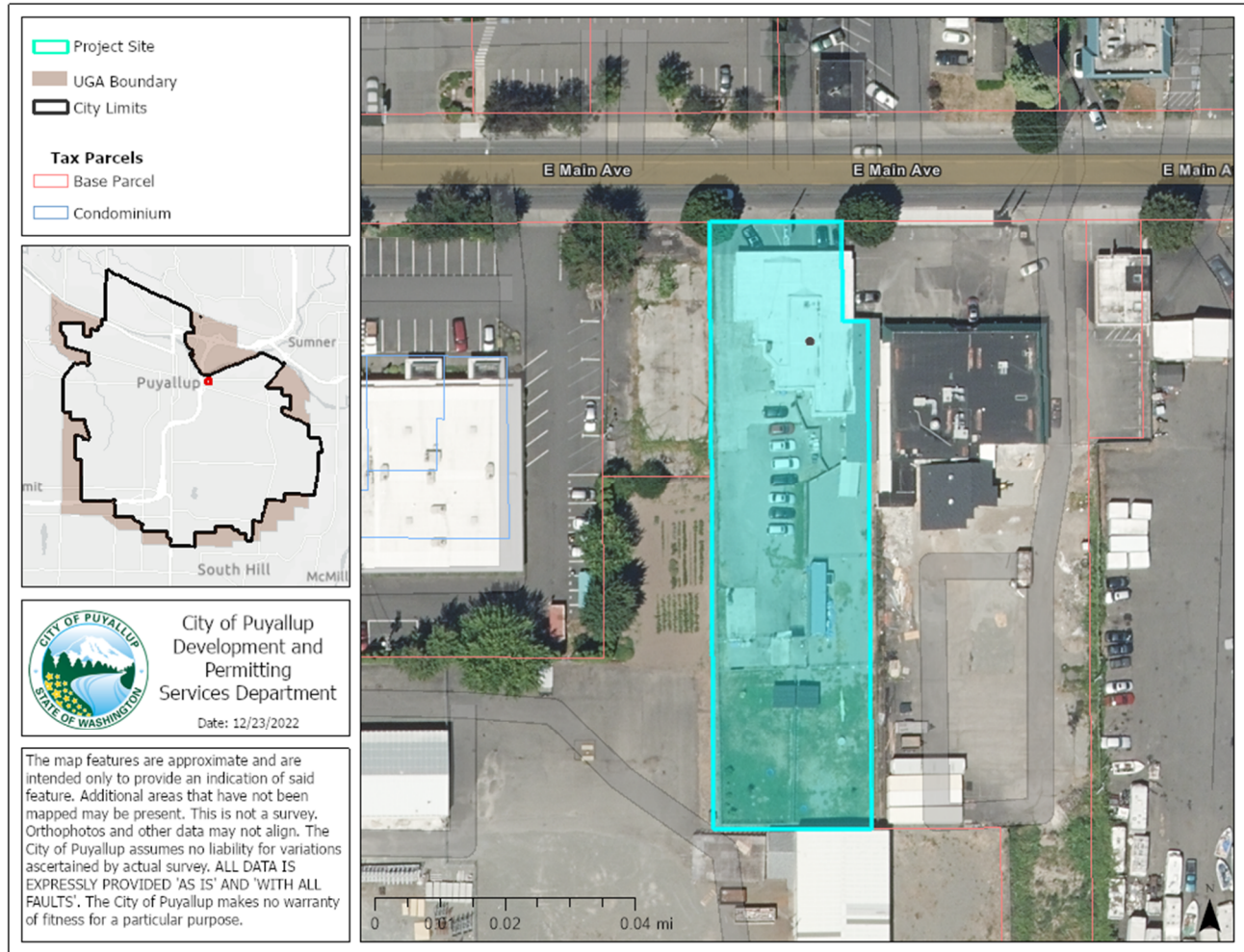
(253) 864-4165

www.cityofpuyallup.org

To: Design Review and Historic Preservation Board  
From: Kendall Wals, Senior Planner  
RE: Harris Building Revisions, Project # PLCOA20220168  
Date: January 11, 2023  
Meeting Date: January 19, 2023

PROJECT OVERVIEW	
<p><b>Applicant:</b> John Hopkins</p> <p><b>Staff Coordinator:</b> Kendall Wals, Senior Planner</p> <p><b>Property Owner:</b> HOPKINS JOHN L &amp; JACQUELINE E</p> <p><b>Parcel ID#:</b> 7845000080;</p> <p><b>Recommendation Options:</b></p> <ol style="list-style-type: none"><li><b>1. Approve</b> the request, consistent with the staff recommendation.</li><li><b>2. Approve with modification.</b></li><li><b>3. Continue</b> to a future date to obtain additional information or to further consider information presented. The next available meeting date is February 2, 2023.</li><li><b>4. Deny</b> the request and provide findings based on the required review criteria.</li></ol>	<p><b>Proposal:</b> Proposed changes to a property listed on the city’s local historic register. Please see the proposal description section for more detailed information on the proposed changes.</p> <p><b>Relevant History:</b> The Board held a pre-application meeting with the applicant on historic register listing and the proposed changes to the subject building in September 2021; subsequently the property was listed on the Puyallup historic register in October, 2022.</p> <p><b>Staff Recommendation:</b> Staff recommends approval based on the analysis of the required review criteria and findings provided in this staff report. <u>However, staff also recommends the Board further analyze criteria “f” and “i” prior to making a final decision.</u></p>

## VICINITY MAP



## BACKGROUND

The Board conducted pre-application review for the “Harris Building” on September 16, 2021, for historic register listing, as well as the proposed changes to the structure. The applicant subsequently applied for historic register listing, which was reviewed by the Board at a Public Hearing on August 18, 2022; the Board unanimously (4-0) recommended approval to City Council. The Council accepted the Board’s recommendation and approved its listing on the city’s Register of Historic Places on September 27, 2022.

The historic register nomination noted 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 and member of several professional organizations, author of professional publications and guest speaker at professional events. The primary structure was built in 1949, with later additions of a “dog run” and horse stalls. The Harris Building character defining features were noted as being its post-war modern architecture; single-story construction with roman brick on the front façade set in a running band with strong horizontal and vertical elements, flat roof and elongated overhang at the storefront containing plate glass on a narrow base surrounding the main entry to the building. The nomination also noted original interior 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 September 16, 2021 pre-application submittal included proposed exterior changes to windows, doors, roofing and paint. Site alterations were also identified which would alter the existing parking at the front of the building, walkways, widening of the existing driveway, and regrading of the existing parking lot area. The proposed exterior improvements in the current application are largely the same as discussed at the pre-application meeting, except for the proposed modification to an exterior wall that currently has T1-11 siding and is proposed to be replaced with corrugated metal.

At the time of the pre-application meeting, Board members provided general feedback regarding the two areas that originally contained exterior garage doors but were previously modified and infilled with T1-11 and man doors. The applicant requested Board input on these specific areas, and the following guidance was provided:

- Swinging doors or garage doors; historically, garage doors were a single unitary material that opened as one solid piece, rather than today's rolling garage doors that operate in sections close to the building.
- The infill areas are located at the back of the building and board members noted that due to their location the material used was, in general, less of a concern.
- Board members noted consideration of the function behind the subject doors and building code requirements when determining the type/style of the material used to modify the two subject areas.

## PROPOSAL

The applicant requests formal Certificate of Appropriateness approval for proposed improvements to the exterior façade and minor changes to the interior.

### Proposed Interior Changes

- Minor change to the original terrazzo flooring where it's extended up the wall in a new hallway location for new bathrooms
- Original canning shelves to be removed for a new bathroom
- Original bathroom will largely remain the same, except for upgrades to fixtures
- Replacement of interior doors that have been replaced over time; replacement material not specified
- Insulation will be restored in the building as it was previously removed due to fire damage
- One existing interior window to be reglazed

### Proposed Exterior Changes

- Remove and replace two garage doors that were previously infilled with man doors and T1-11 with new garage doors
- Cover T1-11 siding on the existing horse stall with corrugated iron
- New exterior door proposed at the location of an existing window at the north horse stall, which is a building code requirement for egress
- Replacement of the south horse stall window with a new single-hung window
- Replacement of one vandalized storefront window, like for like
- Replacement of three windows (two vinyl, one original damaged window) on the front façade with anodized aluminum single hung insulated windows

## REVIEW CRITERIA

In accordance with Puyallup Municipal Code (PMC) Section [21.22.030](#), no person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move or demolish any existing property on the Puyallup historic register without review by the Board and without receipt of a “certificate of appropriateness”. Commencement of any work for a property on the Puyallup historic register without receiving a certificate of appropriateness is grounds for the board to review the property for removal from the register.

The review required shall apply to all features of the property, interior and exterior, which contribute to the property’s designation on the register and are listed on the nomination form. In determining whether to approve an application for a certificate of appropriateness, the Board shall use the standards for rehabilitation and maintenance of historic properties as provided for in WAC [254-20-100](#). The subject standards are provided in the analysis section below.

## ANALYSIS

WAC 254-20-100 – Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties. Analysis is provided for the subsection on rehabilitation only, as the maintenance criteria is only used at the time of special property tax valuation.

### I. Rehabilitation

- a) **Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its originally intended purpose.**

Analysis: The property was originally used as a veterinary clinic and office for many years, and then later as an animal hospital and rescue. The applicant currently does not have a tenant in the space but has indicated that it is intended to be used as an office space, which would continue the professional office and services use. Staff finds the project to be consistent with this criterion.

- b) **The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

Analysis: The proposed changes appear to largely consist of improving areas that are not original but previously altered to materials that would not be consistent with the original architecture or time period of the structure. Two changes were noted in the interior, including removal of the original canning shelves and modification to the original terrazzo flooring for an area that will become a hallway for a new bathroom. Additionally, an exterior window in one of the original horse stalls is proposed to be replaced with a new exterior door, which was noted to be a building code requirement for building egress purposes. By the project description it appears the proposed changes have largely avoided removing or altering historic materials or distinctive features of the structure; therefore, staff finds the proposal to meet this criterion.

- c) **All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

Analysis: The proposed changes to windows on the frontage appear to be correcting prior replacements that were uncomplimentary to the original architectural style of the structure or replacing original windows with an appropriate material. The other exterior changes are proposed toward the rear of the building, which includes putting exterior garage doors back in place for two areas that were previously infilled with T1-11 siding and newer exterior doors, as well as replacing T1-11 siding material for a

portion of the building with corrugated metal. Based on the project description and the material information provided, staff finds consistency with this criterion.

- d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

Analysis: The newer vinyl windows and T1-11 exterior siding that were previously updated do not appear to have acquired significance over time. Staff finds that the proposed changes are consistent with this criterion.

- e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**

Analysis: The project description notes minor modification to the original terrazzo flooring inside the building, which appears to be a distinctive stylistic feature. The applicant notes that the modification to the material is in a location where the tile is on the wall where a new hallway is proposed for new bathrooms. The remaining terrazzo flooring will be retained. Based on the description, it appears the material is being treated with sensitivity and minimal changes are proposed; therefore, staff finds consistency with this criterion.

- f) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Analysis: Many of the features that are proposed to be replaced are ones that were previously modified. One of the storefront windows is proposed to be replaced “like for like” and three vinyl windows on the front façade are proposed to be replaced with anodized aluminum single hung insulated windows. In review of similar style buildings that were included in the architect’s narrative with the original nomination (see attachment), the proposed replacement materials appear to be consistent with the type of architecture; however, the Board should further analyze whether the proposed window replacements meet this criterion.

- g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Analysis: This criterion does not appear to apply in this case.

- h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

Analysis: This criterion does not appear to apply in this case.

- i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**

Analysis: The applicant is proposing to replace T1-11 siding for a portion of the building with corrugated metal. In general, staff finds that the proposed changes are consistent with this criterion; however, the Board should consider whether the proposed material is compatible and consistent with this criterion.

- j) **Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

Analysis: The removal of the former infill work will restore the prior exterior openings. The other proposed improvements appear to not alter essential form and integrity of the structure. As a result, staff finds consistency with this criterion.

## STAFF RECOMMENDATION

Staff finds the proposed improvements to be generally consistent with the Washington State Advisory Council's Standards for the Rehabilitation of Historic Properties (WAC 254-20-100) based on the analysis and findings provided above; therefore, staff recommends approval. However, staff also recommends the Board further analyze criteria "f" and "i" prior to making a final decision.