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# 1102 E MAIN – HARRIS BUILDING

## CERTIFICATE OF APPROPRIATENESS

Design Review & Historic Preservation Board

January 19, 2023

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## CERTIFICATE OF APPROPRIATENESS PROCESS

Application submittal

Board Review & Decision  
• WAC 254-20-100

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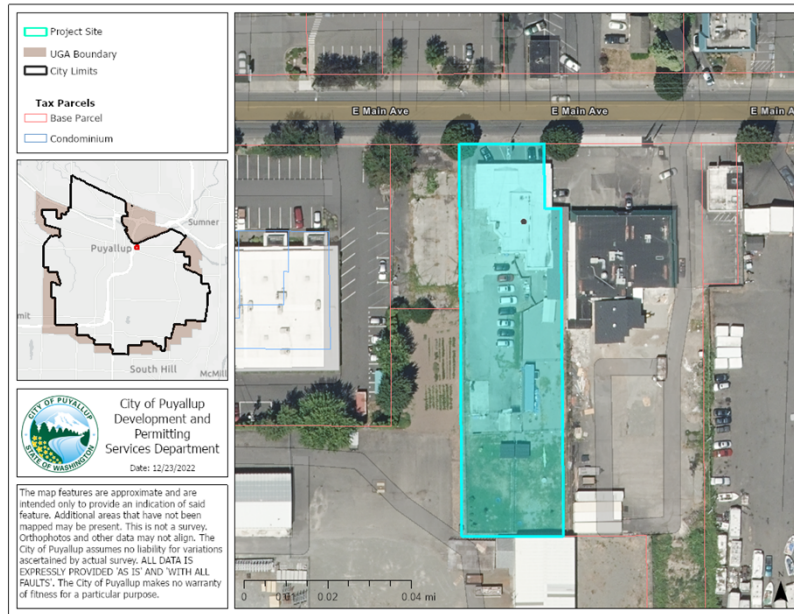
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# APPLICATION INFORMATION

Location: 1102 E Main

Applicant: John Hopkins

Proposal: interior and exterior changes



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## BACKGROUND

- Listed on the local historic register in September 2022
  - Dr. William F. Harris established a veterinary clinic in the subject building from approximately 1949-1996
  - Structure noted as having post-war modern architecture; character defining features:
    - Single story construction with roman brick set on front façade; flat roof with elongated overhang at plate glass storefront
    - Interior contains original terrazzo flooring, original animal stalls and canning shelving, and classic bathroom tile
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## BACKGROUND

- Board held a pre-application meeting Sept. 2021 on proposed changes
  - Current proposal is similar to pre-app, except for modification to T1-11 siding for a portion of the building; proposed to be covered with corrugated iron
  - Board pre-app feedback:
    - Swinging doors or garage doors; historically, garage doors opened as one solid piece
    - In general, location of “infill areas” make the material used less of a concern
    - Consider the function behind the subject doors and building code requirements
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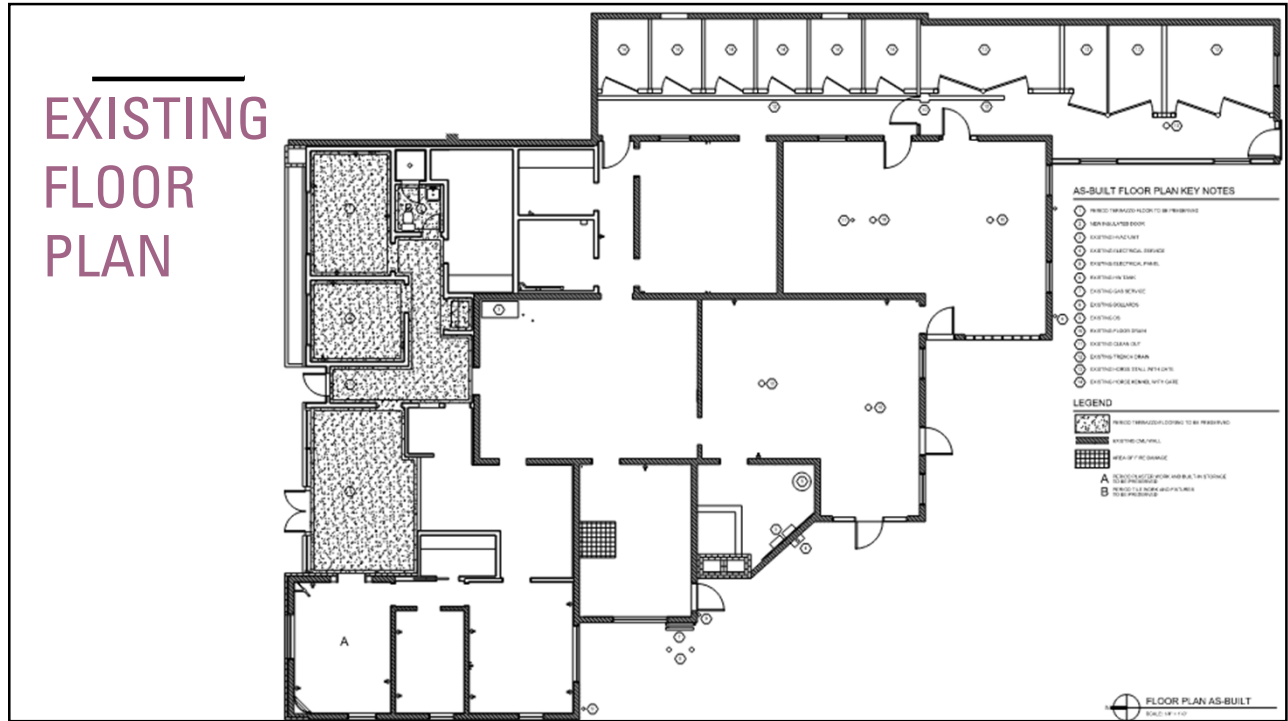
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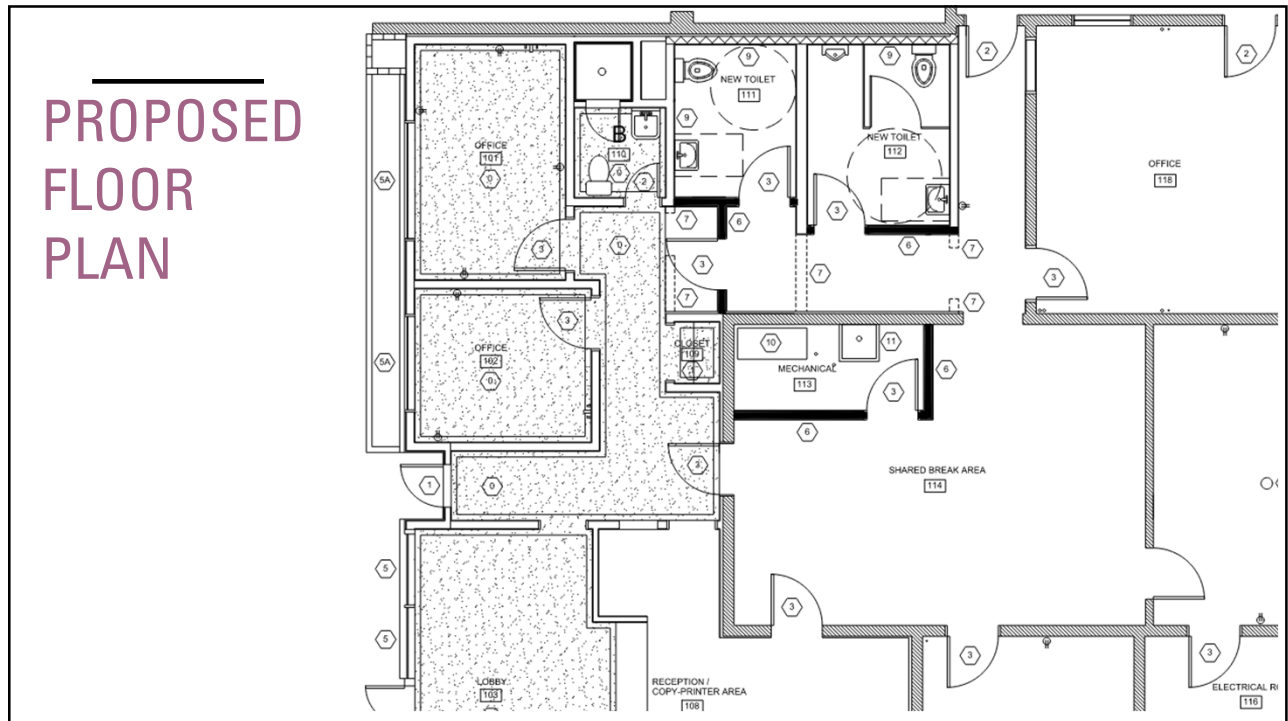
## PROPOSAL – INTERIOR CHANGES

- Minor impacts to original terrazzo flooring in area for a new hallway
  - Removal of original canning shelves for new bathroom
  - Fixture upgrades in original bathroom
  - Replacement of interior doors throughout
  - Building insulation to be restored throughout structure (fire damage repair)
  - Existing interior window to be reglazed
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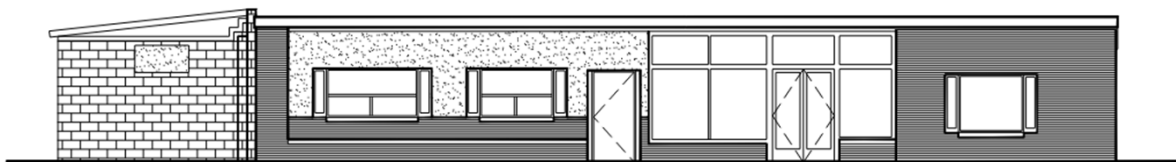
## PROPOSAL – EXTERIOR CHANGES

- Two new garage doors in locations previously infilled with T1-11 and man doors
- Cover T1-11 siding on the existing horse stall with corrugated iron
- New exterior door at location of existing window; building code requirement
- Window replacement at south horse stall with new single-hung window
- Window replacement for one vandalized storefront window (like for like)
- Window replacement for three (2 vinyl, 1 damaged) at front façade with adonized single-hung insulated windows

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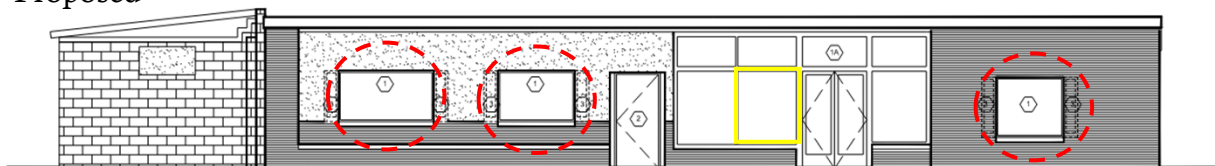
## NORTH ELEVATION

Existing



NORTH ELEVATION AS-BUILT  
SCALE: 1/4" = 1'-0"

Proposed

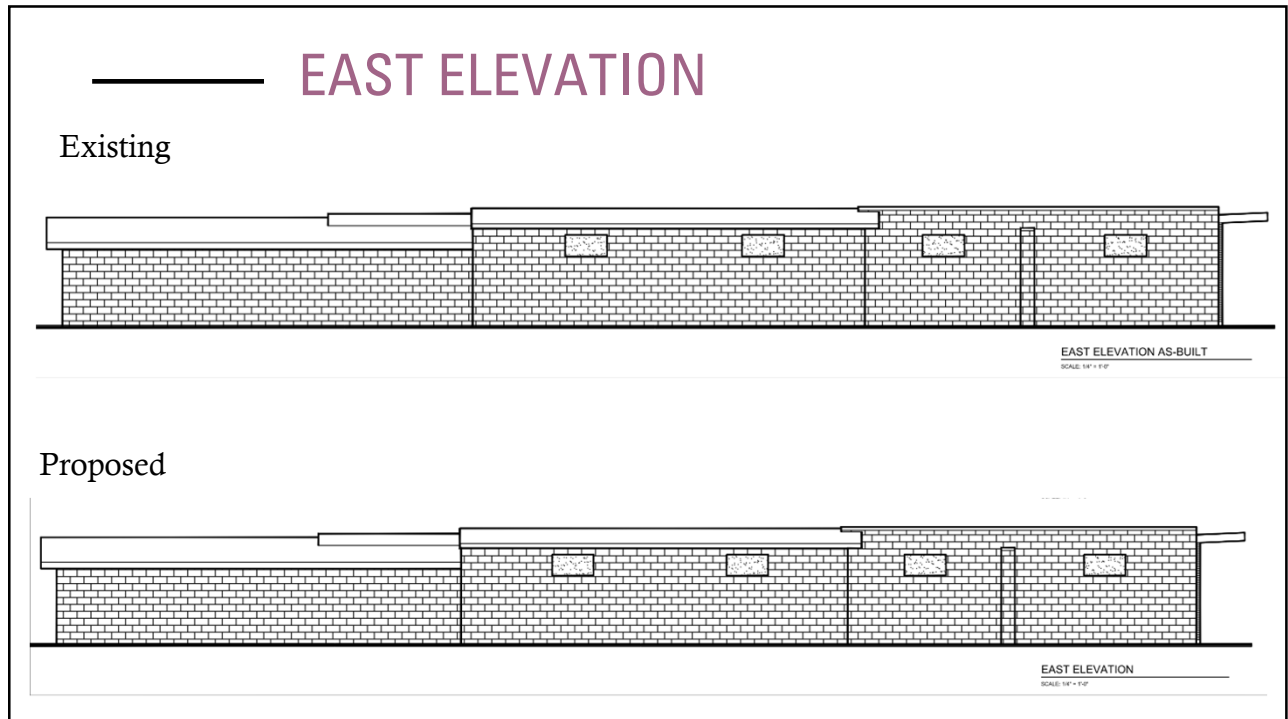


NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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PICTURE 2

Rear exterior



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PICTURE 3

Existing T1-11 siding



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## DESIGN REVIEW CRITERIA – WAC 254-20-100

- Washington State Advisory Council’s Standards for rehabilitation and maintenance of historic properties
  - For initial design review, we follow the standards listed for “rehabilitation”
  - “Maintenance” standards are only used for evaluating maintenance of buildings after they have received special tax valuation
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## REVIEW CRITERIA – REHABILITATION

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| <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.</p> <p>f) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the (...)</p> | <p>(...) 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.</p> <p>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.</p> <p>h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.</p> <p>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.</p> <p>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.</p> |
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## REVIEW CRITERIA – REHABILITATION

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.

### Staff Analysis

- Many features proposed for replacement have been previously modified
  - One storefront window to be replaced like for like; 3 windows on front façade to be replaced with adonized aluminum single hung insulated windows
  - Window replacements appear to match existing/similar style buildings; however, Board should further analyze whether proposed windows meet the criterion
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## REVIEW CRITERIA – REHABILITATION

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.

### Staff Analysis

- T1-11 siding proposed to be covered with corrugated metal for a portion of the building
  - Staff finds consistency, but recommends the Board further consider whether the material is compatible and consistence with the criterion
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## 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 in the staff report; therefore, staff recommends **approval**.

However, staff also recommends the Board further analyze criteria “f” and “i” prior to making a final decision.

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