



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Certificate of Appropriateness Decision	CITY USE ONLY
	Case Number: PLCOA20220168 DRHPB Meeting Date: January 19, 2023
NAME OF PROJECT: Harris building revisions	
PROJECT DESCRIPTION: Proposed interior and exterior changes to the "Harris Building", a property listed on the local historic register.	

- APPROVED.** Issue the building permit as proposed.
- APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.
- DENIED. Do not** issue the building permit or allow work.

DRHPB Representative Signature

1-20-2023

Date

APPEALS: In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee (\$570), and shall contain the following information:

- Appellant's name, address and phone number;
- A description of standing, as the applicant or applicant's representative authorized to appeal;
- Identification of the application and decision which is the subject of the appeal;
- A brief statement of grounds for appeal; and
- A statement of the relief sought.

FINDINGS OF FACT:

1. The subject property was listed on the local historic register in 2022.
2. In accordance with PMC 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.
3. 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 provided in WAC 254-20-100 – Washington State Advisory Council Standards [PMC 21.22.030, subsection 3(d)].
4. In review of the proposed elevation drawings and application materials, the Design Review & Historic Preservation made the following findings based on the rehabilitation evaluation criteria of WAC 254-20-100, Subsection 1:
 - a. Based on the scope of work, the review criteria in subsections g and h are not applicable to the proposal; and,
 - b. The property was originally used as a veterinary clinic and office for nearly 50 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, which would continue the professional office and services use, and therefore is found to be consistent with the criterion of subsection 1(a); and,
 - c. 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. The proposed changes largely avoid removing or altering historic materials or distinctive features of the structure, and the alterations are intended to be complementary to the original character of the building; therefore, the proposal is found to be consistent with subsections 1(b) and 1(c) of the evaluation criteria; and,
 - d. The newer vinyl windows proposed to be replaced and the T1-11 exterior siding were not found to have acquired significance overtime, therefore the proposed improvements are found consistent with the subsection 1(d); and,
 - e. The original terrazzo flooring was found to be a distinctive stylistic feature which is proposed to be retained, but a very limited amount will be removed where it's located on a portion of a wall proposed for demolition; as a result, the Board found consistency subsection 1(e); and,
 - f. The proposed modifications are largely to areas that were previously changed, and the proposed replacements will be "like for like" or of materials more appropriate for the post war architectural style of the building; therefore, the proposal is found to be consistent with the criterion of subsection 1(f); and,
 - g. The Board analyzed the proposed covering of T1-11 siding with corrugated metal and found it would not destroy significant historical architecture or cultural material, and would be compatible with the existing building and surroundings; therefore, finding consistency with subsection 1(i); and,
 - h. The removal of the former infill work will restore the prior exterior openings, and the other proposed improvements appear to not alter essential form and integrity of the structure; therefore, the Board found consistency with subsection 1(j).
5. Please see the notes below for clarification on the approval for windows located on the north and west building elevations:
 - a. North Elevation: the three proposed window replacements for existing exterior windows on the north building façade, as shown on the proposed building elevation drawings (also captured

below and called out with red dashed circles), is what the Board approved in this determination (i.e. picture windows). In addition, one panel of the existing storefront window is also approved to be replaced “like for like”; the subject window panel denoted below with a yellow outline.

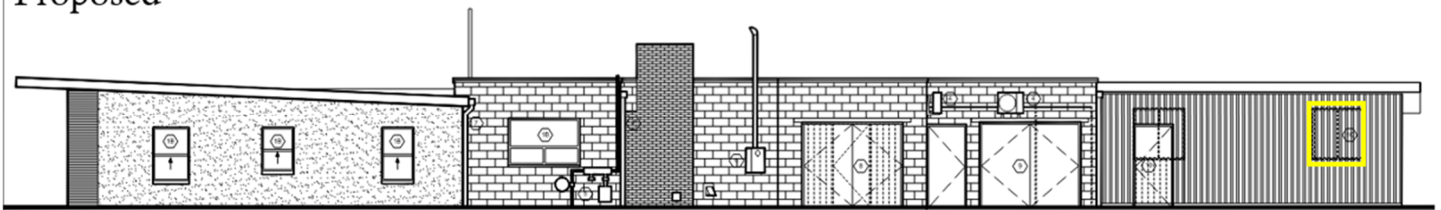
Proposed



NORTH ELEVATION

- b. West Elevation: the existing south window on the old horse stall, highlighted in yellow on the elevation drawing below, was shown on the elevation drawings to be eliminated; however, the applicant clarified at the meeting that it was not intended to be eliminated but replaced with a single-hung window, which was approved by the Board in this decision.

Proposed



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