



Puyallup High School (Puyallup Public Library Collection)

The Puyallup Design Review & Historic Preservation Board

Preserving the built history of Puyallup was formalized in 2011 by an ordinance creating the Puyallup Design Review & Historic Preservation Board. The board is a body of volunteers with citizens-at-large and professional members from architecture, planning, cultural history, building trades and real estate. The board reviews project applications in the CBD-Core and CBD zones to ensure conformance with the city's Downtown Design Guidelines. It also reviews applications for landmark status and Certificates of Appropriateness for work on locally landmarked properties. Special local and Federal tax benefits may be available for registered historic structures rehabilitated in accordance with standards set by the board and the U.S. Secretary of the Interior.

The board spearheads the city's efforts to maintain a blend of old and new, assisting growth and development while maintaining pride in our built heritage.

A list of properties on the Puyallup Register of Historic Places is available online:
www.cityofpuyallup.org/historic

Want More Information?

We are here to help.

Puyallup's Historic Preservation Program
is in the Planning Services Division.
Contact staff at 253-841-5485, or online at:
www.cityofpuyallup.org/historic



City of Puyallup
Planning Services Division

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Historic Preservation IN THE City of Puyallup



Puyallup's Historic Preservation Program



Looking North on Meridian Street (Puyallup Public Library Collection)



What is the Puyallup Register of Historic Places?

Essentially, the register is a list of formally recognized historic properties. Design review by the Puyallup Design Review & Historic Preservation Board is a requirement for structures listed on the local register. Buildings, sites and facilities listed on the register must possess historic significance and have integrity of character defining features. Placement on the register allows for various financial incentives.

Properties may also be listed on two other historic registers - the Washington Heritage Register, and the National Register of Historic Places. These registers are separate from the Puyallup Register and are maintained by the state and federal governments respectively.

The Puyallup Register of Historic Places is posted online:
www.cityofpuyallup.org/historic



Advantages of Listing on the Puyallup Register of Historic Places:

The Special Tax Valuation Program subtracts the cost of eligible improvements from the assessed value of your property for ten years. Rehabilitation costs must be at least 25% of the building's assessed value and all work must be completed within 24 months in accordance with Commission requirements and *The Secretary of the Interior's Standards for Rehabilitation*. Other tax credits may also be available. Call us for more information.

The City of Puyallup follows the Washington State Building Code. This code has flexible provisions for historic structures on local, state or national registers, thus assisting in preserving their historic significance.

Property values and the marketability of historic properties are typically enhanced by historic register listing. Additional information available at:
www.cityofpuyallup.org/historic

Preservation provides a tangible link to our history. Historic and cultural properties are non-renewable resources and showcase significant history, architectural styles, or cultural groups.

Design Review:

The Puyallup Design Review & Historic Preservation Board needs to review designs to ensure that changes will be compatible with the historic structure. Staff is available to help answer questions.

Referral of a property owner's plans for renovation to the Puyallup Design Review & Historic Preservation Board is triggered by the Planning Services Division as part of the building permit process. The board's task is to ensure that changes are consistent with the building's historic character and appearance. The board reviews all proposed changes to such properties, whether they are commercial or residential. The process encourages the preservation of the building while recognizing that its use may change.

The board uses *The Secretary of the Interior's Standards for Rehabilitating Historic Buildings*. These standards are designed to preserve features of a property significant to its historic, architectural and cultural values. Such features include, but are not limited to siding, windows, entryways, porches, balconies, chimneys, colors, ornamentation and roof treatments. Design review strives to find reasonable solutions, taking into account current building code, and other factors. Board discussions often assist the applicant in working through preservation and permitting issues.

The standards can be found at: www.cr.nps.gov/hps/tps/standguide/

5 Easy Steps to List your Property on the Puyallup Register of Historic Places

- 1) Visit the Historic Preservation page on the city's website.** www.cityofpuyallup.org/historic The application link is found on this site. Information on tax incentives and how to research historic properties is also available on the web site.
- 2) Fill in the application.** Staff can help answer any questions you may have. The important parts to focus on are the site or building description and the history of the property. Concentrate on the exterior, the importance of prior historical owners, or maybe the style, designer, or builder. Staff can give you model nominations if you'd like a guide.
- 3) Submit to staff.** City staff will review the application and make recommendations if necessary. Once a complete application is submitted, a 60 day review and comment period will begin.
- 4) Attend the hearing.** The Puyallup Design Review & Historic Preservation Board meetings are open to the public, check with city staff for the time and location.
- 5) Sign the certificate.** If the board rules in favor of your application, the application will be forwarded to the Puyallup City Council for final action.