

HISTORIC REGISTER APPLICATION

This application is to be accompanied by six completed copies of Puyallup's "Nomination for Inclusion in the Puyallup Register of Historic Places" application.

(Office Use Only)

CASE NO.: _____ DATE SUBMITTED: _____

STAFF ASSIGNED: _____

1. APPLICANT:

- 1.1 Name: Emily Reed and Alana Vidmar
- 1.2 Agency Name (if applicable): Stantec
- 1.3 Mailing Address: 8401 Shoal Creek Boulevard, Suite 100, Austin, TX 78757
- 1.4 Phone (Day Number): 512-831-6204

2. OWNER:

- 2.1 Name: West Stewart Properties LLC, c/o Arla Gustafson
- 2.2 Mailing Address: 113 W. Stewart Avenue, Puyallup, WA 98371
- 2.3 Phone (Day Number): (253) 845-1735

3. LOCATION:

- 3.1 Assessor's Parcel No.: 7940400040 and 7940400030
- 3.2 Property Address: 113 W. Stewart Avenue, Puyallup, WA 98371

4. CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations during the processing of this application.

PAYMENT OF FEES: By signing this application, the applicant agrees to pay whatever fees are incurred by Puyallup in the processing of this application, including any accompanying application for special tax valuation for the same property. These fees will be levied prior to the completion of processing this application or that for the special valuation request.

INDEMNIFICATION: By signing this application, the applicant agrees to indemnify and hold harmless the City and its officers, agents, and employees or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent act or omission of the City, its officers, agents, and employees, or any of them, in processing this application or in the administration of the Historic Register Program.

Applicant acknowledges that this process does not guarantee or assure a designation as a historic property, and that no cause of action is created and the applicant releases the City from all liability or claims. No cause of action is against the City for its failure to process the application in a timely fashion, make a favorable recommendation on the application, or otherwise manage the process to the benefit of the applicant.

Signature of Applicant: _____

Date: _____

Signature of Property Owner: _____

Date: _____

Signature of Agent: _____

Date: _____



Historic Preservation Program

PUYALLUP REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Puyallup Register of Historic Places per P.M.C. 21.22. Please **type** all entries and complete all applicable sections. Illegible applications will be returned. Contact Puyallup Department of Development Services with any questions at 253-841-5462.

PROPERTY INFORMATION

Property Name

Historic: Ball Building	Common: Newell Hunt Building
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Location

Street Address: 113 W. Stewart Avenue	Zip Code: 98371
Parcel No: 7940400040 and 7940400030	Legal Description: Section 28 Township 20 Range 04 Quarter 14 STEWARTS J P 4TH ADD: STEWARTS J P 4TH ADD L 3 & 4 B 11 LESS N 6 FT ALLEY & W 27 FT OF THAT PART OF L 3 & 4 56 FT WIDE LY E OF LI 20 FT ELY FROM & PAR TO W LI OF L 4 SUBJ TO PARTY WALL AGREE (See Continuation Sheet)

Nominated Elements – Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box (es) below. These elements should be described specifically in the narrative section of this form.

<input checked="" type="checkbox"/> Principal Structure	<input type="checkbox"/> Site
<input type="checkbox"/> Historic District	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Ancillary Buildings	<input type="checkbox"/> Other (inventory in narrative)

Owner of Property

Name: West Stewart Properties LLC, c/o Arla Gustafson	
Address: 113 W. Stewart Avenue	City, State, Zip code: Puyallup, WA 98371
Is the owner the sponsor of this nomination? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Form Preparer

Name: Alana Vidmar, Sandy Shannon, Emily Reed	Company/Organization: Stantec
Address: 8401 Shoal Creek Blvd	City, State, Zip code: Austin, TX 78757
Phone #: 512-831-6204	Email: Alana.Vidmar@Stantec.com, Emily.Reed@Stantec.com

Nomination Checklist – Attachments

<input checked="" type="checkbox"/> Site Map (REQUIRED) <input checked="" type="checkbox"/> Photographs (REQUIRED): please see photo guide for additional details <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): this document can usually be obtained for little or no cost from a titling company	<input checked="" type="checkbox"/> Continuation Forms <input type="checkbox"/> Other (please indicate):	FOR OFFICE USE Date Received:
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Extent of Changes – Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

Original Materials Intact	Original Materials Intact
Plan (i.e.: no additions to footprint, relocation of walls or roof plan) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Original Cladding Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Other elements Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Original plan not intact. Original cladding is intact. Windows have been replaced. Interior has been altered. Other elements: Decorative elements

Physical Description Narrative – Describe in detail the present and then the original (if known) physical appearance, current appearance and architectural characteristics (use continuation sheets if necessary).

The building at 113 W. Stewart Avenue is an Italian Renaissance Revival–style two-story, two-part commercial block building constructed in 1890. At present, the building spans two parcels that share a single address point. It is bounded by an attached building to the east, an addition to the north, an attached building to the west, and W. Stewart Avenue to the south. It is rectangular in plan and has a flat roof with parapet (see Site Map attached).

The south-facing primary façade is clad in painted brick and divided into three bays by four brick pilasters. The westernmost pilaster is narrower than the other pilasters. The pilasters extend the full height of the building but are interrupted by a projecting string course between the first and second floors. The central bay is narrower than the outer bays, which are the same width. The central bay on the ground level is separated into two equal halves by a one-story pilaster. East of the one-story pilaster is the primary entrance, a single, recessed, wood glazed door. West of it is a metal-framed picture window. The western and eastern bays each have three metal-framed picture windows. Three shed awnings project from the string course, one above each of the first-floor bays (Photographs 1-3).

On the second story, the façade is symmetrical. The central bay has an arched window opening with a pair of one-over-one single-hung sash windows topped with wood semi-circular fixed windows. The windows have a decorative wood surround with a decorative seal in the arch and a colonette between the windows (Photograph 4). The outer bays have a central segmental arch window opening with paired one-over-one wood single-hung windows below fixed rectangular transoms. A colonette separates the pair. On each side of the pair are single one-over-one wood windows with fixed rectangular transoms. A cornice above the second story windows has corbeled brick dentils below a row of modillions that support a metal shed parapet.

A two-story addition spans the north (rear) façade of the building (Photograph 5). It is rectangular in plan, has a flat roof, and is constructed of concrete masonry unit blocks. It is lower in height than the original building. The north façade of the addition has two asymmetrically placed pedestrian doors on the ground level and four evenly spaced vinyl-framed two-light sliding windows on the second level. The western and eastern façades of the addition each have a second-story vinyl-framed two-light sliding window.

(See Continuation Sheet)

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HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Puyallup Municipal Code recognizes 11 criteria of eligibility for inclusion on the Puyallup Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; or
- B 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; or
- C Is an outstanding work of a designer, builder, or architect who has made a substantial contribution of art; or
- D Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- E Is associated with the lives of persons significant in national, state, or local history; or
- F Has yielded or may be likely to yield important archaeological information related to history or prehistory; or
- G Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event; or
- H Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person; or
- I Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns; or
- J Is a reconstructed building that has been executed in a historically accurate manner on the original site; or
- K Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Historical Data (if known)

Date(s) of Construction 1890 Other Date(s) of Significance N/A
Architect(s) Harry Ball (possible) Builder Unknown Engineer Unknown

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Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source. Please provide a bibliography for books and other materials accessed.

The building at 113 W. Stewart Avenue is recommended eligible for the Puyallup Register of Historic Places for its architecture. It embodies the distinctive characteristics of the late nineteenth century two-part block commercial building type and exhibits characteristics of the Italian Renaissance Revival style. It is one of the earliest extant brick commercial buildings in downtown Puyallup and an early example of the use of the Italian Renaissance Revival style in Washington State. The building retains sufficient integrity to convey its significance.

Historic Context

Puyallup and the surrounding Puyallup Valley are the traditional lands of the Puyallup Tribe. The first known Euro-American explorer of the area was Dr. William F. Tolmie, a member of the Hudson's Bay Company, who traveled through present-day Puyallup in 1833. The Donation Land Claim Act of 1850 encouraged settlement of the Oregon Territory, which encompassed present-day Washington, Oregon, Idaho, and parts of Montana and Wyoming. The Puyallup Valley, surrounding the course of the Puyallup River, was full of fertile soil that attracted Euro-American settlers in the 1850s. Early subsistence farming efforts developed into a large agricultural industry (Chesley 2008).

In 1865 hops were introduced to the Puyallup River Valley and became the most prolific crop in the region, bringing wealth to the community's early farmers and entrepreneurs. A strong farming community formed as a result. Early settlers Ezra M. Meeker and James P. Stewart, who were among those involved in the hops industry, helped establish the City of Puyallup (Chesley 2008; Hunt and Kaylor 1917: 1-2). In 1877 Meeker platted a portion of present-day downtown Puyallup on 20 acres of his 160-acre homestead (Becker 2006; Chesley 2008). That same year the Northern Pacific Railroad arrived in Puyallup, bringing with it increased population, and commercial and industrial opportunities to supplement the area's healthy agricultural industry (BOLA 2007: 16). Shortly after, Stewart registered three 20-acre land plats to the north of Meeker's plat (Pierce County 2018: 99; Puyallup Main Street Association 2023). Meeker, Stewart, and others continued to register land plats to increase the size of Puyallup (Puyallup Main Street Association). By 1888 Stewart had registered the J.P. Stewart 4th Addition to Puyallup, which encompasses the subject property (Sanborn Map Company 1888).

In 1888 the subject property, sited one block north of the Northern Pacific Railroad tracks and in close proximity to the Puyallup Depot, was developed with a wood dwelling and associated outhouse and shed. To the south, adjacent to the railroad, a commercial area appears well established. The proximity of the subject property to the railroad and dense commercial development set a precedent for continued development of the area as a commercial hub (Sanborn Map Company 1888). The buildings were built close together with narrow street frontages to shorten the distances people had to walk to buy goods or services. Most of Puyallup's early commercial buildings were wood construction, which was fast and inexpensive to build. The smaller number of brick commercial buildings built in the late nineteenth century, such as the subject building, were intended to be more prominent and/or permanent structures.

(See Continuation Sheet)

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Continuation Sheet

Legal Description Continued

Section 28 Township 20 Range 04 Quarter 14 STEWARTS J P 4TH ADD: STEWARTS J P 4TH ADD L 3 & 4 B 11 LESS N 6 FT ALLEY & E 29 FT OF THAT PART OF L 3 & 4 56 FT WIDE LY E OF LI 20 FT ELY FROM & PAR TO W LI OF L 4

Physical Narrative Description Continued

The building originally had unpainted brick walls, two storefronts, and an arched pediment (Photograph 6; Puyallup Mainstreet Association 2023). Most of the exterior alterations to the front façade appear to have occurred after 1947 when the western and eastern volumes came under the ownership of Newell Hunt. The western storefront entrance was converted to a window, the one-story section of the pilaster west of the former entrance was removed, the storefront windows were replaced, and a band of windows above the storefronts was removed and infilled (Gustafson 2023). Hunt added a flat canopy supported by suspension cables or rods to the eastern storefront during his ownership (Gustafson 2023; Photograph 7). The canopy was later extended to the western storefront after the Newell Hunt store was expanded to the west side of the building (Fürész 2007; Photograph 8). The flat canopy was replaced with the shed awning between 2018 and 2021 (Google Streetview 2018, 2021). Additional exterior changes occurred in 2019. The missing pilaster and its capital were restored, the second-story windows were replaced in-kind with double-pane windows in new wood frames, and the metal shed parapet was replaced in-kind after suffering storm damage (Gustafson 2023).

The building has had a series of rear additions since it was constructed. Between 1891 and 1894 a one-room single-story oil house was added at the northwest corner of the building (Sanborn Map Company 1891, 1894). The oil house was removed between 1909 and 1912. By 1912 a single-story pipe shed was constructed on the center of the north-northeastern façade (Sanborn Map Company 1909, 1912). By 1927, an addition spanning the length of the northern façade had replaced the shed (Sanborn 1912, 1927). It was removed by 1940 (HistoricAerials.com 1940). The extant addition was constructed between 1940 and 1955, possibly before 1942 because an addition is shown in a 1942 map of the property (Figures 1-8; HistoricAerials.com 1940, 1955; Sanborn Map Company 1942).

Statement of Significance Continued

Building History

Harry M. Ball built the "Ball Building" between 1889 and 1890 (Daily Ledger 1890: 6; Figures 9-10). It comprised the subject building and the building at present-day 121 W. Stewart Avenue to its west (Daily Ledger 1889: 3). Ball was a real estate agent and president of the Oakland Land, Loan and Trust Company of Tacoma, Washington. Advertisements for sale of his firm's properties appeared frequently in newspapers of the era. The Ball Building was constructed for \$16,000 with 170,000 bricks (Daily Ledger 1889: 3, 1890: 6). It was spared from a September 1890 downtown fire that greatly damaged much of the commercial area (Tacoma Daily News 1890: 1).

The subject building had many different occupants in its early years. With two separate storefronts, a second level, and a brick wall separating the interior in half lengthwise, it was designed to be occupied by two or more tenants at a time (Sanborn Map Company 1890). The western half of the building began as Stewart and Nevin's Hardware Store, which sold "everything the farmers and builders of the booming community needed." A tin shop was on the second story (No Author 1965: 1; Sanborn Map Company 1890, 1894). In 1900, it was used for storage (Sanborn Map Company 1900), and by 1909, it was a secondhand store (Sanborn Map Company 1909). In 1912, the City of Puyallup and a gas company had offices in the building, and the gas company also had a store (Sanborn Map Company 1912). In 1927, a secondhand furniture store occupied the space (Sanborn Map Company 1927).

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Continuation Sheet

The eastern half of the building also had a variety of uses from construction through the early twentieth century. The first floor was originally a furniture store (Sanborn Map Company 1890). By 1894 until at least 1909, it was a storeroom (Sanborn Map Company 1894, 1900, 1909). In the 1920s and early 1930s, there was a blacksmith shop, a barbershop, and S. Clark's Furniture and Hardware Store which closed in 1932 (Tacoma Sunday Ledger 1920: B-8, 1923: 17, 1932: 2-D). In the 1940s, George Rohrer had a secondhand store in the building that he closed during World War II while serving the country but reopened after the war (Tacoma News Tribune 1945: 7). The second story was a meeting hall from 1890 until at least 1942 (Sanborn Map Company 1890, 1891, 1894, 1900, 1909, 1912, 1927, 1942). The Knights of Pythias and the Puyallup Tribe of the Improved Order of the Redmen were among the organizations that used the space (Tacoma Daily Ledger 1933: 3, 1933: 7; Tacoma News Tribune 1938: 2).

Newell Hunt was the subject property's longest owner and occupant. He purchased the eastern half of the building in 1946 where he opened the Newell Hunt Furniture store on May 22, 1947 (Puyallup Main Street Association 2023; Puyallup Valley Tribune 1947: 1). Hunt was born in Colorado and moved to Puyallup early in his life. Prior to opening his own store, he worked in the furniture industry with the Puyallup Furniture Company and was president of the Puyallup Merchants' Trade Bureau (Tacoma News Tribune 1929: 2, 1932: 10). He later bought the western half of the building and extended his business into both spaces. The Hunt family operated Newell Hunt Furniture until 2004 at which time the business was sold to the current owner. It continues to operate as Newell Hunt Furniture today.

Statement of Significance

The building at 113 W. Stewart Avenue is significant as a good early example of brick commercial block architecture in Puyallup. It was one of the first commercial buildings constructed of brick in the city, and even pre-dates the September 1890 fire that required future buildings to be constructed of brick or other fire-resistant materials (BOLA 2007: 30). The building retains the identifiable elements of the two-part commercial block building type. The building has a narrow street frontage to facilitate foot traffic in the commercial zone. Its primary façade has a horizontal division into two distinct zones, communicating the difference of use of the first floor and second floor. Additionally, the decoration of the façade is identifiable yet restrained (Longstreth 2000: 24, 39).

The building has elements of the Italian Renaissance Revival style in its rectangular plan, symmetrical façade, strong division of floors communicated through a string course, pilasters, central round-topped window made up of two lights under one arch, and the flat roof hidden by a cornice (Washington Department of Archaeology and Historic Preservation [DAHP] 2023). The building is an early example of the Italian Renaissance Revival style in Washington State. The style was used in the United States as early as the late 1880s but was generally used in Washington from 1910–1930 (DAHP 2023; McAlester 2013: 498).

Character-defining features of the building include:

- A strong horizontal division on the façade
- Restrained decoration
- A rectangular plan
- A symmetrical façade
- Pilasters
- Modillions
- A central round-topped window made up of two lights under one arch
- A flat roof hidden by a cornice

The building's façade modifications have changed the public-facing appearance of the building; however, it retains sufficient integrity from its historic period to convey its significance. The storefront modifications are consistent with nationwide trends whereby building owners attempted to upgrade their properties to counteract new automobile-oriented development pulling shoppers away from historical downtowns. Today, these modifications help illustrate how twentieth century commercial and developmental demands resulted in an architectural evolution of early commercial block buildings. The subject property's storefront modifications are sensitive to the original design and recent work has restored some of the building's original character-defining features. For these reasons, the building has sufficient integrity to convey its architectural significance. It is recommended eligible for the Puyallup Register of Historic Places under Puyallup Municipal Code Chapter 21.22.025(1)(d)(ii) within the architecture area of significance.

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Continuation Sheet

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(See Continuation Sheet)

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Continuation Sheet

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Nominations to the Puyallup Register of Historic Places are processed according to the procedures and standards described in P.M.C. 21.22. Submittal of a nomination form does not obligate the city to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other city, state or federal regulations.

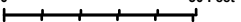


 Nomination Boundary

Site Map

113 W Stewart Ave
 Parcel Numbers: 7940400040 and 7940400030



Data Sources:	0	50 Feet	1 in = 50 feet
Stantec (2023), Puyallup (2022)			
Aerial Source: Washington State (2009)	0	15 Meters	Scale: 1:600
			Date: 4/5/2023



Photograph 1. South-facing primary façade of the Newell Hunt Building, facing north (Stantec 2023).



Photograph 2. Primary façade of the Newell Hunt Building, facing northwest (Stantec 2023).



Photograph 3. Primary façade of the Newell Hunt Building, facing east (Stantec 2023).



Photograph 4. Decorative Italian Renaissance Revival elements on the primary façade of the Newell Hunt Building (Stantec 2023).



Photograph 5. Rear façade of the Newell Hunt Building, facing southeast (Stantec 2023).



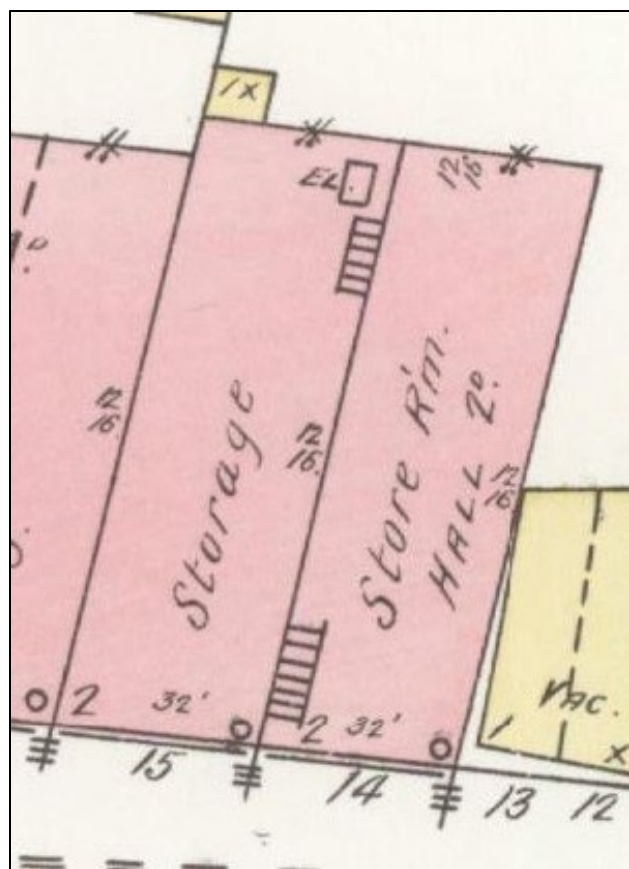
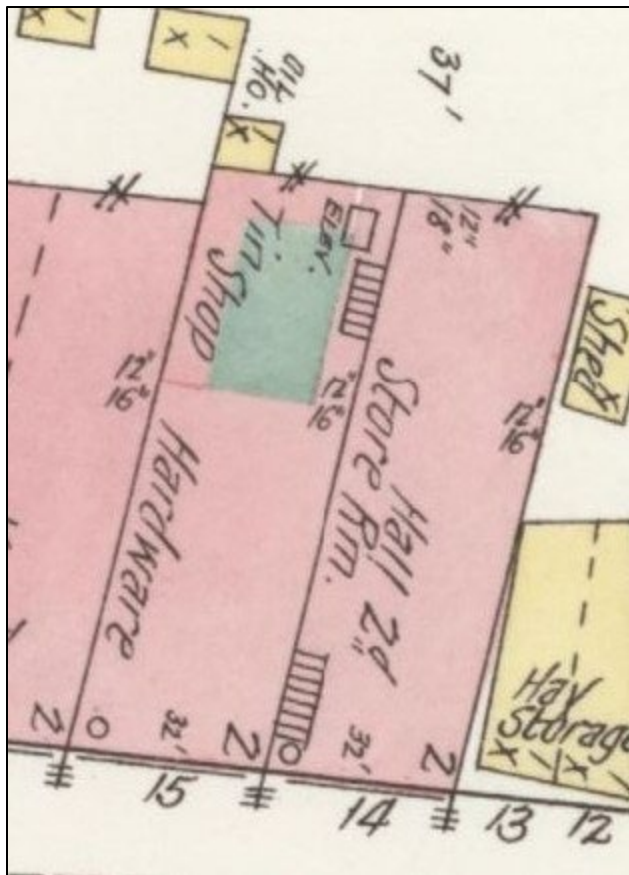
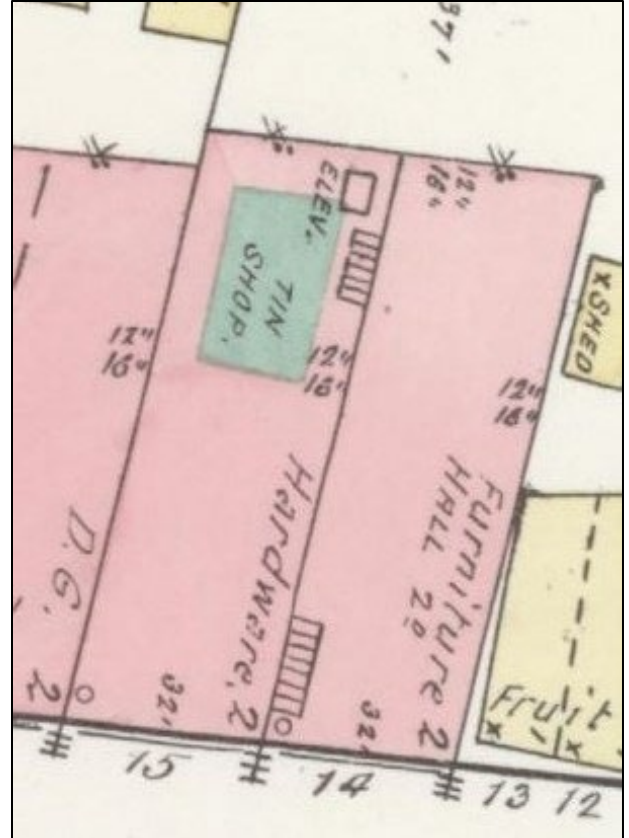
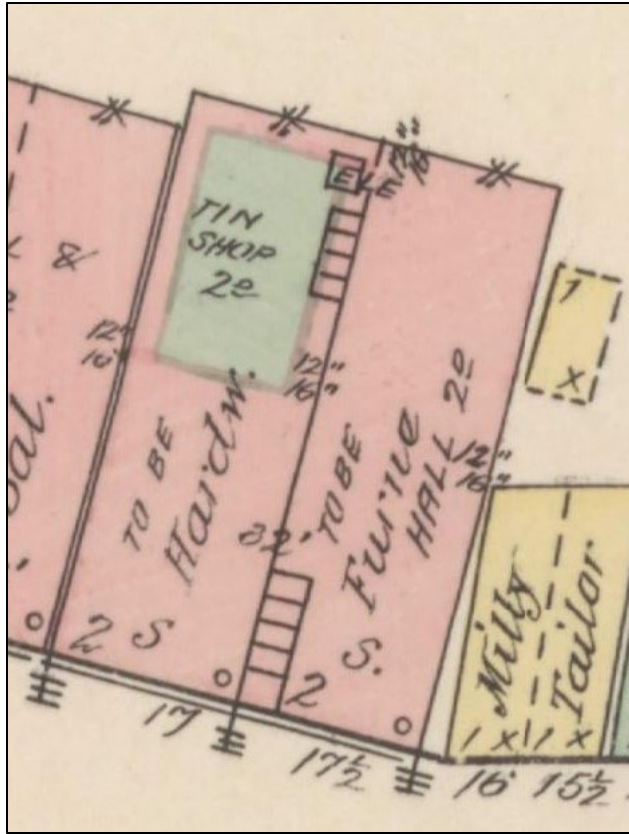
Photograph 6. The Ball Building c. 1907, facing northeast. The Newell Hunt Furniture store occupies the portion of the building at right (Puyallup Mainstreet Association 2023).



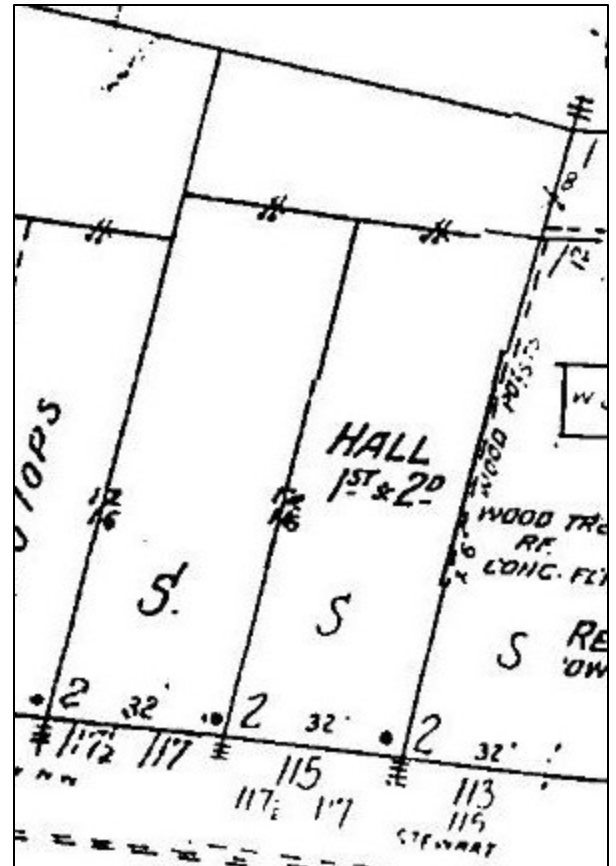
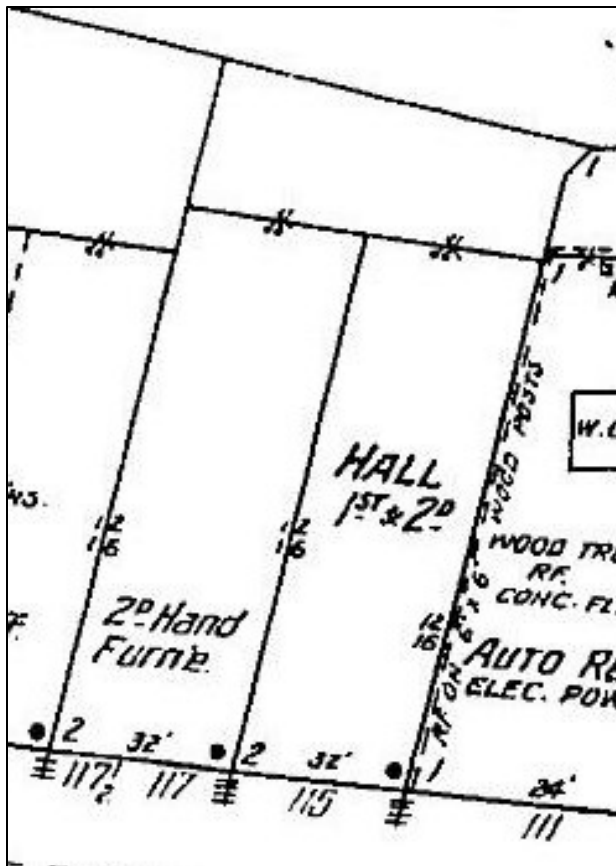
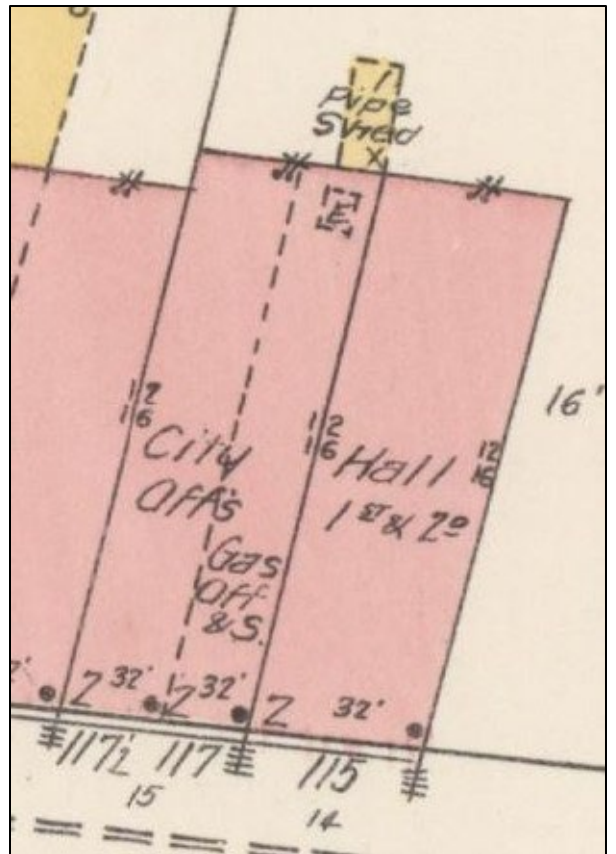
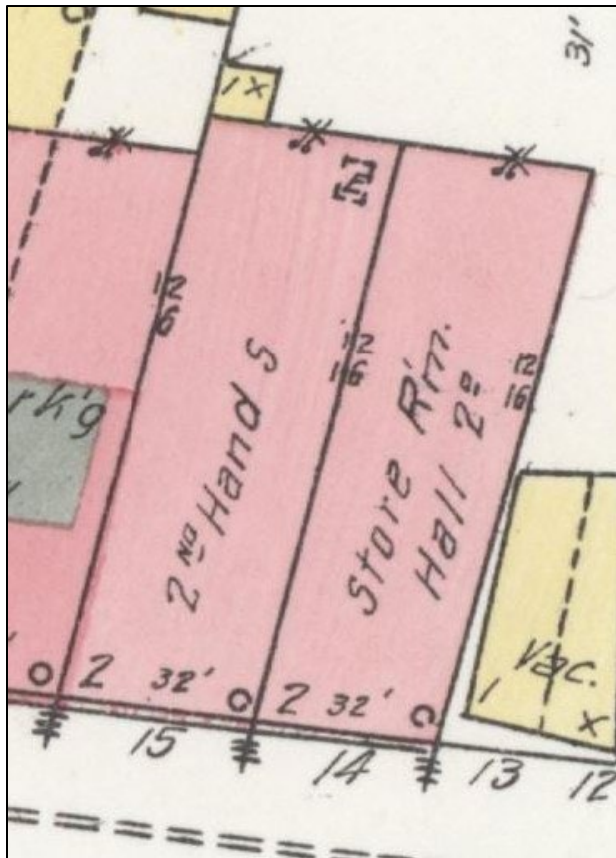
Photograph 7. Newell Hunt Furniture Store c. 1947, facing north (Courtesy of Arla Gustafson).



Photograph 8. Newell Hunt Furniture store in 2007, facing northeast (Fűrész 2007).



Figures 1-4. Sanborn Maps of the building in 1890 (top left), 1891 (top right), 1894 (bottom left), and 1900 (bottom right) (Sanborn Map Company 1890, 1891, 1894, 1900).



Figures 5-8. Sanborn Maps of the building in 1909 (top left), 1912 (top right), 1927 (bottom left), and 1942 (bottom right) (Sanborn Map Company 1909, 1912, 1927, 1942).

