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HISTORIC COMMISSION

Creating Solutions for Our Future

THURSTON COUNTY HISTORIC COMMISSION STAFF REPORT

Historic Register Application

Public Hearing: July 12, 2023, 6:30 p.m.

<https://us02web.zoom.us/j/81127909836>

Application No: TCHC 23-01 Pruitt Barn

Location: 13810 148th Ave SE, Yelm, WA 98597

Owner: Jamie Darlene Pruitt
1702 S Oakes ST
Tacoma, WA 98405

Date Built: 1901

Staff Report Prepared By: Sonja Cady & Dana Bowers

A. Background and Historical Significance:

(Should address topics such as date built, notable historic dates, changes in ownership or function of building, etc.)

Thurston County Community Planning and Economic Development received a complete application for the placement of the Pruitt Barn to the Thurston County Historic Register (TCHR). The barn was built in 1901 and was placed on the Washington State Historic Barn Register with the Department of Archeology and Historic Preservation in October of 2022.

On March 21, 2023, the Historic Commission subcommittee and County Staff met with the property owner to photograph the barn and walk the site. The barn is in its original location and the original building materials are mostly preserved. The owner, Ms. Pruitt, shared her intent to apply for grants to restore and preserve the barn within the guidance of the Secretary of Interior's Standards. She has already spoken with a contractor who would be

able to lift the barn to build a foundation to stabilize the structure. The original 1901 floorboards would be removed while the foundation work is being done and would be replaced when the project is completed.



The property is located in the Yelm area, which was originally inhabited by the Nisqually People and later settled by James Longmire. The barn was built prior to the home in 1901 and was the first building at the Bell estates homestead piece. Ms. Pruitt shared that the barn was lived in the by the original property owners until the house was built. Later, the barn was used to house draft horses for farm work.

The two-story loft barn has a footprint of 1248 sq ft and has a gabled roof that has been covered with metal to prevent water damages. Underneath the metal roof the original hand cut cedar shake shingles are still in great condition. The siding is mostly the original wood, other than on the East side of the barn which was covered with aluminum siding at some point in time, the property owner does not have a record of when this was done. It appears that most of the original wood siding is still present beneath the aluminum siding, and Ms. Pruitt intends to use repurposed wood for the missing sections to match the rest of the barn. The windows and doors are true to the original shapes and positions.



B. Significant Historical Characteristics:

These are the features that contribute to the property's historical significance which should be maintained and preserved.

Exterior:

The overall shape of the barn including the gabled roof, window and door patterns and locations should remain intact.

- The overall silhouette, mass and structure of the exterior of the building should be maintained
- Wood Siding
- Roof line should remain intact
- The pattern and profile of the windows

Interior:

- Cedar shake shingles
- Wooden floorboards

C. Qualifications for the Thurston County Historic Register:

Attachment A of the staff report provides general background about the Thurston County Historic Register and requirements for placement on the register. Attachment B contains the section of the Thurston County Historic Preservation Ordinance which gives the criteria for designation to the register.

There are four categories of eligibility as described in Attachments A and B. The Pruitt Barn relates to those eligibility requirements as follows:

1. **Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the county, state or nation**
 - The Pruitt Barn demonstrates the cultural characteristics of farmers in the early 1900's in the county. The design of the barn is original and paints a picture of what the Yelm prairie looked like for farmers over 100 years ago.
2. **At least 50 years old (or lesser age if they are exceptionally important)**
 - The barn was built over 120 years ago
3. **Has integrity of location (i.e- is in its original location)**
 - The Pruitt barn remains in the original location.
4. **Falls into one of the categories in Attachment B:**
 - The barn reflects the special elements of the South county's farming culture.



D. Staff Recommendation:

Staff recommends the placement of the Pruitt Barn onto the Thurston County Historic Register. The barn meets the criteria listed above. The barn embodies the image of what farm life was like over 100 years ago and remains in relatively good shape. The homeowner would like to restore the barn to prevent further disrepair and be a good steward of the community's history.

Attachments:

Attachment A: GENERAL BACKGROUND ABOUT THURSTON COUNTY HISTORIC REGISTER

Attachment B: TCC 2.106.040 Thurston County Historic Register.

Attachment C: Application and Photos

ATTACHMENT A

GENERAL BACKGROUND ABOUT THURSTON COUNTY HISTORIC REGISTER

The Process for Designating Properties to the Register

The Thurston County Preservation Ordinance (#8334) in Section 3.B describes this process as follows: Owner approval is required for designation to the register. A public hearing must be held by the Historic Commission with notice given to the public and the owner(s). Appeals to the Commission's designation decision may be made to the Board of Thurston County Commissioners within 30 days.

Basis for Decision-Making Regarding Designation to the Register

Criteria for determining eligibility to the Thurston County Historic Register is found in Section 5A of the Thurston County Preservation Ordinance. Properties may be designated if they are:

1. At least 50 years old (or lesser age if they are exceptionally important).
2. Have integrity of location.
3. Are associated with the heritage, culture, and development of the County in at least one of several ways, such as:
 - a. Outstanding examples of earlier architectural styles or construction methods; or
 - b. Associated with important historical events or with persons significant in local history; or
 - c. Comprise a district representative of an earlier period.
 - d. Archaeological sites are also eligible.

THE FULL LIST OF DESIGNATION CRITERIA FROM ORDINANCE #8334 IS ENCLOSED IN ATTACHMENT B.

Review of Changes to Historic Register Properties

Properties designated to the Thurston County Register are subject to an advisory review process by the County's Historic Commission when any changes are proposed to exterior architectural features, identified historic interior features of public buildings, or to any proposed demolitions or new construction on the property. The purpose of the review is to try to prevent detrimental alterations to or destruction of significant historic features of the property. Standards guiding the review are the "Secretary of the Interior's Standards and Guidelines for Rehabilitation 1983." Copies are available at the Thurston County Planning Department.

Those features which the Historic Commission will be concerned about are listed in the staff report for each property and will become part of the official register designation action. Compliance with any advice on proposed changes to the historic property is voluntary on the part of the owner or person proposing the change. If, however, changes result in the loss of the building's historic character, the Historic Commission may remove it from the Historic Register after public hearing. The review process for proposed changes to historic properties on the Historic Register is to take no more than 30 days and is tied to application for other existing County permits.

In addition, a property tax exemption for historic renovations requires binding review and approval of the renovation before the tax exemption is granted. A separate meeting to review renovation plans must be arranged for any properties wishing to claim this exemption.

ATTACHMENT B

TCC 2.106.040 Thurston County historic register.

- A. Criteria for Determining Designation to the Register. Any building, structure, object, site or district may be designated for inclusion in the Thurston County historic register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation; has integrity of location; is at least fifty years old, or is of lesser age and has exceptional importance; and if it falls into at least one of the following categories:
1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history;
 2. 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;
 3. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art;
 4. Exemplifies or reflects special elements of the county's cultural, social, economic, political, aesthetic, engineering or architectural history;
 5. Is associated with the lives of persons significant in national, state or local history;
 6. Has yielded or may be likely to yield archaeological information important in prehistory or history;
 7. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance;
 8. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
 9. Is a birthplace or grave of a historical figure of outstanding importance;
 10. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns;
 11. Is a reconstructed building that has been executed in a historically accurate manner, within a suitable environment and which is congruent with the county's history;
 12. Is a creative and unique example of folk architecture and design created by persons not formally in the architectural or design professions, and which does not fit into formal architectural or historical categories.



THURSTON COUNTY HISTORIC REGISTER APPLICATION FORM

I/We, as owner(s) of the below-named property do agree to place the property on the Historic Register of Thurston County. I/We understand that the property will be subject to an advisory review process by the Historic Commission on any proposed changes to exterior architectural features, to any identified interior historic features, or to new construction on the property or demolition. I/We further understand that compliance with the Historic Commission's advice is voluntary. I/We also understand that the property will be publicized by the County, its location shown on maps of historic resources, and background information published on its historic significance.

Historic Property Name:

Pruitt Barn

Historic Property Address:

13810 148th Ave SE

Yelm, WA 98597

Owner(s) Name(s):

Jamie Darlene Pruitt

Phone #: 360-350-4140 Email: Jamie.D.Pruitt@gmail.com

Phone #: _____ Email: _____

Owner(s) Signature(s):

[Handwritten signature]

Date: 02/20/2023

NOTE: Documentation supporting the historic significance of the above property may be available in the Thurston County Cultural Resources Inventory. Please provide any additional information you have regarding the history of this property.

PLEASE NOTE: Properties which have been altered substantially from their original exterior appearance ARE NOT eligible for the Heritage Register.

SEND THIS COMPLETED FORM TO:

Sonja Cady
Community Planning and Economic Development
2000 Langridge DR SW
Olympia, WA 98502

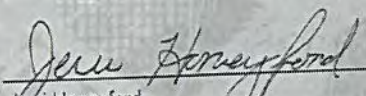
Governor's Advisory Council on Historic Preservation
&
Washington State Department of Archaeology and Historic Preservation

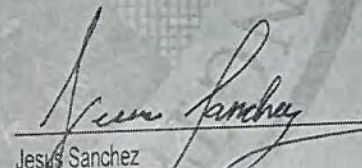
Recognizes that the
Pruitt Barn
in Yelm, Washington

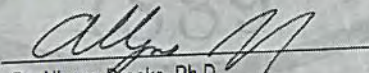
has been listed on the Washington Heritage Barn Register
Date Entered: October 14, 2022

Washington State
**HERITAGE BARN
REGISTER**




Jerri Honeyford
Chair, Heritage Barn Advisory Committee


Jesus Sanchez
Chair, Governor's Advisory Council
on Historic Preservation


Dr. Allyson Brooks, Ph.D.
State Historic Preservation Officer





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 21, 2022

Jamie Pruitt
PO Box 254
Rainier, WA 98576

RE: / Pruitt Barn

Dear Mr. Pruitt:

I am delighted to inform you that your barn and associated agricultural buildings have been listed to the Washington State Heritage Barn Register by the Washington State Advisory Council on Historic Preservation. The Washington State Heritage Barn Register is our state's official listing of historically significant barns and associated agricultural buildings.

Having a property listed in the Heritage Barn Register is an honor. Listing of a barn does not impose state restrictive covenants or easements, nor will it result in a taking. Listing in the Washington Heritage Barn Register does, however, assure protective review of a property should a state action have a potential adverse effect to the property's historic values. Since your barn is now listed, you are also eligible to apply for our grant assistance program when money is available. Please check our website for additional information: <https://dahp.wa.gov/historic-registers/heritage-barn-register/heritage-barn-grants>

The creation of the Heritage Barn Register has generated a tremendous response from interested barn owners across the state. Since we began the program in 2007, over 800 barns have designated. Should you have any further questions about the Heritage Barn Register please contact Michael Houser, State Architectural Historian at (360) 890-2636.

Please accept my sincere congratulations on being a part of preserving our state's rich heritage. Your Heritage Barn sign will be sent to you when funding become available.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Allyson Brooks', written over a light-colored background.

Allyson Brooks, Ph.D.
State Historic Preservation Officer













