



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: HARRIS BUILDING Common: SUNNY SKIES RESCUE

Location

Street Address: <u>1102 E MAIN</u>	Zip Code: <u>98372</u>
Parcel No: <u>7845 0000 80</u>	Legal Description: <u>SEE ATTACHED</u>

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 checked="" type="checkbox"/> Other (inventory in narrative)

Owner of Property

Name: JOHN AND JACQUELINE HOPKINS

Address: 805 15TH ST N.W. City, State, Zip code: PUYALLUP WA 98371

Is the owner the sponsor of this nomination? Yes No

Form Preparer

Name: JOHN HOPKINS Company/Organization:

Address: AS ABOVE City, State, Zip code:

Phone #: 253 973 7069 Email: JLH396@COMCAST.NET

Nomination Checklist - Attachments

<input checked="" type="checkbox"/> Site Map (REQUIRED) <input checked="" type="checkbox"/> Photographs (REQUIRED): please see photo guide for additional details <input type="checkbox"/> Last Deed of Title (REQUIRED): this document can usually be obtained for little or no cost from a titling company	<input type="checkbox"/> Continuation Forms <input type="checkbox"/> Other (please indicate):	FOR OFFICE USE Date Received:
--	--	---

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.

(1)

Exter
signif
be ind
specif

This section of the application form is requesting a description of the existing historic elements of the structure. The description below describes proposed changes to the structure (see highlighted text), which should not be included on the historic register nomination form. Proposed changes to the structure would be evaluated under a Certificate of Appropriateness application in the future, after the structure is listed on the local register. Please correct the nomination form and resubmit.

rior and other
mented, these may
d be described

Plan (if
roof pl

(Nomination Form, Pg. 2)

Original Materials Intact

fixtures)

Original Cladding Yes No MOSTLY

Other elements Yes No SOME

Windows (no replacement windows or replacement sashes)

Yes No

ORIGINAL FINISHES, FLOORING, DOOR AND HORSE STALLS, MOST ROOMS EXCEPT CEILING.

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).

NO ORIGINAL PHOTOS AVAILABLE, BUT BUILDING IS BLOCK SO ALL OPENINGS AND FOOTPRINT UNCHANGED
BUILDING IS 3 STRUCTURES CONNECTED TOGETHER.
MAIN BUILDING WAS BUILT FIRST AND IS 4000². OTHER 2 WERE VERY SOON AFTER
MANY CLUES EXIST AS TO ORIGINAL DOORS AND WINDOWS.
ALL DOORS WILL BE TO MATCH FLAT SLAB ORIGINAL DOORS
ALL ORIGINAL EXTERIOR OR RELOCATED ORIGINAL TO EXTERIOR.
STORE FRONT APPEARS ORIGINAL. OTHER FRONT WINDOWS WILL BE REPLACED TO MATCH THE ONE ORIGINAL WOODEN GARAGE OPENINGS WITH T11 ARE INAPPROPRIATE AND WILL BE REPLACED WITH DOUBLE GARAGE DOORS.
T11 ON HORSE STALLS IS INAPPROPRIATE AND WILL BE COVERED WITH CORRUGATED IRON (THIS AREA WAS PROBABLY OPEN TO THE WEATHER. OTHER WINDOWS ARE EITHER ORIGINAL OR VINYL MATCHING IN STYLE. THESE WILL BE REPLACED (IF REQUESTED) TO BE AUTHENTIC
INTERIOR TERRAZO FLOORS, BATH ROOM, DOOR AND HORSE STALLS TO REMAIN, WALL FINISHES IN BOTH DR HARRIS AND CLARA HARRIS OFFICES TO REMAIN IN TACT.
DOOR AND HORSE STALLS TO REMAIN UNCHANGED THESE ARE 500 AND 700² RESPECTIVELY.

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.

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.

SIGNIFICANT PERSON DR HARRIS - ITEM E HAS MULTIPLE REFERENCES AND IS ATTACHED.

ITEM D IS EVIDENT FROM REVIEW OF DR HARRIS'S LIFE AND THAT HIS WORK OBVIOUSLY REPRESENTS AN IMPORTANT ASPECT OF LIFE IN A RURAL PUYALLUP.

ITEM B THE BUILDING HAS TYPICAL ELEMENTS OF THE 1950'S COMMERCIAL STYLE. KNOWN HISTORY -

- 1945 - 10 ROOM HOUSE FOR SALE \$5,000 TNT NOV 8 1945
- 1946 - VET CLINIC ESTABLISHED PER FAIR PRESS RELEASE
- 1947 - LISTED PROPERTY AS VET CLINIC AND RESIDENCE, PLUS APPLICATION FOR BUILDING (TNT APRIL 12 '47) + POLKS GUIDE
- 1948 SMALL ALTERATION APPLICATION
- 1948, 1949 PHONE BOOKS AND POLKS GUIDE LIST ONLY VETERINARIAN
- 1949 - ORAL HISTORY HARRY HARRIS SAYS BUILDING WAS BUILT.
- (NOTE ADJESSON SAYS 1955)
- 1950'S SEVERAL LOCAL BUILDINGS WERE BUILT USING THE SAME VERY DISTINCTIVE BRICK, ALSO BLOCK WAS POPULAR.
- HARRIS VETERINARIAN CLINIC OPERATED FROM 1946 TO 1996 WHEN DOCTOR HARRIS DIED (TNT OCT 27)
- 1998 CLARA HARRIS SOLD TO AFFILIATED ANIMAL HOSPITAL
- 1999 FALLING SKY, LLC PURCHASED 12/01/1999 IT BECAME EAST MAIN VETERINARIAN AND WAS OPERATED BY ILLINA BERTON
- 2014 PURCHASED BY JON AND JACQUILINE HOPKINS OUT OF FORECLOSURE - OPERATION WAS THE SAME BUT RENAMED SUNNY SKIES ANIMAL RESCUE.
- 2021 SMALL FIRE JAN 20 2021 CAUSED CLOSURE AND NEED FOR RENOVATIONS ON GOING.

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.

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 1949 Other Date(s) of Significance SEE OVER.

Architect(s) _____ Builder _____ Engineer _____

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.

EXHIBIT "A"

Seller/Grantor Full Name: Pacific Receivers LLC, a Washington limited liability company as Receivers for Falling Sky LLC, a Washington limited liability company

Buyer/Grantee Full Name: John LeRoy Hopkins and Jacqueline Eileen Hopkins, husband and wife, husband and wife

1102 East Main Street, Puyallup, WA 98372

Commencing on the South boundary line of Main Avenue East in the City of Puyallup, 58 feet East of the center of vacated Robinson Street on the North boundary of Tract 24 of FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, according to Plat recorded in Volume 4 of Plats at Page(s) 86, in Pierce County, Washington;
Thence running South parallel with the West boundary of said Tract, 334.73 feet;
Thence East 29 feet;
Thence North 279.73 feet;
Thence West 14 feet;
Thence North 55 feet to the South boundary of said Main Avenue;
Thence West 15 feet to the point of beginning;

AND the West 58 feet of the North 334.73 feet of Tract 24 of FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, according to Plat recorded in Volume 4 of Plats at Page(s) 86, in Pierce County, Washington;

EXCEPT therefrom Robinson Street.

TOGETHER with that portion of vacated Robinson Street adjoining or abutting thereon, which upon vacation, attach to said premises by operation of law;

EXCEPT all that portion of said premises being approximately the North 54.21 feet thereof, lying within Main Avenue East (now State Road #5), in the City of Puyallup.

Situate in the City of Puyallup, County of Pierce, State of Washington.

LEGAL DESCRIPTION

instrument prepared by and after
return to:
p J Koski
Bank National Association
Legal Department
Box 5308
Portland, OR 97228-5308

01/15/2014 01:30:24 PM \$227.00
AUDITOR, Pierce County, WASHINGTON

**WASHINGTON DEED OF TRUST, SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES
(INCLUDING FIXTURE FILING UNDER UNIFORM COMMERCIAL CODE)**

Grantor(s): John LeRoy Hopkins (also known as John L Hopkins) and Jacqueline Eileen Hopkins (also known as Jacqueline E Hopkins)

Beneficiary(s): U.S. Bank National Association, as Beneficiary
U.S. Bank Trust Company, National Association, as Trustee

Description: Lot(s) 5 & 6 Block: 4 The Central Addition to the Town of Puyallup (Additional on attached Exhibit A)

Grantor's Tax Parcel or Account Number: 2960000330

Sequence Number of Related Documents: NOT APPLICABLE

This Deed of Trust, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code) (the "**Deed of Trust**") is made and entered into by John LeRoy Hopkins (also known as John L Hopkins) and Jacqueline Eileen Hopkins (also known as Jacqueline E Hopkins) (the "**Grantor**", whether individually or more) in favor of U.S. Bank Trust Company, National Association, having a mailing address at 555 SW Oak Street, Portland, OR 97204 (the "**Trustee**"), for the benefit of U.S. Bank National Association (the "**Beneficiary**"), as set forth below.

ARTICLE I. CONVEYANCE/MORTGAGED PROPERTY

Grant of Deed of Trust/Security Interest. IN CONSIDERATION OF FIVE DOLLARS (\$5.00) cash in hand paid by Trustee to Grantor, and the financial accommodations from Beneficiary to Grantor as described below, Grantor has bargained, sold, conveyed and confirmed, and hereby bargains, sells, conveys and confirms, unto Beneficiary, its successors and assigns, for the benefit of Beneficiary, the Mortgaged Property (defined below) to secure the Obligations (defined below). The intent of the parties hereto is that the Mortgaged Property secures all obligations, whether now or hereafter existing. The parties further intend that the Deed of Trust shall operate as a security agreement with respect to those portions of the Mortgaged Property which are subject to Article 9 of the Uniform Commercial Code.

"**Mortgaged Property**" means all of the following, whether now owned or existing or hereafter acquired by Grantor, wherever located: all the real property legally described in **Exhibit A** attached hereto (the "**Land**"), together with all buildings, structures, standing timber, timber to be cut, fixtures, furnishings, inventory, equipment, machinery, apparatus, appliances, and articles of personal property of every kind and nature whatsoever, (and all products thereof) now or hereafter located on the Land, or any part thereof, used in connection with the Land and improvements; all materials, contracts, drawings and personal property relating to any construction on the Land and all other improvements now or hereafter constructed, affixed or located thereon (the "**Improvements**") and the Improvements collectively the "**Premises**"; TOGETHER with any and all easements, rights-of-way, licenses, privileges, and appurtenances thereto, and any and all leases or other agreements for the use or occupancy of the Premises, and all the rents, issues, profits or any proceeds therefrom and all security deposits and awards of a tenant's obligations thereunder (collectively the "**Rents**"); all awards as a result of condemnation,

instrument prepared by and after
returning return to:
p J Koski
Bank National Association
Operational Department
Box 5308
Puyallup, WA 98722-5308

01/15/2014 01:30:24 PM \$227.00
AUDITOR, Pierce County, WASHINGTON

**WASHINGTON DEED OF TRUST, SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES
(INCLUDING FIXTURE FILING UNDER UNIFORM COMMERCIAL CODE)**

Grantor(s): John LeRoy Hopkins (also known as John L Hopkins) and Jacqueline Eileen Hopkins (also known as Jacqueline E Hopkins)

Beneficiary(s): U.S. Bank National Association, as Beneficiary
U.S. Bank Trust Company, National Association, as Trustee

Description: Lot(s) 5 & 6 Block: 4 The Central Addition to the Town of Puyallup (Additional on attached sheet A)

Grantor's Tax Parcel or Account Number: 2960000330

Sequence Number of Related Documents: NOT APPLICABLE

This Deed of Trust, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code) (the "Deed of Trust") is made and entered into by John LeRoy Hopkins (also known as John L Hopkins) and Jacqueline Eileen Hopkins (also known as Jacqueline E Hopkins) (the "Grantor", whether individually or jointly) in favor of U.S. Bank Trust Company, National Association, having a mailing address at 555 SW Oak Street, Portland, OR 97204 (the "Trustee"), for the benefit of U.S. Bank National Association (the "Beneficiary"), as of and to the effect set forth below.

ARTICLE I. CONVEYANCE/MORTGAGED PROPERTY

Grant of Deed of Trust/Security Interest. IN CONSIDERATION OF FIVE DOLLARS (\$5.00) cash in hand paid by Trustee to Grantor, and the financial accommodations from Beneficiary to Grantor as described below, Grantor has bargained, sold, conveyed and confirmed, and hereby bargains, sells, conveys and confirms, unto Beneficiary, its successors and assigns, for the benefit of Beneficiary, the Mortgaged Property (defined below) to secure the Obligations (defined below). The intent of the parties hereto is that the Mortgaged Property secures all obligations, whether now or hereafter existing. The parties further intend that the Deed of Trust shall operate as a security agreement with respect to those portions of the Mortgaged Property which are subject to Article 9 of the Uniform Commercial Code.

"Mortgaged Property" means all of the following, whether now owned or existing or hereafter acquired by Grantor, wherever located: all the real property legally described in **Exhibit A** attached hereto (the "Land"), together with all buildings, structures, standing timber, timber to be cut, fixtures, furnishings, inventory, equipment, machinery, apparatus, appliances, and articles of personal property of every kind and nature whatsoever, (and all products thereof) now or hereafter located on the Land, or any part thereof, used in connection with the Land and improvements; all materials, contracts, drawings and personal property relating to any construction on the Land and all other improvements now or hereafter constructed, affixed or located thereon (the "Improvements") and the Improvements collectively the "Premises"; TOGETHER with any and all easements, rights-of-way, licenses, privileges, and appurtenances thereto, and any and all leases or other agreements for the use or occupancy of the Premises, and all the rents, issues, profits or any proceeds therefrom and all security deposits and guaranties of a tenant's obligations thereunder (collectively the "Rents"); all awards as a result of condemnation,