



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

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61

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 checked="" type="checkbox"/> No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/> No <input type="checkbox"/> SOME
Original Cladding	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/> No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	SEE DESCRIPTION NARRATIVE	

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).

SEE ATTACHED

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PHYSICAL DESCRIPTION NARRATIVE ..Harris bldg.

EXTERIOR

The primary structure was built in 1949 and is approximately 4,000 sq.ft. The dog run was built next and is about 500 sq.ft. This was followed by the horse stalls at 700 sq ft. I would guess that everything was built within a couple of years . All the buildings are one story cinderblock on concrete slab. The footprint, all openings, and the general profile are unchanged from time of construction. The front is Roman brick and typical of the period. It is unpainted, which is rare on commercial structures. The store front is original . All man doors, in regular openings, are either original or relocated from the interior. The rear barn door was relocated from the interior and installed onto original hardware. Some windows are original wood or metal.

INTERIOR

Interior framing is mostly block and so is mostly unchanged . The dog run and horse stalls even have original dividers. Dr Harris's office still has its unusual Stucco finish. Clara's office still has her canning shelves. The entry has terrazzo flooring and ribbed cedar paneling. The bathroom has a classic tiled shower.

Esteemed architect Greg Benton has provided a letter describing how the Harris building fits into the architecture of the time period. He references Tacoma buildings. Similar commercial buildings exist in Puyallup, but are typically simpler and much smaller and have painted brick. The exception is the Mahaffies cleaner building. It is a similar size but the brick has been painted and a mansard installed. The Harris building is the best local example of early post war modern architecture.

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.

SEE ATTACHED

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STATEMENT OF HISTORICAL SIGNIFICANCE

CRITERIA FOR DESIGNATION

ITEM B.....This is covered in the physical description narrative and the cover letter from Greg Benton.

ITEM D....This is evident from a review of Dr Harris's life . The couple were an integral part of the economic and cultural life that existed in rural Puyallup back in those days. The health of your livestock could make or break you.

ITEM E...It is clear from the attached references that Doctor Harris was a highly significant person both locally and nationally. He was honored at every level.

HARRIS BUILDING CHRONOLOGY

1945...10 room house for sale \$5000 ...TNT Noy 8 1945

1946...vet clinic established ...fair press release

1947...property listed as vet clinic and residence Polks guide

Application for building permit April 12 1947 TNT

1948...Small alteration building application

1948 and 1949 ...Polks guide only lists veterinarian and not residence

1949 ...son Harry Harris says building built (this is consistent with dates of similar buildings in Puyallup)

1996...doctor Harris died TNT oct 27

1998...Clara Harris sold to Affiliated Animal hospital.

1999...Falling Sky LLC purchased 12/01 1999 and renamed EastMain animal hospital

Operated by Dr Berton

2014 ...building purchased by John and Jackie Hopkins and rented to Dr Berton

Renamed Sunny Skies animal rescue a few years later.

2021 ..small fire January 20 2021 resulted in vacating the building. Clean up was completed a few months later.

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 CHRONOLOGY
Architect(s) _____ Builder _____ Engineer _____

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4

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

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 of and from this day 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 contents and 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,