

APPROVED

Everett Historical Commission Minutes October 25, 2016

Members Present	Members Absent	Visitors	City Staff
Alan White	Mark Soine	Andrea Tucker	David Stalheim
Arnold Morrison	Neil Anderson	Dave Ramstad	Paul Popelka
Bill Vincent		Debra Mcauley	Ross Johnson
Dale Good		Judy Touhy	
Glenn Hunter			
Jack O'Donnell			
Laura Cameron-Behee			
Steve Fox			

CALL TO ORDER

The regular meeting of the Everett Historical Commission was scheduled for Tuesday, October 25, 2016 at 6:30 p.m. at the Van Valey House at 2130 Colby Avenue, Everett, WA 98201.

Chair O'Donnell called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES

Chair O'Donnell called for action on the October 25 meeting minutes. **Commissioner Fox** moved to approve the October 25, 2016 minutes as written. Motion seconded by **Commissioner Hunter**. Motion passed unanimously.

CITIZEN COMMENTS

Dave Ramstad

1301 Pinkerton Ave, Everett WA

Mr. Ramstad expressed concerns about the continuing lack of trail and interpretive signage along the Mill Town Trail. He noted that signing the trail is important for historic education and tourism for Everett.

Andrea Tucker

3330 Wetmore Ave, Everett WA

Ms. Tucker stated that she has seen increasing interest in the Mill Town Trail and agreed with Mr. Ramstad's comments. She announced that Historic Everett has the Everett Massacre graphic novel for sale throughout Everett, and also announced an Everett Massacre Commemoration at the Anchor Pub at 5:30, November 4 with several activities and a presentation by Steve Bertrand.

COMMISSIONER COMMENTS

Commissioner Fox called for an update and action on freeway signs and the proposed sign in the median at Hewitt/Broadway.

Commissioner White expressed appreciation for the Everett Massacre novel and reported that family and friends were all interested in the story.

Chair O'Donnell noted that the house at 3620 Broadway, which was not listed on a historic register, has been lost for a proposed strip mall. There was no opportunity to photograph the property or possibly salvage materials from the house. A new owner at 2712 Pine, a National Register property, is maintaining and improving the property. He also noted that the house at 2802 Victor, reviewed earlier this year by the Commission, is under construction.

The Black Lab Gallery at 1618 Hewitt, owned by Isabel Valencia, has a display of historic downtown buildings, and parts of the original storefront and signage have been exposed after removal of an awning.

Commissioner Morrison asked for an update on candidates for the Commission.

Planner Popelka noted that there are three appointments to be made, and there are applications in process.

ADDITIONS TO AGENDA

There were no additions to the agenda.

DETACHED ACCESSORY DWELLING UNITS (DADU's)

Manager Stalheim reviewed the background of this proposed code amendment first considered in 2010 with no action taken at that time. A citizen initiated request was submitted for allowing DADU's in addition to attached ADU's. The draft code amendment for all single family zones is currently under review by the Planning Commission and City Council.

Historic zones currently allow attached ADU's (not DADU's) on lots over 7500 sf. Everett has approximately 25 ADU's including 3 in historic zones, though there are likely more ADU's that are grandfathered. Past and current issues for ADU's have included:

- Units now allowed only on lots with alleys (limited to north Everett)
- Concerns about quality of development and design standards
- Growth projections much lower in 2010; need for affordable housing options now much greater due to increasing growth
- DADU's as second source of income or housing for extended family
- Flexible design for compatibility vs more restrictive standards

He reviewed proposed development and design standards as follows:

- One DADU per lot in all single family zones; all other underlying zone requirements apply
- No additional parking required for DADU
- Principal or DADU must be owner occupied
- Administrative review for project approval
- Lot coverage (building area) as required by underlying zone, except 5% increase allowed for DADU
- Design standards less restrictive than those proposed in 2010

- Possibly revise current historic zone standards to align more with proposed code, including reduction of minimum 7,500 sf lot size
- Maximum DADU size is the lesser of 75% of principal dwelling or 1,000 sf
- Maximum height options include 28' or 15' with DADU in rear yard setback of non-alley lots
- No setback from alleys, 5' setback for non-alley lots

Commission discussion of DADU's included the following:

- Difficulty for enforcing annual certification of owner occupied unit as required by code
- Potential fire protection issues; DADU's must meet building and fire codes
- Concerns about adding rental properties to lots and possible impacts to adjacent lots
- Consider streetscape perspective of development when setting design standards
- Review process for all properties, emphasize review in historic zones; should include notice to adjacent property owners
- Reduce minimum lot size below 7,500 sf
- Maximum building height in relation to principal dwelling (one story principal dwelling allows only one story DADU); possibly consider height in relation to actual ground elevation allowing higher DADU if building height does not exceed principal dwelling height.
- Combined vs separate utility services for principal and accessory units
- Extensive discussion of parking requirements (zero or 1), including possible contribution for transit service in lieu of parking space

Manager Stalheim led the Commission through a review of "Questions and Options to Historical Commission for Code Drafting". The consensus for options is listed below:

- DADU allowed on any lot if meeting underlying zoning standards
- No minimum lot size for DADU if meeting underlying zoning standards
- Either principal dwelling or DADU occupied by owner
- Place DADU behind principal dwelling in historic zones
- No additional parking space required for DADU
- No minimum separation between principal dwelling and DADU if meeting building and fire codes
- No additional minimum open space required for DADU if meeting underlying zoning standards
- DADU height not to exceed principal dwelling height
- No minimum size DADU if meeting building and fire code requirements
- Maximum size DADU lesser of 75% of principal dwelling or 1,000 sf
- No limit on number of bedrooms if meeting underlying zoning standards
- Design of DADU in historic zones should be compatible with principal dwelling; require Historical Commission review for compatibility
- No restrictions on window placement if meeting building and fire code requirements

- No restrictions on separate utility meters for DADU if meeting building and electrical code and utility provider requirements
- DADU allowed only on lot with single family principal dwelling
- Require notice (with opportunity to comment) to property owners within 150'
- Provide amnesty to existing illegal DADU's that comply with standards to the extent feasible

HEWITT DISTRICT NONCONTRIBUTING BUILDINGS

Planner Popelka updated the Commission on staff discussions with Michael Houser at the WA Department of Archaeology and Historic Preservation (DAHP). He reviewed the contributing building criteria and gave this update:

- Discussed the buildings and basic process for determining contributing building status
- Changing to contributing status affected by modifications that affect building integrity
- Modifications to one-story buildings are more likely to damage integrity
- Modifications to 2821 have not compromised integrity
- Confirmation of Dolloff building's original klinker brick, noted foam sealer; replaced storefronts have proportions similar to original building
- Houser suggested that Sound Loan & Pawn (adjacent to 2821 Wetmore) may be a contributing building if façade has integrity
- Next steps are to submit information and nomination forms to DAHP

FUTURE AGENDA ITEMS

The Commission agreed to hold a Special Meeting on Monday, November 21 (replacing the November 22 meeting) to hear a presentation from Everett School District on their proposed demolition of Longfellow School. Future agenda items for 2017 may include:

- Hewitt District Noncontributing Buildings
- 2017 Grant Update
- 2017 Work Program (including 2017 Grant, Mill Town Trail, Hewitt District Signage, Sidewalk Construction Standards, Freeway Signs, Everett Library)

OTHER BUSINESS

Commissioner Good announced that he will be leaving the Commission after the November meeting.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.