

Everett Historical Commission

Meeting Summary

January 26, 2020

Commissioners

Steve Fox, Chair
Arnold Morrison
Dave Ramstad
Glenn Hunter
Amelia Hieb
Jack O'Donnell
Laura Cameron-Behee
Andrea Tucker
Patrick Hall
Neil Anderson (excused)
Thomas Feeney (excused)

City Staff

Karen Stewart

Council Liaison

Liz Vogeli

Guests

Ismail Mohammad
Chris and Roger Vallo
Kesh Chavda
Jo and Bernie Ford
Arlene Cahoon
Annalee Cahoon
Paul Blacksmith

The meeting convened at approximately 6:30 pm with Chair Morrison beginning the meeting to complete his stint as the chairperson for 2019. Introductions were made around the room.

The meeting summary for the prior Historical Commission meeting held on November 26, 2019 was reviewed with a spelling correction on page 3 "chalking" is changed to "caulking". It was pointed out that the page 2 reference to the Commission's comment letter being attached had not occurred. Staff said she will compile the documents once the meeting minutes are approved. There was also discussion about the title of "Meeting Summary" when the agenda states "Meeting Minutes". Staff explained that it is a written summary of the meeting and not detailed minutes. A motion to approve the meeting summary was made by Commissioner Ramstad, seconded by Commissioner Morrison and approved by all Commissioners in attendance.

A point of order was raised by Commissioner Hall asking the Chair about the alternate Commissioners would be eligible to vote in place of Commissioner Anderson and Commissioner Feeney who were absent. The Chair notified Commissioner Hall and Commissioner Ramstad that they were voting members for tonight's meeting.

Citizen Comments

The new owner of the Swartout House, Paul Blacksmith, located at 3609 26th St. introduced himself and described his plans to restore the 1892 house. He said he recently moved from New Orleans where he had participated in historic preservation. (Staff provided him the publication "Hands On! The Rehabilitation Handbook for Everett's Historic Homes" and an information packet for the Special Valuation property tax reduction program.)

Nomination and selection of Chair and Vice Chair for 2020

Out-going Chair Morrison asked if there were any nominations for a new chairperson for 2020. Commissioner O'Donnell made a motion nominating Steve Fox to serve as the next chair and his motion was seconded by Commissioner Tucker. The motion passed unanimously. The next item was to consider nominations for the Vice Chair for 2020. Commissioner Ramstad

nominated Commissioner Hieb and his motion was seconded by Commissioner Hall and then passed unanimously.

Historical Commission meetings in 2020, will be led by Chair Fox with Vice Chair Hieb filling in if he is absent. Our appreciation to out-going Chair Morrison for serving as chair in 2019.

[Please note that at this point in the meeting, Chair Fox took over for the rest of the meeting.]

Design Review for New Duplex at 2305 Grand Avenue

Staff introduced the proposal to construct a new duplex at 2305 Grand Avenue behind the existing single family home which will be retained. A staff report recommending approval was reviewed. In addition, staff had prepared a draft recommendation for the Historical Commission to facilitate their preparation of a recommendation if they were ready to make a decision on the project tonight.

Next, the applicant Ismail Mohammad, gave a presentation about his proposal and answered questions.

The public meeting was opened and several nearby property owners asked questions and spoke about the existing single family home, redevelopment in the area, and previous discussions with the applicant about the planned retaining wall and fence. Commissioner O'Donnell, seconded by Commissioner Ramstad made a motion to close the public hearing. The motion was approved by all.

Commissioner Hall, seconded by Commissioner Ramstad made a motion to approve the duplex design and the three code deviations. Further discussion occurred among the commissioners with questions of the applicant about the intended ownership of the building. The applicant reported that they intended to either sell or operate a separate units with unique addresses. The parking area off the alley would be subject to a future easement agreement.

Commissioner O'Donnell stated that the precedent already exists for buildings with garages to be constructed to the edge of the alley.

Commissioner Ramstad made to motion to approve the design with the requested deviations (see attached Historical Commission recommendation). The motion was seconded by Commissioner Tucker and unanimously approved.

Fire Station No. 2

Staff described the planned tenant improvements to make the 1st floor bathroom ADA compliant since this is a public building. There are also several broken windows and damaged doors that will be replaced this spring.

Rethink Zoning Chapter 19.26 Historic Resources

Staff has taken an initial cut at consolidating the historic overlay zone development standards in a new Historic Resources Chapter 19.26 (draft). The Everett Municipal Code chapter 2.96 titled Historical Commission will remain to describe the creation, members, terms and functions of the Historical commission. The zoning code chapter consolidates the functions and criteria for review governing the

Historical Commission's role and responsibilities. Specific development standards for historic overlay zones relating to building height, setbacks, etc. are now consolidated in new topically-based chapters as part of the Rethink Zoning program to make the code more user-friendly.

Chair Fox mentioned that the map indicating the boundaries for the Riverside Neighborhood Historic Overlay Zone should be changed to include homes on the south side of 21st St. He noted that the boundary should follow the alley to the south of the homes. He would also like the design of sidewalks in the historic overlay zones (and perhaps city-wide) to be included in the revised zoning standards as well as addressing street trees.

Historical Commissioner Comments

Roundtable reports occurred with discussion of adding the historic home at 2621 Grand Avenue to the Everett register. It was also mentioned that the Victorian home at 2328 Cleveland is up for sale and contains many beautiful and distinctive features from the era. Commissioner Cameron-Behee had a hard covered book that she was offering to anyone in the group to document home renovation.

A motion to adjourn at 8:23 p.m. was made by Commissioner Hall and seconded by Commissioner Tucker, with unanimous agreement.

The next meeting of the Everett Historical Commission will be February 25, 2020.



EVERETT HISTORICAL COMMISSION

**New duplex at 2305 Grand Avenue in the
Rucker/Grand Historic Overlay Zone**

WHEREAS, the Everett Historical Commission finds the following:

1. The Zoning Code requires the Historical Commission to review and make recommendations to the Planning Director for construction of a new duplex in the Rucker/Grand Historic Overlay Zone.
2. The Zoning Code requires the Historical Commission to review and make recommendations to the Planning Director for requests from applicants to deviate from certain development standards contained in the neighborhood conservation guidelines and historic overlay zone standards.
3. The Historical Commission held a public meeting on January 28, 2020, at which the Historical Commission heard testimony from the applicant and City staff.
4. The Zoning Code requires the Historical Commission to use the neighborhood conservation guidelines and historic overlay zone standards when reviewing the construction of new duplexes in a historic overlay.
5. The Zoning Code requires the Historical Commission to use the following criteria when making a recommendation to the Planning Director for proposed deviations from certain development standards contained in the neighborhood conservation guidelines and historic overlay zone standards:
 - a. The unique characteristics of the property and/or surroundings and how they will be protected and/or enhanced by the deviation;
 - b. The positive characteristics of the proposed development and whether such characteristics could be provided by compliance with the standards and guidelines; and
 - c. Whether the proposed design mitigates the impacts that could be caused by deviation from the standards.

WHEREAS, the Everett Historical Commission concludes the following:

1. It has received and reviewed the application materials, proposed site plan, narrative justifying three deviation requests, and elevations of the proposed duplex development.

2. The proposed development meets the intent of the neighborhood conservation guidelines and historic overlay zone standards.
3. The proposed development satisfies the criteria for the basis of deviations from certain development standards contained in the neighborhood conservation guidelines and historic overlay zone standards as required by EMC 19.33.120.3.

THE EVERETT HISTORICAL COMMISSION RECOMMENDS THE FOLLOWING:

1. The Historical Commission recommends the Planning Director approve the construction of a new duplex at 2305 Grand Avenue in the Rucker/Grand Historic Overlay with the requested deviations, allowing the maximum of 10% for the height deviations from the Historic Overlay Zone Standards as provided in the plan set submitted on January 27, 2020.
2. City staff are authorized to make further revisions as necessary in preparation for Building and Public Works permits provided the development continues to meet the intent of the neighborhood conservation guidelines and historic overlay zone standards.

For: Chair Fox, Commissioners Cameron-Behee, Morrison, Hunter, Hieb, O'Donnell, Tucker, Hall, Ramstad

Absent: Commissioners Anderson and Feeney