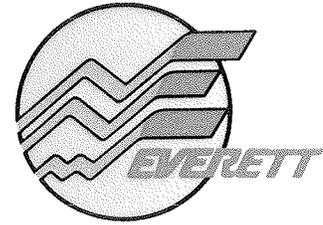




# Everett Downtown Historic Preservation Plan

The City of Everett  
Department of Planning and Community Development  
2930 Wetmore Avenue  
Everett, WA

March 1, 2011



RESOLUTION No. 6364

**A Resolution Adopting the Everett Downtown Historic Preservation Plan  
As a Special Area Plan Implementing the Downtown Plan**

**WHEREAS**, the Comprehensive Plan strongly supports historic preservation and includes Goal 8.2, Identify and build on Everett's historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism and economic development programs; and

**WHEREAS**, the City adopted the Downtown Plan in 2006 to guide future growth and development within downtown Everett; and

**WHEREAS**, the Downtown Plan envisions that significant historic structures will be preserved and rehabilitated, includes these actions as objectives to achieve a goal of creating a strong sense of identity, and includes conducting historic preservation activities an implementation activities; and

**WHEREAS**, the Everett Downtown Historic Preservation Plan includes an Action Plan to encourage preservation, enhancement and marketing of historic properties and sites downtown; and

**WHEREAS**, Comprehensive Plan Policy 2.11.10 (Use of Special Study Area Plan) anticipates that the City will adopt plan documents that address specific areas to provide further direction to implement the City's general land use vision for the area; and

**WHEREAS**, the Everett Historical Commission conducted public workshops and a public hearing to take public testimony regarding the proposed Downtown Historic Preservation Plan; and

**WHEREAS**, the Everett Historical Commission recommended that Planning Commission recommend adoption, and the City Council adopt the Everett Downtown Historic Preservation Plan; and

**WHEREAS**, the Planning Commission conducted a public hearing to take public testimony regarding the proposed Everett Downtown Historic Preservation Plan; and

**WHEREAS**, the Planning Commission adopted a resolution recommending the City Council adopt the Everett Downtown Historic Preservation Plan; and

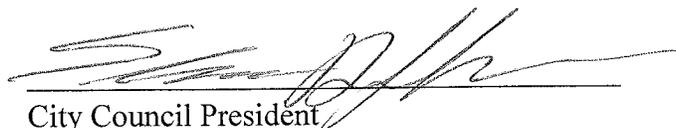
**WHEREAS**, the City Council finds that the Everett Downtown Historic Preservation Plan implements the Everett Comprehensive Plan and Downtown Plan and promotes the best long-term interests of the Everett community;

**NOW, THEREFORE, THE CITY COUNCIL HEREBY RESOLVES THE FOLLOWING:**

1. The Downtown Historic Preservation Plan is hereby adopted to serve as a guide for historic preservation efforts downtown;
2. The City shall pursue grant funding opportunities as may be available for implementation of historic preservation activities consistent with the Downtown Historic Preservation Plan.

  
\_\_\_\_\_  
Councilmember Introducing Resolution

3/23/11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
City Council President

***City of Everett***

Ray Stephanson, Mayor

***Everett City Council***

Shannon Affholter, President  
Arlan Hatloe  
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***Acknowledgements***

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***Special thanks to***

*David Chrisman, Historic Everett, and David Dilgard, Everett Public Library, for their assistance with research and evaluation, and to David Johanson, Big Picture Photography, for photographic assistance.*

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## EXECUTIVE SUMMARY

The Everett Downtown Historic Preservation Plan is a strategic plan which proposes action items to encourage preservation, enhancement and marketing of historic properties and sites downtown. It builds on the policies contained in the City's Comprehensive Plan and Everett Downtown Plan (2006). The Downtown Plan articulates a compelling vision for the city center which is built on Everett's rich history as an industrial mill town and envisions a dynamic, multifaceted metropolitan center that encourages high density residential development and will be the focus of commercial, civic and cultural activities in Snohomish County. The boundaries of the planning area are consistent with those identified in the Downtown Plan (See Appendix B). It is approximately 190 acres in size and zoned B-3, Central Business District, which includes a mix of commercial, retail and residential uses

The Everett Downtown Historic Preservation Plan does not impose additional regulations on downtown properties. Historic preservation activities are voluntary, undertaken by property owners seeking the benefits detailed below. The Action Plan herein establishes strategies by which the City of Everett and other stakeholders can assist property owners in that endeavor.

Historic preservation has emerged as having a positive economic impact on the community. People are drawn to a city's unique character created by a backdrop of historic buildings, sites and streetscapes and the heritage embodied therein. Everett has a downtown rich with history and the sense of place created by streets and buildings built up to a hundred years ago or more. The area is striking in the breadth of architectural styles and property types that it contains, ranging from the Everett Massacre site (1917), one of the most significant historic sites in the Pacific Northwest, to the Monte Cristo Hotel (1924) and the elegant Art Deco City Hall (1936). This sense of place is a powerful marketing tool. The pedestrian-oriented urban design character of downtown Everett is a great benefit to the community. Newer cities like Lynnwood, Bellevue, and Marysville are trying to create similar downtown character and infrastructure.

There are other benefits to historic preservation:

**Downtown  
Revitalization:**

A restored historic commercial district serves as a centerpiece of community life, a place to shop, invest, recreate, and live. New residential development creates a demand for services, which encourages business tenants in historic buildings.

**Tourism:**

Tourism is big business. Heritage tourists spent an estimated 8.7 million visitor days in Washington state in 2004, spending about \$630 million statewide. Heritage tourists take longer trips, spend more money, and stay longer in one location than other visitors.

<b>Environmental Sustainability:</b>	Preserving historic buildings saves energy and resources and is now recognized as one of the most important proactive methodologies available for reducing carbon emissions. It has been said that the most environmentally green building is one that is already built.
<b>Increased Property Values:</b>	Studies show that property values in local historic districts appreciate at greater rates than the overall local market, especially in districts with local regulatory controls.
<b>Job Creation:</b>	A typical historic building rehabilitation spends more on local labor costs than new construction. Local architects, suppliers and real estate brokers benefit, among others. More dollars stay local and are put into the pockets of local working men and women.
<b>Tax Advantages:</b>	Tax benefit programs for properties which have been restored include Special Valuation, a property tax reduction program, and federal Tax Credits. To qualify, the properties must be listed on the Everett Register or National Register, respectively.

The Action Plan herein (Section X) identifies strategies for preserving, enhancing, and marketing the historic character of the downtown – a critical building block in any revitalization effort. Successful implementation of the plan will require the support of the Historical Commission, Cultural Commission, public officials and partnerships with non-profits and private enterprise. Investment by the City now and in the future, supplemented with grant funding, could be offset by millions of dollars spent by the private sector over the next few decades.

The City of Everett has a strong policy foundation for historic preservation in its Comprehensive Plan and Everett Downtown Plan. The vision in the Downtown Plan states that in 2025,

Significant historic buildings have been preserved and rehabilitated. New buildings have incorporated quality designs and materials to be compatible with older buildings. The city center has a lively atmosphere on weekends and in the evenings, as people come from surrounding communities to enjoy the arts, entertainment, cultural offerings, dining and shopping opportunities year round.

This Everett Downtown Historic Preservation Plan is an important step toward implementing those policies and achieving this vision.

## I. INTRODUCTION

### ***Background***

The Everett Downtown Historic Preservation Plan (Plan) is a significant step toward implementing policies contained in the City's Comprehensive Plan (See Appendix E) and goals and objectives contained in the Downtown Plan (See Appendix F). The preliminary draft of this plan was funded by a grant from the National Park Service, Department of the Interior which was administered by the Washington State Department of Archaeology and Historic Preservation (DAHP).

A preliminary draft of the Plan was prepared between March and August 2008 by Julie Koler and Mildred Andrews of the Andrews History Group. The authors worked with the Everett Historical Commission, its staff and several local historians to update the existing Historic Property Inventories (HPI), to evaluate properties for historical/architectural significance and to develop the action plan contained herein.

The Plan includes the following elements: an overview of downtown history, a statement about why preservation is important, public participation in plan development, a summary of the existing preservation program, the legal framework for preservation, City stewardship of historic properties, information on preservation incentives, public education and outreach, and an action plan. The appendix contains findings on the update and evaluation of the Historic Property Inventory, a map of the study area showing buildings and proposed districts, master list of historic properties, the rating criteria used to evaluate buildings, the applicable Comprehensive Plan and Downtown Plan policies, and a list of historic themes.

### ***Boundaries***

The boundaries of the planning area are consistent with those identified in the Downtown Plan (see Appendix B). This area is the commercial, governmental and cultural center of both the city of Everett and Snohomish County. It is approximately 190 acres in size and is zoned B-3, Central Business District, which includes a mix of commercial, retail and residentially zoned areas. The greatest concentrations of retail use and restaurants are located along Colby, Hewitt, Wetmore, and Rucker Avenues.

### ***Planning Process***

The Plan was developed in conjunction with evaluation of all historic resources in the study area, and included the following specific tasks:

- Review of existing information pertaining to historic properties in the downtown (inventory forms, historic register nominations, local histories, etc);
- Development of rating criteria to evaluate properties (See Appendix D);

- Update of existing inventory information including photographs and some historical information;
- Evaluation of existing inventoried properties;
- Windshield survey of buildings built between 1941 and 1963 and preliminary evaluation of their architectural significance; and
- Preparation of a preliminary draft plan.

## **II. HISTORIC OVERVIEW**

Once called “the City of Smokestacks,” Everett has a long history as an industrial town with complex interactions between “the interests” (factory owners and shareholders) and labor. By the 1880s, the verdant peninsula at Port Gardner Bay was undergoing change. The Snohomish People, who had lived there for centuries, had been relocated to the nearby Tulalip Reservation. For two decades, settlers had farmed and fished, and nearby lumber mills had logged the hillsides.

### ***Urban Frontier and Birth of the City, 1891-99***

The birth of the city came in the post-Civil War period of unchecked free enterprise that saw most of the nation’s power concentrated in the wealth of a handful of men. One of them was John D. Rockefeller whose money was instrumental in transforming the site on Port Gardner Bay into an industrial boomtown. He was joined by a group of local and East Coast investors, who formed the Everett Land Company (named for the son of investor Charles Colby) to take advantage of the area’s abundant natural resources. In 1891, the Everett Land Company began recruiting large numbers of laborers, many of whom were Asian and European immigrants and most of whom were single men. Work crews cleared the land, developed industrial and port facilities along the waterfront, and built downtown streets, most notably Hewitt Avenue (named for investor Henry Hewitt). Hewitt Avenue extended eastward from the port as the city’s major commercial corridor. Other downtown streets were named for original investors, including Rockefeller, Colby, the Rucker brothers, and Colgate Hoyt. The Everett Land Company quickly developed extractive industries in the area, and established a diverse economic base that included a paper mill, a barge works, a nail factory, lumber and shingle mills, and a smelter to refine ores that would come from the Monte Cristo mines east of the city.

The City of Everett was incorporated in the spring of 1893, a few months before the economic Panic of 1893 swept the nation. The severe recession plunged the city coffers close to insolvency. As its factories shut down, out-of-work laborers and many families were in need. In response, community groups began to organize. The next five years saw the beginnings of community services, such as schools, libraries, and hospitals.

### ***Rise of the Urban Center, 1900-1910***

As in many other Puget Sound communities, Everett’s leaders courted James Jerome Hill, whose privately owned Great Northern Railroad was carving its way from Minneapolis across the northern states toward the West Coast. Touting Everett’s natural resources, accessibility, commodious port, and potential for trade, Hewitt, Colby and others urged Hill to choose their city as the terminus for his Great Northern Railroad. Before giving

Seattle the prize, Hill invested in Everett. He bought out the Everett Land Company and reincorporated it into his own Everett Improvement Company, which he regarded as beneficial for his railroad. The move sparked a new wave of local development at a time when the rest of the nation remained mired in the economic depression. Frederick Weyerhaeuser, Hill's neighbor in St. Paul, Minnesota, founded Everett's Weyerhaeuser Timber Company, headquartered on the waterfront, and developed it into the largest mill in the world. Hill and Weyerhaeuser were magnets for new industries that included waterfront canneries, fisheries, shipyards and iron works, and that solidified Everett's identity as an industrial city.

Between 1900 and 1910, Everett's population tripled from 8,000 to 25,000 people. The industrial growth sparked a new influx of Asian and European immigrants, most of whom were single men, who found employment in the burgeoning blue-collar trades.

Central Hewitt Avenue became the city's powerful financial, civic, and retail core. Wealthy investors had their offices downtown, but built their homes in upscale residential areas outside of the downtown core. Churches, lodges, women's and men's social and civic clubs, and unions were organized, most of them with downtown buildings and/or halls. In addition, downtown included a mix of small shops, restaurants, a department store, family-oriented theaters, dance studios, and the public library.

### ***Blue Collar Years or Era of Boom and Busts (overlapping with previous phase) 1911-1929***

Much of downtown developed as a blue collar district that fans out from the central Hewitt Avenue core. Here, more modest buildings and neighborhoods assumed special roles as workers' hubs, areas of laborers, immigrant hiring halls, working men's hotels, taverns, and bawdy houses. Rents were cheap, and the area was what blue collar men called home. Entertainment (often of a rowdy nature), warehouses, and transient hotels were ubiquitous. The fact that the city's population was predominantly blue collar and male was significant in downtown Everett's development.

In 1910, one-fifth of the population was employed in the lumber mills, where men did dangerous work for low pay. Worker unrest resulted in strong union activity, strikes, and some of the bitterest disputes between labor and management in American history. "Speakers Corner" at Hewitt and Wetmore (just east of the city's commercial and civic center) was the scene of organized street rallies and soap box orators who fanned the flames of protest. There was ongoing confrontation between business and commercial interests and labor, and local law enforcement stood firmly on the side of business.

As the radical Industrial Workers of the World (IWW), nicknamed Wobblies, became involved in peaceful protests, local law enforcement targeted them for arbitrary arrests and beatings.

By 1916, Everett was facing severe economic difficulties, and many workers were laid off. The stalemate between the interests and labor came to a head in November, when some 300 Wobblies from Seattle headed north aboard the steamer Verona with plans to hold a non-violent rally and demonstrate their support for striking shingle workers. In Everett, 200 vigilantes, ostensibly deputized by Snohomish County sheriff Donald McRae, waited at the waterfront dock, located near the railroad bridge at the foot of

Hewitt Avenue. As the Verona neared the dock, McRae called out, “Boys, who’s your leader?” The IWW members replied “We’re all leaders,” whereupon McRae drew his pistol and shouted, “You can’t land here!” A Wobbly hollered back, “the hell we can’t!” Then shots rang out in a melee that lasted for about ten minutes. Most of the firing was from the vigilantes, and most of the Wobblies were unarmed, but some shots reportedly came from the Verona. At the end of the mayhem, two citizen deputies lay dead with some 20 wounded. The IWW’s official report listed 5 dead and 27 wounded aboard the Verona, however it is speculated that there were several more. Some of the casualties on the dock were attributed to vigilante crossfire. But to this day, nobody knows who shot first, or even how many died in the event that has gone down in history as the Everett Massacre.

Everett’s economic crisis came to a temporary halt with World War I. The military’s demand for ships and lumber created jobs that put the unemployed back to work. By the World War I era, Everett’s industrial economy was dominated by the lumber-shingle trade. The city’s importance as a regional and international waterfront port was well established.

### ***The Great Depression, 1930-1939***

The Great Depression of the 1930s hit Everett and Snohomish County especially hard, as worldwide markets for wood products plummeted. In addition, problems with extractive industry proved major in an ecological sense. The predominance of lumber and shingle mills eventually gave way to the papermaking era of Weyerhaeuser, Scott and the Lowell Paper Mill.

In the 1930s, U.S. President Franklin D. Roosevelt launched the New Deal to help solve the economic crisis and put people back to work. One of the New Deal programs, the Works Progress Administration (WPA) financed the development of Paine Field with jobs for some of Everett’s unemployed. The airport introduced a new era of economic growth and development and an alternative to the city’s extractive industries.

### ***World War II Era and Post-war period, 1940-65***

Like the first World War, the second bolstered the local economy. To help meet its World War II demands, The Boeing Company set up factory facilities in downtown Everett to fabricate airplane parts. Most of the employees were women, who did “men’s jobs” during the wartime crisis, when young men joined the armed services. Attracted by Paine Field, The Boeing Company and related aerospace industries became a dominant and stable presence in the local economy.

In addition, the U.S. military was attracted by the airfield and the port, and a Navy homeport came to fruition.

The Boeing Company and the Navy did not infuse Everett with a recession proof economy, as was hoped. However, they have provided a significant, dominant and stable presence, whose impacts are evident in downtown development. In a ripple effect, entrepreneurs, health care firms, education and government have helped spur the local economy.

### ***Past and Present in Built History***

During the late 20<sup>th</sup> century and the beginning of the 21<sup>st</sup> century, new development in the historic downtown area has added several state-of-the-art facilities, including a Center for the Performing Arts, which was built in a sensitive scale that enables it to stand next to and complement the historic Key Bank.

Everett's past is preserved through restoration and historic register designation of many downtown buildings and streetscapes. Examples are the Monte Cristo Hotel, the Culmbach and Krieger buildings, the Challacombe & Fickel Building, City Hall, the Everett Public Library, and several other buildings on and near Hewitt Avenue. The city's Historical Commission and City Council continue to evaluate and designate new register properties and proposed historic districts in the downtown area.

## **III. WHY PRESERVE?**

The historic buildings in the Downtown play an essential role in shaping the city's identity. In addition to defining a unique sense of place, itself a powerful marketing tool; preservation of historic properties has a number of other compelling benefits:

**Downtown Revitalization:** Since 1980, over 1700 communities around the country have pursued downtown revitalization based on preservation principles established by the National Main Street Program. This has resulted in 231,682 new jobs, 57,470 new businesses, and \$17 billion in investment nationwide. The cumulative impact of preservation projects often equals or exceeds that of larger new construction. Walla Walla, Seattle, and North Bend are only a few of the many Washington municipalities that have capitalized on the role that preservation can play in revitalizing historic commercial districts. In addition, new high density residential development and historic preservation can be mutually supportive. Residential development creates a demand for services downtown, which in turn encourages business tenants for historic buildings, which in turn create a richness of downtown character that attracts residential tenants.

**Sustainability:** Building debris accounts for 25% to 40% of the material in landfills, and demolition destroys huge amounts of embodied energy. Preserving historic buildings saves energy and resources, and is one of the most important sustainable-growth tools available. King County recently passed a "Green Building" ordinance which directs all county agencies to make historic preservation a priority, as applicable, in all county projects. It is also developing incentives to encourage private developers to rehabilitate and reuse rather than demolish existing buildings.

**Increased Property Values:** Historic preservation's economic impact has been assessed most frequently in terms of the effect of local historic districts on property values. Studies from throughout the country are remarkably consistent in their findings: properties in local historic districts appreciate at rates greater than the local market overall and faster than similar non-designated neighborhoods. The rate of appreciation is greater in districts with local regulatory controls than that in National Register of Historic Places districts where there are no controls.

**Job Creation:** A typical historic building rehabilitation spends 10% to 20% more of total project costs on labor compared to new construction, and contractors are usually local residents who spend wages in the community. Local architects, lawyers, wholesale suppliers and real estate brokers also benefit from historic building redevelopment.

**Tourism:** Washington State Tourism studies have consistently found that historic sites and natural areas are the two most-visited site types in the state. Heritage tourism benefits local economies in increased retail, hotel, and restaurant sales. These tourists stay longer, visit twice as many places, and spend, on average, over two-and-a-half times more money than other visitors. Enhancing and marketing the downtown's historic properties will lead to increased visitation.

## IV. PUBLIC PARTICIPATION

This Plan is based on extensive public participation which took place during development of the Comprehensive Plan Update (2004), Downtown Plan (2006), and the subject plan.

### ***Comprehensive Plan***

In 1991, a Mayor-appointed citizens group produced the *Everett Vision 2000* report as a policy guide for the Comprehensive Plan. In 2004, a second citizens group also appointed by the Mayor, and representing a wide cross section of interested parties, developed a vision of what Everett should aspire to be in 2025.

In 1993-94, and again in 2004 for the update of the Comprehensive Plan, the City conducted outreach activities to inform the public and solicit comments on the Comprehensive Plan. Outreach activities included:

- A telephone public opinion survey;
- Slide presentations to neighborhoods, civic and business groups, Planning Commission and City Council;
- Newsletters;
- Planning Commission public workshops and open houses;
- Television announcements;
- Regular presentations to the Everett Council of Neighborhoods;
- Issued press releases and placed ads in the Everett Herald;
- A web page to provide information and receive public comments; and,
- Presentations to the Everett Council of Neighborhoods. Downtown Plan

Public participation in development of the Downtown Plan took place between September 2005 and July 2006 and included:

- An online survey on the City's website which received over 400 responses;
- Four interactive Planning Commission workshops and public hearings through which the public participated in developing preferred downtown plan concepts; and,
- A public hearing before City Council.

Through these means, the Comprehensive Plan and Downtown Plan policies, goals and objectives related to historic preservation were developed. These policies are summarized in Appendices E and F.

### ***Historic Preservation Plan***

Between March and August of 2008, the Everett Historical Commission evaluated properties and developed sections of the subject plan. At the first two meetings, the criteria for listing in the Everett Register of Historic Properties were discussed and a rating system was adopted to guide evaluation. The Commission evaluated all the buildings in the Hewitt Avenue (1989) and Central Business District (1993) inventories. The consultants met with members of Historic Everett and the staff historian at the Everett Public Library to review and assess preliminary findings of significance made by the Commission and to supplement existing historic information. In July, the Commission considered proposed action plan strategies. Concurrent with development of the information above, the consultants conducted a windshield survey of downtown properties built between 1941 and 1963, and together with the Commission and staff made preliminary determinations of architectural significance.

In June 2009, a public workshop was held to introduce the work of the Historical Commission on the Plan to a broader public audience. An informational packet was mailed to property owners and businesses in the downtown area, as well as persons on the Comprehensive Plan, SEPA and Historical Commission mailing lists. The packet included a letter soliciting public comments on historic preservation downtown, and summarizing the benefits of historic preservation and suggestion action items for a plan. Attended by approximately 100 citizens, the meeting included an introduction by Mayor Ray Stephanson and a presentation on the “History of Downtown Everett” by David Dilgard, Everett historian. The information developed in 2008 was made available to the public as handouts at the meeting and on the City website for the Downtown Historic Preservation Plan.

In addition, a public survey on historic preservation downtown was distributed at the June meeting and made available online. Responses to the survey questions reveal support for:

- historic buildings and architecture downtown and the heritage embodied in those buildings,
- finding successful new uses for historic buildings,
- offering a low-interest loan program to support stabilization/rehabilitation and/or a façade improvement program
- support for cleaning up and rehabilitating historic buildings if they are viable,
- financial assistance and incentives to property owners for historic rehabilitation, and
- avoidance of demolishing historic buildings if they are viable,

The draft Everett Downtown Historic Preservation Plan was presented to the public at a workshop before the Historical Commission on January 26, 2010. Staff presented the work to date on the plan. Andy Hall, owner of the Challacombe & Fickel Building (1923) in downtown Everett talked about his experience in renovating the building. He

placed the building on the Everett Register of Historic Places and was granted Special Valuation in 2009. His presentation stressed that the cost of renovating the property was much lower than new construction, in addition to being sustainable development which preserves part of Everett's history.

On June 22, 2010, the Historical Commission reviewed the draft Action Plan in the Downtown Historic Preservation Plan at a regular public meeting and made recommendations on the timeline for pursuing action items. The Historical Commission held a public hearing on the plan on November 9, 2010, and Planning Commission held another public hearing on February 15, 2010. Both commissions unanimously recommended adoption of the plan.

Concurrent with work on the downtown Historic Preservation Plan in 2010, the City of Everett nominated a Hewitt Avenue Historic District for the National Register of Historic Places. The nomination was funded in part by a grant from the Washington State Department of Archeology and Historic Preservation. The public outreach for this nomination dovetailed with that for the Downtown Historic Preservation Plan and included public information on the plan.

In April 2010, individual letters were sent to all property owners in the proposed Hewitt Avenue Historic District advising them about the district nomination and inviting them to a public meeting of the Everett Historical Commission on the evening of April 27, 2010. The purpose of the meeting was to explain why the City is pursuing the listing, what a National Register District is, the criteria for listing, and the benefits and responsibilities of listing. Public comments were also accepted at the meeting. An update on the status of the nomination was given as an agenda item at the regular Everett Historical Commission meeting on June 22, 2010. Public hearings were held before the Historical Commission (August 24, 2010) and City Council (September 22 and 29, 2010), and both bodies recommended listing of the district on the National Register. Announcements were made about the pending Downtown Historic Preservation Plan at each public hearing. The district was listed on the National Register by the National Park Services in January 2011.

No public comments have been received in opposition to the Downtown Historic Preservation Plan, and several comments have been received from downtown property owners in support of the plan.

## V. OVERVIEW OF HISTORIC PRESERVATION PROGRAM

### ***Everett Historical Commission***

The Everett Historical Commission was created in 1974. Its purpose is to establish an inventory of the city's significant historic resources and to develop programs to assist property owners to preserve them. In 1987 the City adopted Chapter 2.96 of the Everett Municipal Code, which established the Historical Commission as the City's chief advisory body on matters of history and historic preservation.

Primary responsibilities of the Commission are to:

- Maintain a comprehensive inventory of historic resources;
- Initiate and maintain the Everett Register of Historic Places;
- Review nominations to the Everett Register of Historic Places;
- Review proposals to construct, change, move or demolish properties or districts on the register;
- Provide for review by the Commission or city staff of all applications pertaining to identified historic resources;
- Conduct Commission meetings in compliance with the Open Public Meetings Act;
- Participate in and promote public information and educational programs on historic preservation;
- Provide information to the public on methods of maintaining and rehabilitating historic properties;
- Officially recognize excellence in rehabilitation of historic buildings, structures, sites and districts and new construction in historic areas;
- Be informed about and provide information to the public and city departments on incentives for preservation of historic resources;
- Submit nominations to the State and National Registers of Historic Places; and,
- Serve as the local review board for reviewing and approving applications for special property tax valuation.

### ***Previous Work***

#### ***Surveys and Inventories***

To date there have been two historic property surveys in the Downtown. The "Hewitt Avenue Corridor: Survey City of Everett Phase Two" was completed by David Dilgard and Margaret Riddle in 1989. This project followed a citywide survey completed by Chronicles and Design in 1986 which was, in part, based on an earlier study, "Survey of Everett's Historic Properties", completed by Dilgard and Riddle in 1976. Sixty-five properties were inventoried in the Hewitt Avenue survey.

The "Central Business District Survey Report and Recommendations" was prepared in 1993 by Marilyn Sullivan, Historic Preservation Planner. It identifies resources that were not included in previous efforts, and makes recommendations for register listing of individual buildings and districts. The study area was bounded by Broadway Avenue on the east, Grand Avenue on the west, Pacific Avenue on the south, and Everett Avenue on the north.

### ***Register Properties***

Twenty-one downtown properties have been listed on local, state and/or national registers. The Monte Cristo Hotel and the Commerce Building are on both the Everett and National Registers.

#### **Everett Register of Historic Places (9):**

Monte Cristo Hotel	1507 Wall Street
Evergreen Building	1909 Hewitt Avenue
Morrow Building	2823 Rockefeller
Krieger Laundry	2808 Hoyt Avenue
Commerce Building	1801 Hewitt Avenue
Culmbach Building	3013 Colby Avenue
Everett Downtown Storage	3001 Rucker
Port Gardner Building	2802 Wetmore Avenue
Challacombe & Fickel Building	2727 Oakes Avenue

#### **Washington Heritage Register Properties Not on the National Register or Everett Register \* (4):**

Everett Public Library	2701 Hoyt
Everett Theater	2911 Colby Avenue
Marion Building	1401 Hewitt Avenue
Pioneer Block	2814-2816 Rucker Avenue

#### **National Register of Historic Places (8):**

Masonic Temple (Knights of Columbus)	1611 Everett Avenue
Monte Cristo Hotel	1507 Wall Street
Federal Building (U.S. Post Office and Customs Building)	3006 Colby Avenue
City Hall	3002 Wetmore Avenue
Snohomish County Courthouse	3000 Rockefeller Avenue
Fire Station #2	2801 Oakes Avenue
Commerce Building	1801 Hewitt Avenue
Carnegie Library	3001 Oakes Avenue

Four buildings on the above registers are owned and maintained by the City of Everett. These buildings are detailed more fully in Section VII, City Owned Historic Properties.

\*All properties on the National Register of Historic Places are also on the Washington Heritage Register.

### ***Incentive Programs***

The primary incentive available to property owners in the downtown is Special Valuation. This is a tax incentive program authorized by the state and administered by the City which subtracts eligible costs associated with the rehabilitation of historic properties from property tax assessments for up to ten years. All buildings in the study area which are listed on the Everett Register received Special Valuation. A number of them were severely deteriorated and some were vacant. Since being rehabilitated, they

are now important historic features in the downtown, alive with new uses and contributing to a strong sense of place.

### ***Education and Outreach***

The City has developed and/or sponsored a variety of public education and outreach materials and activities to promote and encourage historic preservation over the years.

William F. Brown Awards. During the intense development that led to the incorporation of the City of Everett in 1891, William F. Brown, the engineer and surveyor responsible for platting most of the east side of the city, made the first known effort to save a significant building. Rather than demolish the cabin of an early settler, he sought to preserve and commemorate it as part of Everett's history.

Since 1977, the Everett Historical Commission has commemorated Brown's early efforts by giving out the William F. Brown Awards for outstanding achievement in historic preservation, as well as Certificates of Commendation for noteworthy efforts. These awards and certificates, presented annually at a public ceremony, recognize both the preservation of historic properties and efforts to increase public awareness and knowledge of Everett's history. To date 554 awards and letters of commendation have been presented to properties citywide.

Publications. In addition to having one of the oldest preservation award programs, if not the oldest, in the state the City has published the following documents:

- A Survey of Everett's Historical Properties. A booklet of information on historic resources categorized by development periods.
- Neighborhood Conservation Guidelines and Historic Overlay Zone Standards. Design guidelines and standards to guide alterations to existing buildings and new construction in Historic Overlay Zones.
- Hands On, the Rehabilitation Handbook for Everett's Historic Homes. A handbook providing basic design guidance for exterior rehabilitation and restoration of historic houses.
- Your Old House, Historic Preservation Resource and Design Guide. A guide to appropriate exterior design elements for Colonial Revival, Craftsman, and American Foursquare houses, and other homes with details from these styles.
- Everett's Historic Storefronts. A brochure portraying some of Everett's storefronts as they may have appeared historically and as they could be restored.
- Hewitt Avenue, A Historical Look. A brochure highlighting 23 historic buildings along Hewitt Avenue.
- Touring Everett's Historic Neighborhoods. Walking and driving tours of seven historic neighborhoods.

Everett Library Northwest Room. The Northwest Room at the Everett Library has information on the history of Everett and resources to research specific buildings

including special collections of maps, pamphlets, oral history interviews and historic photographs. Regional history specialists are available to assist the public, give public presentations on historic topics and conduct tours of historic neighborhoods. Downtown tours narrated by Northwest Room staff are among the most popular and well attended events in the downtown.

Website. The City of Everett website [www.everettwa.org](http://www.everettwa.org) offers information on the Historical Commission and historic preservation topics including the Everett Register of Historic Places, Special Valuation, and related publications available from the City.

The City partners with Historic Everett to put on public events. Historic Everett is a non-profit organization dedicated to preserving Everett's history through advocacy, education and preservation. Past events have included having information booths at street fairs and public presentations on topics such as how to research and place a property on the Everett Register.

### ***Preservation Successes***

There are a several preservation success stories in the downtown. As mentioned above, all nine of the downtown buildings on the Everett Register were rehabilitated and received Special Valuation. In addition, the Monte Cristo Hotel and the Commerce Building were rehabilitated for use as low-income apartments and commercial space and received federal tax credits. The Challacombe and Fickel Building houses an architectural firm as well as an attorney's office and toy maker's workshop. These buildings are outstanding examples of historic preservation achieved through partnerships of public and private investment.

Work has been underway recently to restore the exterior of the Snohomish County Courthouse and to prepare the Carnegie Library for a new tenant, the Snohomish County Museum. Other significant historic properties have recently been brought back to new life including: the Grand Leader at 1502 Hewitt Avenue; the Mehan Block (which for many years housed the Betty Spooner School of Dance – a much loved local institution) at 2817 Rockefeller, and the Crystal Dye Works building at 1414 Hewitt Avenue. Once renovated, these buildings attracted new tenants who have significantly contributed to the vitality of the downtown.

In January 2011, the Hewitt Avenue Historic District was listed on the National Register of Historic Places. The district includes 42 buildings, one site (Speakers Corner) and one structure (the BNSF Railway and Tunnel). The district includes 30 contributing resources plus two properties already listed on the National Register. The buildings in the district represent a collection of vernacular commercial structures in the city's central business district, as well as buildings associated with fraternal and labor organizations, which represent development in Everett from 1894 through 1959.

### ***Preservation Challenges***

Much work remains to be done before the historic character and richness of the downtown is fully realized. A number of buildings have not been adequately maintained.

Some are vacant or only partially occupied. This is due, in part, to the rapid increase in property values in recent years, which spawned purchase of buildings for speculation without regard for their historic value or their contribution to the character and vitality of the downtown.

Property owner neglect in maintaining, let alone preserving or enhancing, these buildings is a serious threat to realizing the community's vision for the downtown. The preservation incentives and action strategies identified in this plan (see Section X, Action Plan) are intended to counteract owner neglect by encouraging historic preservation.

## **VI. LEGAL FRAMEWORK**

### ***Federal Laws***

#### ***National Historic Preservation Act***

The National Historic Preservation Act, passed in 1966 and amended 22 times since then, establishes general policies and procedures to foster historic preservation. Among these policies, it authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places. It also provides for the designation and appointment by the state Governor of a State Historic Preservation Officer to conduct statewide historic preservation activities and administer federal grant funds for historic preservation. Under this Act, projects which use federal funds, or require federal licenses or permits must undergo a review process to take into account the effect of the undertaking on districts, sites, or buildings included in, or eligible to be included in, the National Register of Historic Places.

#### ***Section 4(f) of the Transportation Act and National Environmental Policy Act***

Section 4(f) of the Department of Transportation Act and the National Environmental Policy Act both require that when a project is federally funded, consideration must be given to the effects of the project on historic

#### ***Archaeological Resources Protective Act and Native American Graves Protection and Repatriation Act***

The Archaeological Resources Protection Act and the Native American Graves and Repatriation Act (NAGPRA) protect archaeological and burial resources with policies and procedures, and also by imposing fines and penalties for violations of the law. NAGPRA establishes a process for protecting and returning Native American Cultural items and outlines the process for placing ownership of these items with appropriate Indian Tribes.

### ***Penn Central Supreme Court Case***

The 1978 U.S. Supreme Court Case, Penn Central Transportation Company v. City of New York, established several historic preservation tenets:

- Preservation is a legitimate governmental objective.
- Restricting changes to designated properties is an appropriate means for historic preservation.
- A regulatory “taking” of property is established only when all use of a property is denied.
- Property owners are not entitled to the highest and best use of their property.

### ***American with Disabilities Act (ADA)***

Public buildings or structures listed on either the National or local historic registers must comply with accessibility standards as outlined in the ADA. If, however, the State Historic Preservation Officer determines that compliance with the full accessibility requirements would threaten or destroy the significance of the designated historic property, alternative minimum requirements or methods of access may be used.

### ***Washington State Laws***

***Provisions for the Washington State Historic Preservation Program, established in 1975. (RCW 27.34)***

#### ***Indian Graves and Records (RCW 27.44)***

This statute protects native Indian burial grounds, historic graves, cairns, and glyptic markings and imposes criminal and civil fines and penalties for disturbing these sites and possession and sale of artifacts.

#### ***Archaeological Sites and Resources (RCW 27.53)***

This statute protects archaeological sites on both public and private lands in Washington State from unauthorized excavation or disturbance. A permit from the State Historic Preservation Officer is required to excavate or affect an archaeological site. The act requires the State Department of Archaeology and Historic Preservation to consult with the affected Indian Tribes prior to issuing an excavation permit and also gives DAHP the ability to issue civil penalties or violations. DAHP can also deny a permit based on past performance.

#### ***Abandoned and Historic Cemeteries and Historic Graves Act (RCW 68.60)***

This statute protects historic graves and cemeteries from unlawful destruction, mutilation, injury or removal. Deliberate desecration of any historic grave, grave marker, tomb, monument, or cemetery is a Class C felony.

#### ***State Environmental Policy Act (SEPA) (RCW 34.21)***

SEPA requires government decision makers to consider likely environmental impacts of a proposal and require measures to mitigate those impacts. A SEPA checklist of environmental impacts includes consideration of impacts on historic and cultural resources in addition to impacts on noise, air quality, traffic, water, environmental health, and others. The City of Everett requires SEPA review of projects which have potential impacts on properties with historic significance.

### ***Growth Management Act (RCW 36.70A)***

The Washington State Growth Management Act (GMA) passed in 1990, establishes 14 goals for communities. One of the goals is to “identify and encourage the preservation of lands, sites and structures that have historical, cultural and archaeological significance.” The City of Everett adopted an Urban Design and Historic Preservation element as part of the Comprehensive Plan adopted in 1994.

### ***Special Property Tax Valuation (RCW 84.26)***

The State of Washington has authorized local governments to enact a Special Property Tax Valuation program which provides for a reduction in local real estate property taxes to offset the cost of approved renovations to historic properties. The City of Everett requires properties to be on the Everett Register of Historic Places to qualify for this program.

***Washington State Open Public Meetings Act (RCW 42.30) and Appearance of Fairness Doctrine (RCW 42.36).*** The City must comply with both of these acts when conducting quasi-judicial proceedings.

### ***Substitute Senate House Bill 2624.***

This bill clarifies and expands upon the proper treatment of discovered human remains and puts safeguards into place for historic burials and cemeteries.

### ***Governor’s Executive Order 0505.***

This order requires state agencies to consult with Tribes and the Department of Archeology and Historic Preservation to assess the effect on historic and cultural properties of any state capital funded projects.

## ***City of Everett Policies and Plans***

### ***Comprehensive Plan Policies***

The Growth Management Act (GMA) adopted by the Washington State Legislature in 1990 established 14 goals for communities, including an optional goal addressing historic preservation. The City of Everett Municipal Code requires the City to have a comprehensive plan that complies with the requirements of state law, including the GMA. The purpose of the Comprehensive Plan is to guide growth in the city over the next 20 years. Although not required, the Everett Comprehensive Plan, adopted in 1994 and updated in 2004, includes an Urban Design and Historic Preservation Element which establishes policies and objectives for historic preservation.

### ***Everett Downtown Plan***

Adopted in July 2006, the *Downtown Plan* establishes a coordinated set of actions in response to the City’s vision for a more active, diverse, multi-modal, and visually appealing downtown as called for in the Comprehensive Plan. Development and adoption of the *Downtown Plan* included extensive public outreach/participation which indicated strong support for preservation of significant historic properties. As a result, the *Downtown Plan* includes policies and action items in support of historic preservation, detailed more fully in Appendix F.

### ***Historic Resources Ordinance***

Chapter 2.96 of the EMC, adopted in 1987, establishes policies to promote historic preservation. The major goals of the ordinance are to enhance visual character of the city by encouraging preservation of architecture, to strengthen the economy through heritage tourism and tax abatement programs encouraging historic preservation, to foster public awareness and appreciation of the city's history, and to identify features and sites in the city that reflect its historical heritage.

The ordinance also creates the Historic Commission with responsibility to identify and actively encourage preservation of the city's historic resources. This chapter also establishes the Everett Register of Historic Places, identifies the criteria for listing in the register, establishes the review process for changes to registered properties, and establishes the review process for special property tax valuation.

### ***Certified Local Government***

A local government with a historic preservation program that meets specific federal and state standards may become a "Certified Local Government" or "CLG." This certification is conferred by the National Parks Service and administered by the Washington State Department of Archeology and Historic Preservation (DAHP). The City of Everett was certified in 1987. As a CLG, the City is eligible to apply for grants awarded by the DAHP; receive recognition for its preservation expertise by local, state and federal agencies; receive technical assistance and training; and participate in statewide preservation programs and planning.

Responsibilities of the CLG include enforcing state and local laws for the designation and protection of historic properties, maintaining a historic preservation commission, maintaining an inventory of historic properties, reviewing National Register nominations, and providing for public participation.

## **VII. CITY-OWNED HISTORIC PROPERTIES**

The City owns and maintains five historic properties in the downtown which are listed in the Historic Property Inventory. These include City Hall, the Culmback Building, the Everett Library, Fire Station No. 2, and the Key Bank (Bank of Everett) building.

City Hall is a 1929 building designed in a restrained version of the Art Deco style. It was listed on the National Register of Historic Places in 1990. The 1924 Culmback Building is a good example of the open commercial style started by the Chicago School of Architecture which became popular during the 1920s, detailed with brick and terra cotta. It was listed on the Everett Register in 1988. Everett Fire Station No. 2, built in 1925, was designed with restrained Italian Renaissance influence and built of buff colored brick by the architectural firm of Morrison & Stimson. The fire station was placed on the National Register of Historic Places in 1989. The Everett Library, designed in the Art Moderne style by noted architect Carl Gould in 1934, was placed on the Washington Heritage Register in 1989. Key Bank was built in 1964.

The City should model appropriate stewardship of these properties for the private sector by preserving and interpreting them in accordance with established preservation guidelines and standards.

## VIII. PRESERVATION INCENTIVES

Fundamental to realizing the vision for the downtown is developing an attractive package of incentives to encourage property and business owners to retain, rehabilitate and enhance their buildings. The following incentives are currently available in Everett:

**Investment Tax Credits** were authorized by the Federal Tax Reform Act of 1986. The Act allows owners of buildings listed in the National Register of Historic Places to take a 20% income tax credit on the cost of rehabilitating their buildings for industrial, commercial, or rental residential purposes. The Preservation Assistance Division of the National Park Service administers this program, with technical assistance provided by the State Department of Archaeology and Historic Preservation.

**Special Valuation for Historic Properties** is a tax incentive program authorized by the State and administered by the City. It subtracts eligible costs associated with the rehabilitation of historic properties from the property assessment for up to ten years. The primary benefit of the program is that during the ten-year special valuation period, property taxes do not reflect substantial improvements made to the property. Prior to the passage of this law, owners rehabilitating historic buildings were subject to increased property taxes once the improvements were made. To be eligible, the property must have undergone an approved rehabilitation within two years prior to applying for special valuation, and the rehabilitation must be equal in cost to at least 25% of the assessed value of the improvement (excluding land value).

**Transfer of Development Rights.** As recommended in the Downtown Plan, the B-3 zone downtown includes the option to transfer development rights from significant historic properties to new sites. On a square-foot-for-square-foot basis, developers can transfer unused floor area from a historic site to a proposed development within the B-3 zone with certain conditions. The historic site (sending site) must adhere to the Secretary of Interior's Standards for Rehabilitation for any changes to the building's exterior.

**Density bonus for retaining/rehabilitating historic buildings.** Developments downtown can qualify for a floor-area-ratio bonus for retention and renovation of any designated or listed historic structures on the site. Alternatively, the bonus may be granted for funding for off-site rehabilitation of any designated or listed historic structures within the downtown area equivalent to at least one percent of the project construction cost.

A variety of additional incentives have been established by jurisdictions throughout the state and country including:

**Current Use Taxation for Open Space (authorized by state of Washington and administered by counties)** establishes a “current use” property tax assessment for qualifying property that is lower than the "highest and best use" assessment level that is applied to most land. In King County owners of local landmarks, NRHP properties, and archaeological sites are eligible to apply for the special assessment. The reduction in taxable value ranges from 50% to 90% for the portion of the property in "current use." Landmark property owners qualify for a 50% reduction in taxable value for the *land* portion of their property assessment. If other eligible categories apply - such as wetlands, stream buffers, special habitat, etc. - the percentage may be higher. Properties determined *eligible* for landmark designation may also qualify for this program if they include another eligible category.

For property to be entered into the CUT program, either the potential for additional development or use must be present, or the owner must provide some form of public access or agree to other provisions in return for the tax reduction. Public access is encouraged, however, access is not required particularly when visitation could damage or endanger the resource, an archeological site, for example.

**Easements (federal).** Owners of properties listed on the National Register of Historic Places may obtain a federal income tax deduction for donating an easement on their property to a governmental or non-profit entity. The easement helps protect the property from demolition or alteration.

**Grant Programs.** One of the most effective tools for encouraging rehabilitation and restoration of historic properties is a grant program. King County has leveraged hundreds of thousands of private dollars since it began offering grants to stabilize and restore landmark properties in the late 1980s. Funds have come from a variety of sources including direct County Council appropriations, lodging tax (hotel-motel funds), and, most recently, revenue collected from filing fees on recorded documents (HB 1386). Administrative tasks can be conducted by city staff or contracted out to another agency/organization.

Some federal, state and local funding sources/programs are described below:

***Certified Local Government (CLG).*** Everett is a Certified Local Government and is eligible to apply for CLG grants on an annual basis. It has been awarded a number of CLG grants that have been used for planning and outreach purposes. These funds can also be used for brick-and-mortar projects such as a façade improvement program.

***Lodging Tax*** revenue is used, in part, for historic preservation grant projects in King County. In Snohomish County it is used for tourism promotion purposes which do not include brick-and-mortar grants for historic buildings; however, the Snohomish County Preservation Commission intends to work with appropriate parties to see if the eligibility criteria can be amended to include this as eligible category.

***Washington State House Bill 1386*** authorizes counties to collect a \$1 surcharge on recorded documents. The revenue is earmarked specifically for historic preservation and heritage programs. Snohomish County is appropriating these funds to historic preservation projects through a grant application process. Clark County funnels all the

revenue into grant programs for historic preservation projects and heritage programs. King County uses it to fund a historic building restoration/stabilization grant program, a staff position, and heritage programs.

***Façade Improvement Programs.*** A portion of the revenue collected by the City of North Bend from its outlet malls is used to fund a façade improvement program for properties in its Historic Commercial District. Since the program's inception in 2001 more than half the buildings in the city's historic commercial district have had their facades rehabilitated.

***Washington Preserves*** is an annual grant program administered by the Washington Trust for Historic Preservation. It provides up to \$2000 for purchasing materials or services for "brick and mortar" projects or producing publications and/or interpretive materials that promote preservation of specific resources.

***Save America's Treasures*** was established in 1999 to provide federal grants in collaboration with other federal agencies. The program funds conservation of nationally significant historic and cultural properties. Applicants must demonstrate an urgent need, how they will address the threat, and the likely availability of non-federal matching funds.

An important program which does not fund brick-and-mortar projects, but which can provide significant support for a variety of preservation planning activities:

***Preserve America*** is a White House initiative that was established in 2003. The program recognizes and designates communities that protect and celebrate their heritage, use historic assets for economic development and community revitalization, and encourage heritage tourism. Designated Preserve America Communities may apply for matching grants to support preservation efforts through heritage tourism, education and planning.

**Green Building and Sustainable Development Incentives** are being implemented in local jurisdictions throughout the country. King County is currently developing incentives that encourage private developers to retain and enhance historic buildings. The County recently passed a Green Building ordinance addressing County construction projects including a directive that register or register-eligible properties must maximize green building strategies unless it adversely impacts the historic character of the resource.

**Revolving Loan Funds** are pools of capital created and reserved for a specific purpose, with the restriction that the monies are returned to the fund to be reused for similar activities. Historic Preservation funds typically provide support for restoration, rehabilitation, and stabilization of significant properties by enabling property owners to borrow money at a low interest rate. Most funds require that work be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. Both King County and the Downtown Walla Walla Foundation partner with local banks to provide low-interest loans for historic preservation projects.

**Preservation Work Banks** function in a manner similar to revolving loan funds, but in addition to money, resources of labor, materials, technical expertise etc. are available to

property owners to help maintain and restore their properties. If properly managed, work banks can play an important role in ensuring that appropriate maintenance and preservation procedures are used on historic properties. Those who benefit from the service are required to participate in the program; however, elderly and physically challenged property owners can benefit from the program by making contributions other than physical labor. An important aspect of work banks is regular donation of services.

**Project Support.** Local governments can encourage and support appropriate treatment of historic buildings by having an on-call preservation specialist to assist owners in preliminary project planning and to provide technical support, as feasible, throughout building rehabilitation. Commission members with appropriate expertise can often be helpful in this capacity.

**Project Facilitation:** Recognizing the expense and special expertise required to steward important historic buildings, some governments waive permit fees and expedite applications for owners of registered properties. King County has a “special advocate” who is available to guide applicants through the entire permit process.

## **IX. PUBLIC EDUCATION & OUTREACH**

The City of Everett has a strong record of public education and outreach including a successful awards program and numerous technical and educational publications which are used as models by other jurisdictions around the state. The public education and outreach efforts include those listed below:

### **William F. Brown Awards**

During the intense development that led to the creation of the City of Everett in the fall of 1891, William F. Brown, the engineer and surveyor responsible for laying out most of the east side of the city, made the first known effort toward historic preservation. Rather than demolish the cabin of an early settler, he sought to preserve and commemorate it as part of Everett's history.

Since 1977, the Everett Historical Commission has carried on this tradition by giving William F. Brown Awards for outstanding examples of historic preservation. Certificates of Commendation are awarded for noteworthy efforts. These awards and certificates, generally presented every other year at a public ceremony, recognize both the preservation of historic properties and also efforts to increase public awareness and knowledge of our local heritage.

To date 554 awards and letters of commendation have been presented.

### **Brochures**

The City has produced a variety of publications available to the public on historic preservation topics. Many of these publications were funded by grants from the state

Department of Archeology and Historic Preservation. Brochures currently available include the following:

- A Survey of Everett's Historical Properties. A booklet of information on historic sites and buildings in Everett categorized by five periods in history.
- Neighborhood Conservation Guidelines and Historic Overlay Zone Standards. Design guidelines and standards for changes to existing buildings and new developments in Historic Overlay Zones.
- Hands On, the Rehabilitation Handbook for Everett's Historic Homes. A handbook giving basic guidance on the rehabilitation of the exterior of homes in Everett.
- Your Old House, Historic Preservation Resource and Design Guide. A guide to appropriate exterior design elements for Colonial Revival, Craftsman, and American Foursquare homes, and other homes with details from these styles.
- Everett's Historic Storefronts. A brochure portraying some of Everett's storefronts as they may have appeared historically and as they could be restored.
- Hewitt Avenue, A Historical Look. A brochure highlighting 23 historic buildings along Hewitt Avenue.
- Touring Everett's Historic Neighborhoods. A booklet with walking or driving tours of seven historic neighborhoods in Everett.

### **Everett Library Northwest Room**

The Northwest Room at the Everett Library has information on the history of Everett, including helpful resources to research specific buildings. Their resources include special collections of maps, pamphlets, oral history interviews and historic photographs. Two regional history specialists are available to assist the public, give public presentations on historic topics and conduct tours of historic neighborhoods. Downtown tours narrated by Northwest Room staff are among the most popular and well attended events.

### **Website**

The City of Everett website, [www.everettwa.org](http://www.everettwa.org), offers information on the Historical Commission and historic preservation topics including the Everett Register of Historic Places, Special Valuation, and publications available from the city.

## **Partnership with Historic Everett**

City staff partners on public outreach events with Historic Everett, a non-profit historic preservation group whose mission is to preserve the heritage of Everett through advocacy, education and preservation. Events have included information booths at street fairs and public presentations. Historic Everett and the Historical Commission work together to advocate for historic preservation.

## **Additional Education and Outreach Strategies**

Additional education and outreach strategies used with success in other communities include:

**Building and Site Markers.** Many jurisdictions recognize significant historic properties through a plaque or marker program. At minimum the markers contain the historic name of the property and its date of construction. They may also contain a brief summary of the building's significance. In Olympia and King County the cost of markers is underwritten by the jurisdictions. The cost of manufacturing them varies considerably: in King County they range between \$350 and \$500 apiece; in Olympia they are currently \$300 each. Markers for state-recognized heritage barns are manufactured by inmates at the state penitentiary for under \$20.

**Interpretive Signage.** Interpretive signage is an important tool in educating the public about local history. It is particularly effective in pedestrian-friendly areas such as downtown districts. Funding programs such as *Preserve America* are an excellent source of support for these types of projects.

**Property Owner Workshops.** Rehabilitation of historic buildings can seem like a daunting task particularly to those who have limited experience in the field. Some jurisdictions have conducted special workshops for owners on topics such as how to select qualified restoration architects and contractors; tools for project management; overview of preservation guidelines and standards and so forth.

**Technical Paper Series.** Technical papers addressing a wide range of preservation-related topics are used by many cities to encourage and support appropriate rehabilitation, restoration, and enhancement of historic buildings; and to educate property and business owners, public officials, journalists and others in the broader aspects of preservation such as historic property nomination and designation processes, economic impacts of preservation, what it means to be in an historic district and so forth.

## X. ACTION PLAN

The following action plan identifies strategies for preserving, enhancing, and marketing the historic character of the downtown – a critical building block in any revitalization effort. Successful implementation of the plan will require the support of the Historical Commission, Cultural Commission, and public officials, and partnerships with non-profits and private enterprise. Investment now by the City and over the next five years – supplemented with grant funding - could be offset by millions of dollars spent by the private sector over the next few decades.

This section lists the historic preservation policies and implementation strategies that have been adopted by the City to date, and significantly expands upon them with specific action items. As feasible, each item includes a general timeframe within which it should be implemented and recommended funding sources. The actions are organized into three broad categories:

- Historic Property Identification and Documentation;
- Historic Property Preservation and Enhancement; and
- Marketing

### **A. Historic Property Identification and Documentation**

Maintain an updated Historic Property Inventory (HPI). Maintaining an updated and comprehensive inventory of the downtown’s historic properties is the foundation of a successful, on-going preservation program. The current downtown inventory is approximately 75% complete. The following recommended actions will ensure a comprehensive and reliable information base from which to engage the community and meet the goals identified herein.

#### **a) Adopted Policy Framework:**

CP Goal 8.2: Identify and build on Everett’s historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism, and economic development programs. These assets should be broadly interpreted to include not just structures, but also landmarks, archaeological sites, views, and the connection between the river and the bay.

CP Objective 8.2.1: To identify historic development patterns, landmarks, structures, neighborhoods, business districts, natural vistas, and archaeological sites that give Everett its special character and are crucial in defining a distinct city image.

CP Policy 8.2.2: Continue research, identification, and inventory of historic and prehistoric resources.

CP Policy 8.2.8: Maintain Everett Certified Local Government participation and Historical Commission community activities.

**b) Recommended Action Items:**

- 1) Apply for *Preserve America Community* recognition. The City meets baseline criteria for eligibility. Once recognized it can apply for grants to support Historic Property Inventory (HPI) updates, development of tourism and marketing products, etc. A local match is required; match with federal or state dollars is not allowed.
- 2) Apply to the State Department of Archaeology and Historic Preservation for a 2010-11 CLG grant to complete update of Downtown HPI. Scope of work to include:
  - preparation of Historic Context Statement for period 1941 to 1965;
  - completion of historic research for all pre-1941 inventoried properties;
  - research and documentation of all post-1941 properties identified during preparation of this plan;
  - DAHP database entry for all properties; and
  - public meetings to explain process/implications of inclusion in HPI.
- 3) Update the HPI as possible after completion of the 2010-11 project.
- 4) Update and maintain HRI database as information about building status (ownership, condition, alterations) becomes known.
- 5) Develop an electronic mailing list of all HPI property owners and businesses and send periodic updates about city, county, state, federal preservation issues/events.
- 6) Update GIS system with all surveyed properties.

**B. Historic Property Preservation and Enhancement**

This section contains action items that pertain to a broad spectrum of downtown stakeholders because neither preservation nor enhancement can be accomplished exclusively by the City. Designation and protection of historic properties is voluntary, so property and business owners must share the community's vision for the downtown and have ownership in achieving it. This means working cooperatively to stabilize, restore and enhance the character of the area. The City can provide leadership by:

- partnering with Historic Everett, the Downtown Everett Association, and other appropriate organizations and agencies to *educate* stakeholders about the value and benefits of preserving the downtown's historic character;
- *listing significant properties/districts* on local, state and national registers;
- creating *incentives* to encourage and support stabilization, restoration, and enhancement efforts;

- *encouraging coordination of zoning, building and fire codes to provide safety while ensuring protection of significant properties;*
- *encouraging adaptive re-use of significant buildings and modeling appropriate stewardship of City-owned properties; and*
- *working collaboratively with downtown stakeholders to implement strategies for enhancing and interpreting the area’s significant buildings and sites.*

**1. Education and Outreach.** These activities are a fundamental first step in implementing the preservation plan. If stakeholders do not understand the value of preserving the downtown’s unique character and heritage, both to themselves and the larger community, then the plan will not be successful. Many of the recommendations contained in this plan will require private sector investment; however, most of the recommendations that follow will require investment of city resources, supplemented by grants and other resources as available.

**a) *Adopted Policy Framework:***

CP Goal 8.2: Identify and build on Everett’s historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism, and economic development programs. These assets should be broadly interpreted to include not just structures, but also landmarks, archaeological sites, views, and the connection between the river and the bay.

CP Objective 8.2.2: To utilize the expertise of the Everett Historical Commission in matters that relate to the preservation of Everett’s heritage and ways to retain a sense of the past as the city grows and changes.

Objective 8.2.5: To promote cooperative efforts among the schools, parks, libraries, museums, neighborhoods and other interested groups in planning interpretive displays, classes, and celebrations relating to the history of Everett.

Objective 8.3.8: Maintain Everett Certified Local Government participation and Historical Commission community activities.

CP Policy 8.6: Downtown Everett should be the cultural center of the city, with a rich concentration of commercial enterprises, civic uses, historic structures, residential development, and public spaces.

CP Objective 8.6.9: To promote the preservation and rehabilitation of historic buildings.

**b) *Recommended Action Items:***

- 1) Create a tool kit of educational and outreach materials. Some tools can be developed and implemented in partnership with Historic Everett, Snohomish County, other Certified Local Governments in the region, and the Downtown Everett Association. The kit to include:

- PowerPoint presentation on the goals and strategies contained in this plan with emphasis on the benefits of preservation. Preserve America and CLG grants are potential funding sources; participation by local community colleges, University of Washington, other schools/organizations in creating the presentation could be explored. If developed prior to initiating a Hewitt Avenue District nomination, it can be effective in gaining support for nomination
- Technical paper series on various aspects of the program i.e. “Economic Impacts of Historic Preservation”, “Incentives”, “How to List Properties”, “Preparing for Design Review”, “Historic Preservation and Sustainability.” etc. These should be simple 2-3 page documents that are easy to revise, print and distribute. Enlist commissioners or other knowledgeable volunteers to help write. Papers on “Heritage Tourism”, “Sustainability” and “Incentives” should be completed as soon as possible. They should be available in hardcopy at permit counter, and other appropriate forums/venues where property and business owners congregate, as well as on City’s website.
- Publications modeled on those done for historic houses, i.e. *Hands On, the Rehabilitation Handbook for Everett’s Historic Commercial Buildings; and Historic Commercial Buildings, Preservation Resource and Design Guide*. Design, development and production could be funded by CLG grant or possibly BIA.
- Periodic workshops that focus on preservation issues in the downtown. Develop a speakers list for presentations to DEA, rotary, other relevant organizations, property owners, Planning Commission and City Council.
- Continue special events focused on downtown, i.e. walking tours. Produce an “art” poster with Downtown heritage as subject and “unveil” at a special event. Post them in all appropriate public venues in downtown and city offices.
- Work with local cable channel to videotape events of interest, i.e. Brown Awards, special presentations, etc.
- Submit news releases on various aspects of downtown plan/historic preservation issues to property owners, City staff and public officials; develop preservation issues list for print media; identify commissioners, Historic Everett members, or other downtown stakeholders willing to write articles for website, Washington Trust newsletter, or DAHP newsletter. Timely topics include “Historic Preservation and Sustainability” and “Heritage Tourism”.

- Develop communication with downtown property owners, i.e. send annual letter/email containing updates in the program, incentives, events, etc.
- 2) Develop a coordinated communication plan. The plan should include a timeline and responsibilities of agency/organization for disseminating preservation information. It should be integrated with a schedule for listing properties on registers.

**2. Recognition of Eligible Properties.** Listing properties on the Everett Historic Register (EHR), and the National Register of Historic Places (NRHP) is an important step in implementing this plan and will require strong leadership on the part of the City to realize. Listing of the Hewitt Avenue Historic District on the NRHP in 2011 was a major achievement. Currently there is little incentive for travelers on Interstate 5 to visit downtown Everett; NRHP listing will allow posting of brown “Historic District” sign on the interstate. This could serve as significant draw into the downtown.

***a) Adopted Policy Framework:***

CP Goal 8.2: Identify and build on Everett’s historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism, and economic development programs. These assets should be broadly interpreted to include not just structures, but also landmarks, archaeological sites, views, and the connection between the river and the bay.

CP Policy 8.2.4: Establish and/or expand Historic Overlay Districts and design guidelines to preserve distinct neighborhoods and districts.

CP Goal 8.3: Enhance the physical character and distinctive qualities of individual districts throughout the city, including residential neighborhoods.

Objective 8.3.2: To upgrade the visual appearance of commercial and industrial districts that are significant for the city as a whole, such as the waterfront, the downtown, Evergreen Way, and the Everett Mall area.

Implementation Programs and Projects:

Establish conservation and historic districts.

***b) Recommended Action Items:***

- 1) Explore eligibility of the Everett Massacre site for listing in NRHP or as a National Historic Landmark. If integrity precludes listing on these registers, nominate to the Washington Heritage Register and Everett Register. With appropriate enhancements at the foot of Hewitt Avenue in the vicinity of the site, this area could be a vital component in a larger downtown interpretative plan. Remnants of the red brick road and the railroad bridge should be preserved as part of any enhancement effort.

- 2) Apply for CLG or Preserve America funding to support preparation of individual NRHP registration forms for the eligible properties which are not located in one of the proposed historic districts. At a minimum all City-owned buildings should be included. In addition, there are a number of institutional and commercial buildings which as a group represent significant aspects of local history including social and labor history, the contributions of fraternal organizations, and much more. They are a remarkably well-preserved and stylistically diverse collection of properties with excellent interpretive potential.
  - 3) Explore property owner support for an Everett Historic Register nomination for the Rucker-Hoyt Historic District. The draft boundaries of this potential district are conceptual only and would be more accurately defined during outreach to property owners. The proposed district does not meet integrity requirements for listing on the NRHP; however, it is potentially eligible for the local register. The age, scale, and relationship of buildings to streetscape are significant. Listing would allow property owners to apply for incentives to restore buildings; façade restoration should be emphasized here. Listing on the Everett Register requires the majority of property owners to agree to be included in a district if created.
3. **Design Guidelines/Standards.** The City has adopted design standards for the downtown as a whole; however, these should be reviewed in conjunction with historic district listings to ensure that specific character-defining features of buildings in the districts are carefully culled out and adequately addressed in standards.

*a) Adopted Policy Framework:*

CP Goal 8.1: As a major city in the region and as the center of commerce and culture for the county, Everett should offer a physical setting that conveys a distinct and appealing image and reflects its rich historic traditions.

Objective 8.1.5: To strengthen the sense of civic pride among residents by providing attractive public spaces, trees and flowers along streets, public artwork and distinctive architecture.

Objective 8.1.7: To revitalize and reinforce the role of downtown as the center of the community.

Policy 8.1.5: Enhance the quality of development throughout the city over time through the use of design guidelines/standards and design review.

Policy 8.2.7: Encourage additions to historic buildings to be designed in a manner sensitive and complementary to the original building design and context.

Goal 8.3: Enhance the physical character and distinctive qualities of individual districts throughout the city, including residential neighborhoods.

Objective 8.3.2: To upgrade the visual appearance of commercial and industrial districts that are significant for the city as a whole, such as the waterfront, the downtown, Evergreen Way, and the Everett Mall area.

Objective 8.3.3: To promote infill development in older, established areas of the city that will continue to maintain the character of these areas.

Policy 8.3.6: Require major commercial development projects within each district to contribute positively to the character of their surroundings.

Objective 8.5.3: To require new development that is next to a designated historic building to reflect a sensitivity to the height, mass, proportion, and design characteristics of the older structure.

***b) Recommended Actions Item:***

1) Review adopted standards for the downtown at time of district designations to ensure that character-defining features in districts are appropriately addressed.

**4. Incentives.** Because the City's preservation program is voluntary, it is important that an attractive package of incentives be developed to encourage restoration/rehabilitation. A well-rounded program should include low-interest loans and tax abatement programs, such as Special Valuation (already implemented), Current Use Taxation, and utilization of Federal Tax Credits. Administration of incentive programs can be time-consuming. The City should explore partnerships with other organizations/agencies to administer, i.e. the Washington Trust for Historic Preservation administers DAHP's Historic Courthouse and Heritage Barn grant programs.

***a) Adopted Policy Framework:***

CP Policy 8.2.5: Create special incentives for developers to rehabilitate historic structures and encourage use of existing incentives such as tax credits and special valuation.

CP Policy 8.3.1: Direct a portion of the city's capital and operating revenues toward strengthening, preserving, and enhancing neighborhoods.

**Downtown Plan Implementation Strategies:**

The DTP encourages preservation and rehabilitation by proposing that zoning standards provide a density bonus for retaining and/or rehabilitating downtown historic structures.

Bonus design elements which allow additional floor area include retention and renovation of any designated or listed historic structures on a site or funding for off-site rehabilitation of any designated or listed structures within the downtown area equivalent to at least one percent of the project construction cost.

Developers can transfer development rights from significant historic properties to new sites, with some restrictions.

#### Tax incentives for rehabilitation

A “Good Neighbor Fund” offering low-interest loans to upgrade historic properties (those on the national or state registers or those identified as eligible by the City inventory). Loans could be for upgrading properties with respect to code requirements, façade and exterior shell improvements, or improvements to increase use of unoccupied space.

#### ***b) Recommended Action Items:***

- 1) Establish a façade improvement program to encourage and assist property owners to restore storefronts.
- 2) Create a low-interest loan program to support stabilization/rehabilitation projects. This would provide good opportunity for local banks to meet Community Investment goals by taking an active role in loan program.

Identify federal, state, county, and local funding to support these programs. One example follows:

- Encourage County officials to allocate some of the recording fee revenue (HB 1386) to brick-and-mortar grants for properties listed on city, as well as county, heritage registers. HB 1386 authorizes counties to set aside one dollar of every fee on recorded documents for “historic preservation and heritage programs”. Allocation of the fund is at the discretion of the County Council and has not yet been determined. Annual revenue since the bill’s implementation in 2005 has been approximately \$400,000.
- 3) Encourage Snohomish County officials to implement a Current Use Taxation program and include historic properties as eligible category. If accepted into program, owners must preserve the significant features of the historic property in perpetuity. This should be explored as soon as possible as it could be significant incentive for owners to support the Hewitt Avenue District and other register listings.
  - 4) Conduct a charette or Storefront Studio Project to develop designs, cost estimates, and financing strategies for façade improvements. The University of Washington’s School of Architecture and Urban Planning has a studio class that has worked in a variety of cities around region. The students and professor establish a “studio” in vacant storefront in the downtown and work with property owners to identify appropriate façade treatments, costs and funding sources. This has been used with success in Seattle’s University District, Renton, White Center and numerous other communities. It provides free design work and project

planning for property owners. This activity is eligible for CLG or Preserve America funding and is an excellent community outreach activity.

- 5. Code and Related Regulations.** Inappropriate, incremental alterations to buildings are leading cause of erosion of downtown’s historic character, followed by demolition and intrusive new construction. Review EMC and related regulations and amend as necessary to strengthen City’s ability to protect historic buildings. This should go hand in hand with developing incentives; both necessary to ensure successful program.

***a) Adopted Policy Framework:***

CP Goal 6.5: Produce greater compatibility between different land uses and between new and existing development.

CP Policy 8.2.8: Develop a stronger historic preservation policy, possibly a landmarks ordinance that prohibits demolition of landmark type buildings which contribute to the city’s cultural and social heritage.

Objective 8.3.2: To upgrade the visual appearance of commercial and industrial districts that are significant for the city as a whole, such as the waterfront, the downtown, Evergreen Way, and the Everett Mall area.

Objective 8.3.3: To promote infill development in older, established areas of the city that will continue to maintain the character of these areas.

Policy 8.3.1: Direct a portion of the city’s capital and operating revenues toward strengthening, preserving, and enhancing neighborhoods.

Policy 8.3.6: Require major commercial development projects within each district to contribute positively to the character of their surroundings.

Policy 8.5.2: Incorporate special guidelines in the city’s Land Use Code to ensure a compatible relationship between designated historic structures and adjacent new development or renovation.

CP Policy 8.6.7: Adapt historic buildings located within the downtown to new uses, and any adjacent development should reflect and extend the rich character found in the older structures.

***b) Recommended Action Items:***

- 1) Review and consider amending the Everett Municipal code and related regulations to include:
  - authority to deny inappropriate alterations, moving and demolition (with allowances for health and safety issues and economic hardship); and

- “Green Building” incentives.
- 2) The City has adopted design standards for the downtown as a whole; however, these should be reviewed in conjunction with historic district designations to ensure that specific character-defining features of buildings/streetscape in the districts are carefully culled out and adequately addressed in standards.
6. **Adaptive reuse.** Finding successful new uses for historic buildings is fundamental to their preservation. A vacant building is an endangered building.

*a) Adopted Policy Framework:*

CP Policy 8.1.11: Retain and adapt Everett’s stock of older commercial and institutional buildings to new uses, so they may continue to contribute to the city’s image.

CP Policy 8.2.6: Set civic examples of adaptive re-use of historic structures

CP Policy 8.6.7: Adapt historic buildings located within the downtown to new uses, and any adjacent development should reflect and extend the rich character found in the older structures.

*b) Recommended Action Items:*

- 1) Cooperate with local non-profits, realtors, and other organizations to develop and maintain a website that lists historic buildings available for redevelopment. Identify partners and roles.
- 2) Market incentives to developers, property owners, bankers. Provide technical assistance to property owners seeking to rehabilitate or restore their buildings.

7. **Enhance and interpret historic buildings/character.** Downtown Everett is the heart of the community. Its historic buildings and sites are one of the city’s strongest assets but they need to be dusted off and shown in their best light. The following action items are geared specifically to creating a more visually appealing and attractive downtown through enhancement of the historic environment and interpretation of local history.

*a) Adopted Policy Framework:*

CP Goal 6.6 Downtown Everett should be the cultural center of the city, with a rich concentration of commercial enterprises, civic uses, historic structures, residential development, and public spaces.

CP Objective 8.2.3: To encourage the retention of significant historical and cultural resources that foster community identity and pride. This may include revitalization of older housing stock, preservation of neighborhood patterns, preservation of small scale neighborhood services, and the marking of important sites.

CP Policy 8.2.1 Encourage traditional grid street and sidewalk patterns and other historic street and sidewalk patterns in historic neighborhoods.

CP Policy 8.2.3 Retain street names that relate to Everett's history.

CP Policy 8.4.5: Encourage Hewitt Avenue to serve a strong visual and functional connection between the river and the harbor, and contain interpretive signage about important people, buildings, and events in Everett's history.

CP Policy 8.6.8 Commemorate historic buildings, sites and events with attractive, interpretive signs

CP Policy 8.6.9 Develop a special set of sign standards, with signs in the retail core being oriented primarily to pedestrians. Billboards should be prohibited.

**b) *Recommended Action Items:***

1) Develop an Interpretation Plan in cooperation with the Downtown Everett Association and Historic Everett, including a schedule, costs, and agency/organization roles. Hire a professional to prepare the plan. Potential funding sources include CLG, Preserve America, or lodging tax grants, possible sponsorships or public-private funding partnership. It should include specific recommendations for:

- Design, development and production of interpretive signage including kiosks relating to general history, and individual building plaques;
- Design and fabrication of pole banners for Hewitt Avenue from Broadway west to the Everett Massacre site. Banners within the Hewitt Avenue Historic District could be in same graphic family but slightly differentiated from others to delineate the district's boundaries. Banners should reflect one of the historic themes and be consistent with the "district" icon.
- Preliminary ideas for a "gateway" to downtown at Hewitt and Broadway – including potential to create a significant public art piece or other structural element that signals entry into the historic downtown.
- Preliminary ideas for development of a memorial or other prominent interpretive element at the Everett Massacre site. The site is highly significant in local, state and national history and could be a "destination point" in itself if appropriately developed. The railroad bridge and red brick road should be retained and incorporated as part of the improvements.
- Integration of public art that reflects the historic themes identified in this plan.
- Development of historic walking tours/maps in both electronic and hardcopy.

- Incorporating information about downtown history into appropriate websites, guidebooks and other tourist information sources.
- Recommendations for developing a special enhancement program, for example an authentic approach to restoring existing historic signs (the painted wall sign advertising “Spooner’s School of Dance” is an excellent example) and installing authentic period signs like the one at the Traveler’s Lodge was an idea discussed with Commissioners. Many downtown buildings once sported prominent, fanciful signs that contributed to a rich aesthetic environment. Restoration of these signs would be wonderful window into the past. A special “Historic Sign” initiative could be established with technical assistance and grant support from the City and/or the Downtown Everett Association.

### **C. Marketing**

The City has identified historic preservation as a key element in downtown revitalization. Appropriately restored and interpreted historic buildings will set the stage for specialty shops, events, markets; downtown will be transformed into a hub of activity, a destination gathering place for residents and visitors alike. The following recommended actions focus on marketing the downtown’s historic assets.

#### **a) *Adopted Policy Framework:***

CP Goal 8.1: As a major city in the region and as the center of commerce and culture for the county, Everett should offer a physical setting that conveys a distinct and appealing image and reflects its rich historic traditions.

Objective 8.1.7: To revitalize and reinforce the role of downtown as the center of the community.

#### **b) *Recommended Action Items:***

1) Integrate the historic preservation action steps identified in this plan into a broader downtown revitalization initiative. Consider modeling it after the Main Street Program established by the National Trust for Historic Places and used successfully in communities throughout the state. In addition to design elements such as historic building rehabilitation and restoration, banners, and interpretive displays, the initiative could include:

- Organization: business/property owners; residents; bankers, public officials, the DEA, and any other local economic development agencies/organizations working together;
- Promotion: encourage visitation through marketing, festivals, events and image development; and

- Economic Development: business recruitment, utilizing available space; helping merchants become more competitive, etc.
- 2) Work with appropriate partners to develop a strong visitor-oriented internet presence for the downtown. The internet is the strongest marketing tool in the tourism industry and information about local history, historic sites, and so forth should be readily available to the user.
  - 3) Incorporate local history information into appropriate visitor activity guides; airline magazines, and so forth.

## **IX. Action Plan with Timeline**

### **Short Term Actions to pursue in the Next 1 to 3 Years**

#### **A. Historic Property Identification and Documentation**

1. Apply to the State Department of Archaeology and Historic Preservation for a CLG grant to complete update of Downtown Historic Property Inventory.
2. Update and maintain Historic Property Inventory database as information about building status (ownership, condition, alterations) becomes known.
3. Develop an electronic mailing list of all Historic Property Inventory property owners and businesses and send periodic updates about city, county, state, federal preservation issues/events and incentives. See item B.1., Education and Outreach, in Longer Term Actions for specific outreach actions.
4. Update GIS system with all surveyed properties.

#### **B. Historic Property Preservation and Enhancement**

##### **1. Incentives.**

- a) Establish a façade improvement program to encourage and assist property owners to restore storefronts.
- b) Create a low-interest loan program to support stabilization/rehabilitation projects. Identify funding to support these programs.
- c) Encourage Snohomish County officials to implement a Current Use Taxation program and include historic properties as eligible category.
- d) Conduct a charette or Storefront Studio Project to develop designs, cost estimates, and financing strategies for façade improvements.

##### **2. Design Guidelines and Standards and Code Regulations**

- a) The City has adopted design standards for the downtown as a whole; however, these should be reviewed in conjunction with historic district designations to ensure that specific character-defining features of buildings/streetscape in the districts are carefully culled out and adequately addressed in standards.

- b) Review and consider amending the Everett Municipal code and related regulations to include:
    - authority to deny inappropriate alterations, moving and demolition (with allowances for health and safety issues and economic hardship);
    - “Green building” incentives.
- 3. Adaptive reuse.** Finding successful new uses for historic buildings is fundamental to their preservation. A vacant building is an endangered building.
- a) Cooperate with local non-profits, realtors, and other organizations to develop and maintain a website that lists historic buildings available for redevelopment.
  - b) Market incentives to developers, property owners, bankers. Provide technical assistance to property owners seeking to rehabilitate or restore their buildings.

## **Longer Term Actions to Pursue in 1 to 4+ Years**

### **A. Historic Property Identification and Documentation**

- 1. Apply for *Preserve America Community* recognition if it has funding available.

### **B. Historic Property Preservation and Enhancement**

#### **1. Education and Outreach.**

- a) Create a tool kit of educational and outreach materials. Some tools can be developed and implemented in partnership with Historic Everett, Snohomish County, other Certified Local Governments in the region, and the Downtown Everett Association. The kit should include:
  - PowerPoint presentation on the goals and strategies contained in this plan with emphasis on the benefits of preservation.
  - Technical paper series on various aspects of the program i.e. “Economic Impacts of Historic Preservation”, “Incentives”, “How to List Properties”, “Preparing for Design Review”, “Historic Preservation and Sustainability.” etc.

- A publication on successful historic preservation examples in the region.
  - Publications modeled on those done for historic houses, i.e. “Hands On, the Rehabilitation Handbook for Everett’s Historic Commercial Buildings”; and “Historic Commercial Buildings, Preservation Resource and Design Guide.” Design, development and production could be funded by CLG grant or possibly the DEA.
  - Periodic workshops that focus on preservation issues in the downtown. Develop a speakers list for presentations.
  - Continue special events focused on downtown, i.e. walking tours.
  - Work with local cable channel to videotape events of interest, i.e. Brown Awards, special presentations, etc.
  - Submit news releases on various aspects of downtown plan/historic preservation issues to property owners, City staff and public officials; develop preservation issues list for print media; identify commissioners, Historic Everett members, or other downtown stakeholders willing to write articles for website, Washington Trust newsletter, or DAHP newsletter.
  - Develop communication with downtown property owners, i.e. send annual letter/email containing updates in the program, incentives, events, etc.
- b) Develop a coordinated communication plan. The plan should include a timeline and responsibilities of agency/organization for disseminating preservation information.

**2. Recognition of Eligible Properties.** Listing properties on the Everett Historic Register (EHR), and the National Register of Historic Places (NRHP).

- a) Explore the eligibility of the Everett Massacre site for listing in NRHP or as a National Historic Landmark.
- b) Apply for CLG or Preserve America funding, if available, to support preparation of individual NRHP registration forms for the eligible properties which are not located in a historic district.
- c) Explore property owner support for an Everett Historic Register nomination for the Rucker-Hoyt Historic District.

### **3. Enhance and interpret historic buildings/character.**

- a) Develop an Interpretation Plan in cooperation with the Downtown Everett Association and Historic Everett, including a schedule, costs, and agency/organization roles.
  - Design, develop and produce interpretive signage including kiosks relating to general history, and individual building plaques;
  - Design and fabricate pole banners for Hewitt Avenue from Broadway west to the Everett Massacre site.
  - Develop preliminary ideas for a “gateway” to downtown at Hewitt and Broadway – including potential to create a significant public art piece or other structural element that signals entry into the historic downtown.
  - Develop preliminary ideas for development of a memorial or other prominent interpretive element at the Everett Massacre site.
  - Integrate public art that reflects the historic themes identified in this plan.
  - Develop of historic walking tours/maps in both electronic and hardcopy.
  - Incorporate information about downtown history into appropriate websites, guidebooks and other tourist information sources.

### **C. Marketing**

1. Integrate the historic preservation action steps identified in this plan into a broader downtown revitalization initiative. Consider modeling it after the Main Street Program established by the National Trust for Historic.
  - Organization: business/property owners; residents; bankers, public officials, the DEA, and any other local economic development agencies/organizations working together;
  - Promotion: encourage visitation through marketing, festivals, events and image development; and
  - Economic Development: business recruitment, utilizing available space; helping merchants become more competitive, etc.

2. Work with appropriate partners to develop a strong visitor-oriented internet presence for the downtown. The internet is the strongest marketing tool in the tourism industry and information about local history, historic sites, and so forth should be readily available to the user.
3. Incorporate local history information into appropriate visitor activity guides; airline magazines, and so forth.

**APPENDIX A**

**DOWNTOWN HISTORIC PROPERTY**

**UPDATE AND EVALUATION: FINDINGS**

This section presents the findings of an update and evaluation of historic resources in the downtown. It was conducted between March and July of 2008 in conjunction with development of the Downtown Historic Preservation Plan; it provided the framework within which to develop the plan. The project also facilitates compliance with the National Historic Preservation Act of 1996 (as amended) which requires the State Department of Archaeology and Historic Preservation (DAHP) to survey and inventory historic resources throughout the state.

***Methodology***

The update and evaluation took place in three phases: 1) creation of a rating system; 2) supplementation and evaluation of previously inventoried properties; and 3) identification of properties built between 1941 and 1963 including photographic documentation and preliminary architectural evaluation.

In Phase One various rating systems were reviewed and considered for use in this project. The system that was implemented was modeled after one used successfully by the City of Olympia to evaluate its downtown properties. It is based on a Canadian model distributed by Parks Canada called “The Evaluation of Historic Buildings”. The Everett rating system expanded upon the criteria contained in the Olympia model and assigned a numerical system to determine value.

In Phase Two all existing inventory data, historic register nominations and related information were reviewed and assessed for completeness. Ninety-one buildings were included in the review. Interviews were conducted with local historians to supplement historical information for individual properties. All buildings were photographed. The Historical Commission met on two occasions to evaluate the buildings. Two potential districts were identified at this time: upper Hewitt Avenue between Broadway and Wetmore, and Rucker and Hoyt streets between California and Wall. Properties within the proposed districts’ boundaries were then categorized relative to their contribution to the district.

In Phase Three tax assessor records were consulted to identify buildings constructed between 1941 and 1963; 86 buildings were identified. A windshield survey was conducted to assess physical integrity. Twenty-seven were determined to have sufficient integrity to consider for inclusion in the Historic Property Inventory. These were photographed. Two members of the Historical Commission conducted a preliminary architectural assessment of the buildings. Their findings were corroborated by the

consultants, staff and Historical Commission at two subsequent meetings. The buildings were added to the Historic Property Inventory.

### ***Rating Criteria and Evaluation Process***

The nine rating criteria (See Appendix D) fall into five broad categories: physical integrity; historical association (events, patterns, people); architectural qualities (style, building type, architect, interior features); visual contribution to the streetscape; and the feasibility of rehabilitation or restoration. The first three categories were used to assess individual building and district eligibility for local, state and national registers. The latter two, contribution to streetscape and feasibility of rehabilitation/restoration, were used to establish a property's visual contribution to the streetscape (and potential districts), and to identify properties with strong potential for rehabilitation and restoration.

An evaluation form was prepared that included all of the criteria each with a numerical rating of 0 to 3 possible points. The evaluation was conducted by the Historical Commission working with staff and consultants. Commissioners completed the form working from updated photographs, existing inventory information, and new information obtained from the consultants, commissioners and local historians.

Properties which scored 3 points on criterion I (physical integrity) and 3 points on either criteria II, III, IV, V or IV were ranked as potentially eligible for listing in the national, state and local registers (Category A). Properties with relatively good integrity, or a score of 2 points, and 2-3 points in any one of the other criteria were ranked as potentially eligible for listing in the state and local registers (Category B). All properties, including those which scored 1 or less on physical integrity, were evaluated for visual contribution to the streetscape this was interpreted quite broadly and focused primarily on overall form, massing and scale. Those which were found to contribute to the historic character of the streetscape are listed in Category C. In addition, buildings which require further research/analysis before they can be evaluated were identified.

Buildings fell into one of four categories:

- A Highly Significant: potentially eligible for National Register of Historic Places, State Heritage Register and Everett Historic Register
- B Significant: potentially eligible for State Heritage Register and Everett Historic Register
- C Contributes to Streetscape: not individually eligible for register listing; however, overall form, massing, and scale reflect historic origins and they contribute to historic character of streetscape
- D Additional Information Required: applies to buildings in the 1941-1963 group for which architectural/ historical research has not been conducted

In addition to evaluation of individual buildings, the study area was assessed for historic district potential. Two areas appear to maintain sufficient integrity for district nomination: Hewitt Avenue between Broadway and Wetmore (National Register of

Historic Places and Everett Register); and Rucker and Hoyt streets between California and Wall (Everett Register).

Within these areas, individual buildings were again evaluated to determine whether they contribute to the character of the district. Finally, all of buildings were assessed for their potential for rehabilitation and restoration. See map for proposed district boundaries and individual building status.

### ***Summary of Findings***

The study area has an exceptional collection of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings many of which are well-preserved and have been formally recognized on historic registers. The majority were built between 1900 and 1929 and are associated with important periods of Everett's development. There are a number of multi-story commercial buildings but most are more modest one and two-story structures. There are several commercial blocks representing the city's earliest commercial development (1890s) including the Pioneer Block (2814-16 Rucker Avenue); the Marion Building (1401 Hewitt Avenue); and the McCrossen Building (1814-20 Hewitt Avenue); and an excellent representative of 1960s-era architecture in the Key Bank Building (1621 California). The evolution of Everett's commercial history is aptly illustrated in this diverse group of buildings.

In addition to this rich collection of commercial buildings the downtown contains a number of remarkable institutional and public buildings. Examples range from the WPA-constructed City Hall (3002 Wetmore) to the Labor Temple (2812 Lombard) to Fire Station No. 2 (2801 Oakes). These buildings are scattered throughout the area and together illustrate a broad spectrum of social and political history.

Seventeen buildings were found to be potentially eligible for listing in the National Register of Historic Places (NRHP) and the Everett Historic Register (EHR), 18 were found to be potentially eligible for listing in the EHR alone; and all buildings in the above two categories (A and B) are potentially eligible for listing in the Washington Heritage Register (WHR).

In addition, two areas both of which were initially identified in the 1993 Downtown Update, appear to maintain sufficient integrity for district nomination: Hewitt Avenue between Broadway and Wetmore (National Register of Historic Places and Everett Register); and Rucker and Hoyt streets between California and Wall (Everett Register).

The following identifies the ranking of all buildings which were assessed in this study:

**CATEGORY A:      Highly Significant (asterisk indicates building is located within a proposed historic district; buildings already listed on the NRHP are identified below.)**

Category A properties are highly significant in local, state, or national history. Those which are not located within the proposed Hewitt Avenue National Register Historic District should be nominated individually for listing in the National Register, State Heritage Register and Everett Historic Register, and preserved for future generations. All

properties which are listed on the National Register should also be listed on the Everett Historic Register. Proposed alterations to all properties in Category A should be done in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

<i>NAME</i>	<i>ADDRESS</i>
Marigold Hotel/IOOF	2931 Broadway
Key Bank Building	1621 California
YMCA Bldg	1717 California
Bell's Flats	2501 Colby
Strand Hotel	2940-42 Colby
Culmback Building (Everett Register)	3013 Colby
Everett Massacre Site	Lower Hewitt
Hove Block	1508 Hewitt *
U.S. Bank	1702 Hewitt *
Central Building	1721 Hewitt *
Krieger Laundry (Everett Register)	2808 Hoyt *
Labor Temple	2812 Lombard *
Challacombe Funeral Home	2727 Oakes *
VFW Hall	2711 Oakes *
Normanna Lodge	2725 Oakes *
Central Lutheran Church	2702 Rockefeller
Mehan/Spooner Building	2817 Rockefeller *
First Presbyterian Church	2936 Rockefeller
Dean Nichols Building	3001-7 Rucker

The following properties in Category A are currently listed on the National Register of Historic Places:

<i>NAME</i>	<i>ADDRESS</i>
Federal Building	3006 Colby
Knights of Columbus (Masonic Temple)	1611 Everett
Commerce Building (Everett Register)	1801 Hewitt *
Fire Station No.2	2801 Oakes *
Carnegie Library	3001 Oakes
Snohomish County Courthouse	3000 Rockefeller
Monte Cristo Hotel (Everett Register)	1507 Wall
American Dye Works	2821 Wetmore *
Everett City Hall	3002 Wetmore

\* Buildings included in a proposed historic district.

**CATEGORY B: Significant (asterisk indicates building is located within a proposed historic district)**

Category B properties are significant in local, state, or national history. A number of these buildings have been altered; some are already listed on the WHR or EHR. Those which have not been listed on these registers should be. Buildings in this group should be given priority for rehabilitation and restoration. Proposed alterations should conform to the Secretary of the Interior’s Standards for Treatment of Historic Buildings.

<i>NAME</i>	<i>ADDRESS</i>
Medical/Dental	2722 Colby
Roma Hall	1918 Everett
Joe King’s Place	1309 Hewitt *
Grand Leader	1502 Hewitt *
Greenberg Block	1620 Hewitt *
Riley Block	1712 Hewitt *
Miley Building	1714-1716 Hewitt *
Hodges Building	1804 Hewitt *
Fobes Building	1806 Hewitt *
McCrosen Building	1820 Hewitt *
Mitchell Hotel	1915 Hewitt *
Interurban Building	1515 Pacific
	2816 Rockefeller *
Bill’s Blueprint	2920 Rockefeller *
Goldfinch Building	2812 Rucker *
Bargreen Coffee	2821 Rucker *
Fisher Dodge	2902-14 Rucker *
Aamco	2929 Rucker *

The following buildings in Category B are currently listed on the Everett Register of Historic Places (ER) or the Washington State Heritage Register (SR):

Everett Theater (SR)	2911 Colby
Marion Building (SR)	1401 Hewitt (a/k/a 2829 Rucker) *
Evergreen Building (ER)	1909 Hewitt *
Everett Public Library (SR)	2702 Hoyt *
Morrow Building (ER)	2823 Rockefeller *
Pioneer Block (SR)	
Rumbaugh’s Department Store (ER) (Port Gardner Building)	2804 Wetmore

\* Buildings included in a proposed historic district.

**CATEGORY C: Contribute to Streetscape (asterisk indicates that building is located within proposed historic district and identified as a “contributing property”)**

Category C properties have been significantly altered. They are not individually eligible for listing; however, overall scale, form, massing and/or use of materials contribute to the

historic character of the streetscape. Most of these buildings are identified as contributing buildings within one of the two proposed historic districts (see below). A number are strong candidates for façade restoration.

<i>NAME</i>	<i>ADDRESS</i>
Creamfront Building	1405 Hewitt
Vienna Bakery	1409 Hewitt
Crystal Dye Building	1414 Hewitt
Daulph Building	1416 Hewitt
Binyon Optical	1418 Hewitt
Miller Jewelry	1420 Hewitt
Brownell Building	1701-03 Hewitt *
Kinney and Sipprell Building	1705-07 Hewitt *
Schmaltz Building	1709 Hewitt *
Apollo Theater	1713-15 Hewitt *
Pennant Building	1717 Hewitt *
Horseshoe Saloon	1805 Hewitt *
Star Theater	1810 Hewitt *
Watson's Bakery	1812 Hewitt *
Doloff Building	1901-03 Hewitt *
Sharpless Barber Building	1905-07 Hewitt *
Brenner Building	2011-15 Hewitt
Warnock Insurance	2918 Hoyt
National Guard Armory	2730 Oakes
	2815 Rockefeller *
Goldfinch Bros.	2810 Rucker
	2817 Rucker *
	2923 Rucker *
	2925 Rucker *
Stagecoach Tavern	3021 Rucker
	2817 Wetmore *

\* Buildings included in a proposed historic district.

**CATEGORY D: More research needed. Buildings built between 1941 and 1963 which appear to have integrity, more research needed on the other rating categories.**

Travel Lodge	3030 Broadway
	3113 Colby
	3119 Colby
	1306 Hewitt
	1308 Hewitt
	2723 Hoyt
	2913 West Marine View Drive
Greyhound Bus Station	1503 Pacific
First Congregationalist Church	2624 Rockefeller
	2722 Rucker
	2801 Rucker
	2531 Wetmore

2607 Wetmore  
2612 Wetmore

## **PROPOSED HEWITT AVENUE NATIONAL REGISTER DISTRICT**

### *Contributing Buildings*

<i>NAME</i>	<i>ADDRESS</i>
Greenburg Block	1620 Hewitt
Brownell Building	1701-03 Hewitt
Peoples National Bank/U.S. Bank	1702 Hewitt
Apollo Theater	1713-15 Hewitt
Central Building	1721 Hewitt
Commerce Building	1801 Hewitt
Hodges Building	1804 Hewitt
Horseshoe Saloon	1805 Hewitt
Fobes Building	1806-08 Hewitt
Watson's Bakery	1812 Hewitt
McCrossen Building	1820 Hewitt
Doloff Building	1901-03 Hewitt
Sharpless Barber Building	1905-07 Hewitt
Evergreen Building	1909 Hewitt
Mitchell Hotel	1915 Hewitt
BNSF Railway & Tunnel	Runs E-W between Hewitt & California
Labor Temple	2812 Lombard
VFW Post 2100	2711 Oakes
Normanna Lodge	2725 Oakes
Challacombe & Fickel Funeral Home	2727 Oakes
Everett Fire Station No. 2	2801 Oakes
Everett Sheet Metal Works	2717 Rockefeller
Newland Building	2814 Rockefeller
	2815 Rockefeller
	2816 Rockefeller
Mehan Block	2817 Rockefeller
Morrow Building	2823 Rockefeller
Everett Printing company	2920 Rockefeller
IOOF Hall	2813-2815 Wetmore
Salvation Army	2817 Wetmore
Speakers Corner	NW Corner Wetmore & Hewitt

## **CONCEPTUAL RUCKER-HOYT LOCAL HISTORIC DISTRICT**

### *Contributing Buildings*

<i>NAME</i>	<i>ADDRESS</i>
Slack Building	1311-19 Hewitt
Marion Building	1401 Hewitt (a/k/a 2829 Rucker)
Creamfront Building	1405 Hewitt
Vienna Bakery	1409 Hewitt
Crystal Dye Building	1414 Hewitt
Daulph Building	1416 Hewitt

Binyon Optical  
Miller Jewelry  
Grand Leader  
Hove Building  
Krieger Laundry  
Warnock Insurance

Goldfinch Bros.  
Pioneer Block

Fisher Dodge Building

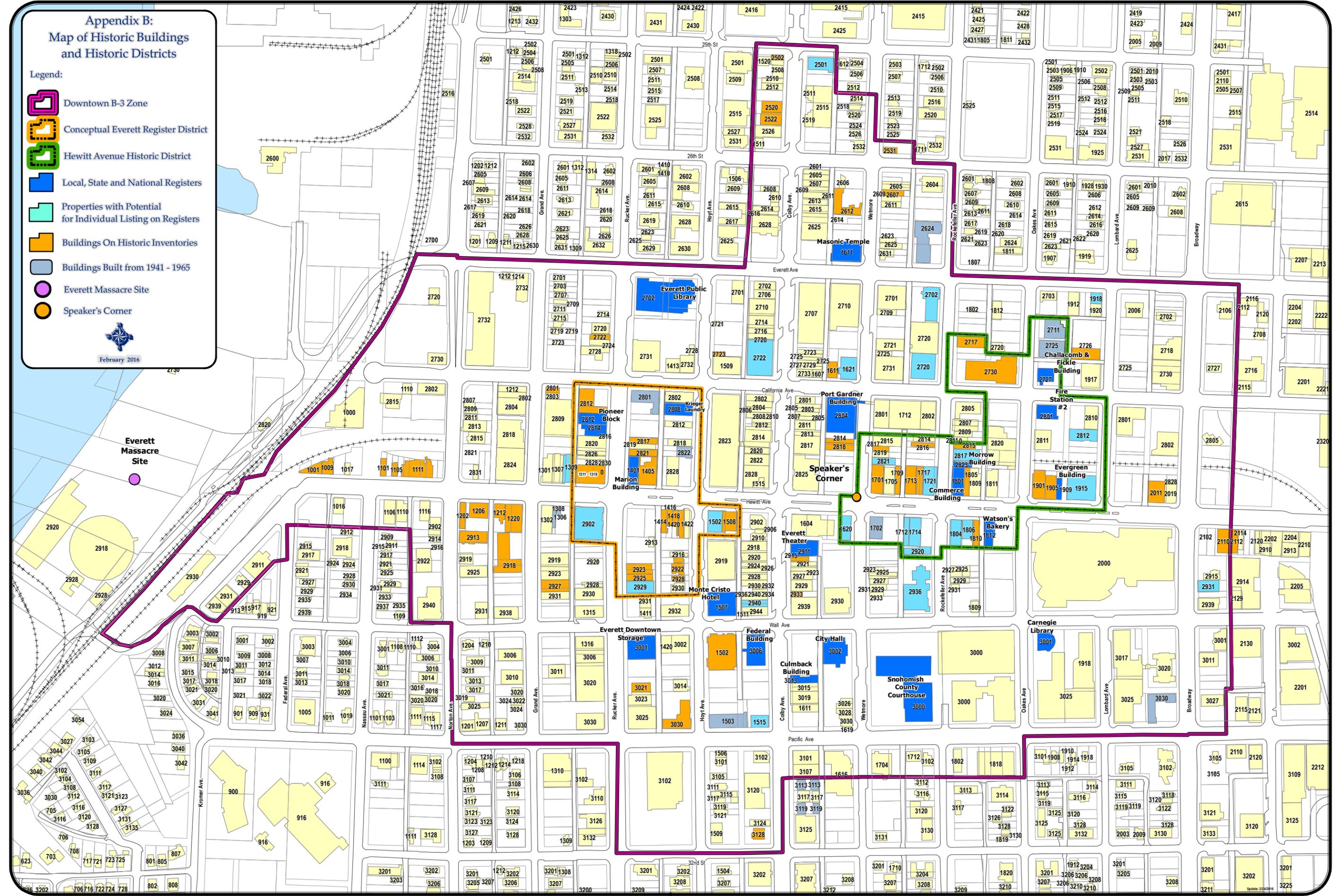
1418 Hewitt  
1420 Hewitt  
1502 Hewitt  
1508 Hewitt  
2808 Hoyt  
2918-28 Hoyt  
2801 Rucker  
2810-12 Rucker  
2814-2816  
2817 Rucker  
2821 Rucker  
2902-14 Rucker  
2923 Rucker  
2925 Rucker  
2929 Rucker

# Appendix B: Map of Historic Buildings and Historic Districts

**Legend:**

-  Downtown B-3 Zone
-  Conceptual Everett Register District
-  Hewitt Avenue Historic District
-  Local, State and National Registers
-  Properties with Potential for Individual Listing on Registers
-  Buildings On Historic Inventories
-  Buildings Built from 1941 - 1965
-  Everett Massacre Site
-  Speaker's Corner

February 2016



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## Appendix C

### Master List of Historic Properties Downtown

	Historic Name	Address	Year Built	Cat. A	Cat. B	Cat. C	Cat. D	Hewitt Dist.	Rucker Dist.
1.	Marigold Hotel	2931 Broadway	1905	X					
2.	Travel Lodge	3030 Broadway	1956				X		
3.	Redmen Building	1611 California	1958						
4.	Bank of Everett (Key Bank)	1621 California	1964	X					
5.	YMCA	1717 California	1920	X					
6.	Bell's Flats	2501 Colby	1908	X					
7.		2502 Colby	1941						
8.		2520 Colby	1955						
9.		2522 Colby	1961						
10.	Medical Dental	2722 Colby	1925		X				
11.	Everett Theater	2911 Colby	1901		SR				
12.	Bowden Building	2915 Colby	1925						
13.		2933 Colby	1929						
14.	Strand Hotel	2940-42 Colby	1910	X					
15.	Federal Building	3006 Colby	1915-17	NR					
16.	Culmback Building	3013 Colby	1924	X	ER				
17.		3113 Colby	1963				X		
18.		3119 Colby	1945				X		
19.	Edwards House	3126-38 Colby	Ca. 1901						
20.	Knights of Columbus (Masonic Lodge)	1611 Everett Ave	1921	NR					

	<b>Historic Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Cat. A</b>	<b>Cat. B</b>	<b>Cat. C</b>	<b>Cat. D</b>	<b>Hewitt Dist.</b>	<b>Rucker Dist.</b>
21.	Roma Hall	1918 Everett Ave	1912		X				
22.		2801 Grand Ave	1952						
23.		2918 Grand Ave	1957						
24.		2927 Grand Ave	1952						
25.	Everett Massacre Site	Lower Hewitt	1916	X					
26.	Mulligan's Saloon	1001-07 Hewitt	1906-07						
27.	Oslo Hotel	1009-11 Hewitt	1907						
28.	Arcade Saloon	1101 Hewitt	1902						
29.	Tivoli Saloon	1105 Hewitt	1899						
30.	Gen Welding	1111-13 Hewitt	Ca. 1923						
31.	Coast Grocery	1202 Hewitt	Ca. 1915						
32.		1206 Hewitt	1956						
33.	LaGault Building	1212-14 Hewitt	1926						
34.	Western Meat	1218-20 Hewitt	1927						
35.		1306 Hewitt	1953				X		
36.		1308 Hewitt	1944				X		
37.	Joe King's Place	1309 Hewitt	1939		X				
38.	Slack Building	1311-19 Hewitt	1892						X
39.	Marion Building.	1401 Hewitt (a/k/a 2829 Rucker)	1893-94		SR				X
40.	Creamfront Block	1405 Hewitt	1893			X			X
41.	Vienna Bakery	1409 Hewitt	1907-08			X			X
42.	Crystal Dye Works	1414 Hewitt	1927			X			X

	<b>Historic Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Cat. A</b>	<b>Cat. B</b>	<b>Cat. C</b>	<b>Cat. D</b>	<b>Hewitt Dist.</b>	<b>Rucker Dist.</b>
43.	Daulph Deli	1416 Hewitt	1927			X			X
44.	Binyon Opt	1418 Hewitt	1936			X			X
45.	Miller Jewelry	1420 Hewitt	Ca. 1915			X			X
46.	Grand Leader	1502 Hewitt	1899		X				X
47.	Hove Block	1508 Hewitt	1893	X					X
48.	Greenberg Block	1620 Hewitt	1902-03	X				X	
49.	Brownell Building	1701-03 Hewitt	1899	X				X	
50.	Peoples Bank/U.S. Bank	1702 Hewitt	1959	X			X		
51.	Kinney & Sipprell	1705-07 Hewitt	Ca. 1921			X		X	
52.	Schmalz Block	1709 Hewitt	1896			X		X	
53.	Riley Block	1712 Hewitt	1911		X			X	
54.	Apollo Theater	1713-15 Hewitt	1915	X				X	
55.	Miley Building.	1714-16 Hewitt	1920		X			X	
56.	Pennant Building.	1717 Hewitt	1922			X		X	
57.	Central Building.	1721 Hewitt	1925	X				X	
58.	Commerce Building.	1801 Hewitt	1910	NR	ER			X	
59.	Hodges Building.	1804 Hewitt	1923	X				X	
60.	Horseshoe Saloon	1805 Hewitt	1909-10	X				X	
61.	Fobes Building	1806-08 Hewitt	1901-02	X				X	
62.	Star Theater	1810 Hewitt	1909	X				X	
63.		1811 Hewitt	Ca. 1910					X	
64.	Watson's Bakery	1812 Hewitt	1910	X				X	
65.	McCrosen Building	1820 Hewitt	1894	X				X	

	<b>Historic Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Cat. A</b>	<b>Cat. B</b>	<b>Cat. C</b>	<b>Cat. D</b>	<b>Hewitt Dist.</b>	<b>Rucker Dist.</b>
66.	Doloff/Whitehouse Public Market	1901-03 Hewitt	1923	X				X	
67.	Sharpless Barber	1905-07 Hewitt	Ca. 1902	X				X	
68.	Evergreen Building	1909 Hewitt	1902	ER				X	
69.	Mitchell Hotel	1915 Hewitt	1903	X				X	
70.	BNSF Railway & Tunnel	Runs E-W between Hewitt & California	1900	X				X	
71.	Brenner Building.	2011-15 Hewitt	Ca. 1924			X			
72.	Frye & Bruhn Building.	2110 Hewitt	1905						
73.	Everett Produce	2112 Hewitt	1906						
74.	Everett Public Library	2702 Hoyt	1934		SR				
75.		2723 Hoyt	1958				X		
76.		2822 Hoyt	1953						
77.	Krieger Laundry	2808 Hoyt	1915	X	ER				X
78.	Warnoch Ins.	2918-28 Hoyt	1905			X			X
79.		3030 Hoyt	1950						
80.		2726 Lombard	1941						
81.	Labor Temple	2812 Lombard	1930	X				X	
82.		2913 West Marine View Dr.	1963				X		
83.	VFW Post 2100	2711 Oakes	1946	X				X	
84.	Normanna Lodge	2725 Oakes	1947	X				X	
85.	Challacombe Funeral Home	2727 Oakes	1923	X				X	
86.	Natl. Guard Armory	2730 Oakes	1920-21			X		X	

	<b>Historic Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Cat. A</b>	<b>Cat. B</b>	<b>Cat. C</b>	<b>Cat. D</b>	<b>Hewitt Dist.</b>	<b>Rucker Dist.</b>
87.	Fire Station #2	2801 Oakes	1925	NR				X	
88.	Fire Alarm signal Building	2811 Oakes	1925					X	
89.	Dolloff Motor Company Dealership	2820 Oakes	Ca. 1920					X	
90.	Carnegie Library	3001 Oakes	1904	NR					
91.		1503 Pacific	1960				X		
92.	Interurban	1515 Pacific	1910		X				
93.		2624 Rockefeller	1957				X		
94.	Central Lutheran Ch.	2702 Rockefeller	1920	X					
95.	Everett Sheet Metal Works	2717 Rockefeller	1915	X				X	
96.	Newland Building	2814 Rockefeller	1950	X				X	
97.		2815 Rockefeller	1925	X				X	
98.		2816 Rockefeller	1928	X				X	
99.	Mehan Block	2817 Rockefeller	1925	X				X	
100.	Morrow Building.	2823 Rockefeller	1925	ER				X	
101.	Everett Printing Company	2920 Rockefeller	1907	X				X	
102.	Presbyterian Church	2936 Rockefeller	1910	X					
103.	Snohomish County Courthouse	3015 Rockefeller	1910-11	NR					
104.		2722 Rucker					X		
105.		2801 Rucker	1950				X		X
106.	Goldfinch Bros.	2810 Rucker	1920			X			X
107.	Goldfinch Bros.	2812 Rucker	1929		X				
108.	Pioneer Block	2814-16 Rucker	1892		SR				X

	<b>Historic Name</b>	<b>Address</b>	<b>Year Built</b>	<b>Cat. A</b>	<b>Cat. B</b>	<b>Cat. C</b>	<b>Cat. D</b>	<b>Hewitt Dist.</b>	<b>Rucker Dist.</b>
109.		2817 Rucker	1920			X			X
110.	Bargreen Coffee	2821 Rucker	1910		X				X
111.	Fisher Dodge	2902-14 Rucker	1929-30		X				X
112.	G&M Auto	2923 Rucker	1920			X			X
113.	Downtown Auto Wrecking	2925 Rucker	1925			X			X
114.	Aamco	2929 Rucker	1925		X				X
115.	Dean Nichols Motors	3001-07 Rucker	1918	X	ER				
116.	Stagecoach Tavern	3021 Rucker	1925			X			
117.	Monte Cristo Hotel	1507 Wall	1925	NR	ER				
118.		2531 Wetmore	1959				X		
119.		2607 Wetmore	1962				X		
120.		2612 Wetmore	1962				X		
121.	Rumbaugh's Dept. Store	2804 Wetmore	1929		ER				
122.	IOOF Hall	2813-2815 Wetmore	1912	X				X	
123.	Salvation Army	2817 Wetmore	1918	X				X	
124.	American Legion	2818 Wetmore	1901						
125.	Robinson Building	2819 Wetmore	Ca. 1947			X		X	
126.	American Dye Works	2821 Wetmore	1909			X		X	
127.	Speakers Corner	NW Corner of Wetmore and Hewitt	X					X	
128.	Everett City Hall	3002 Wetmore	1929	NR					

## Appendix D

### Historic Resource Rating Criteria

CRITERIA (EMC)	RATING	CONSIDERATIONS
<p>I. Possesses integrity of location, design, setting, materials, workmanship, feeling and association</p>	<p>3 Virtually intact or easily restored to original</p> <p>2 Fully compatible alterations or additions that don't affect the major historic features, or only minor alterations</p> <p>1 Substantial additions and/or alterations; however basic form and historic features intact</p> <p>0 Historic features have been irreversibly changed; no longer retains historic character</p>	
<p>II. Associated with an event that has made a significant contribution to broad patterns of local, state, or national history</p>	<p>3 Directly associated</p> <p>2 Secondarily associated</p> <p>1 Loosely associated</p> <p>0 No association</p>	<p>Examples include the incorporation of the city, the site of the Everett Massacre, a property associated with an important invention, etc.</p> <p>May include series of events such as economic growth or decline of the city during a particular period, development of a transportation system, etc.</p>

<p>III. Embodies distinctive 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.</p>	<p>1 Outstanding or extremely early example if many survive; excellent example if few survive</p> <p>2 Significant or very early example if many survive; significant example if few survive.</p> <p>1 Fair example if many survive; fair example if few survive</p> <p>0 Of little or no interest</p>	<p>Property is good example of a particular architectural style, type of engineering, a kind of landscape architecture, building type such as a drive-in restaurant, or form of vernacular architecture.</p> <p>Many downtown buildings do not reflect distinctive architectural styles but are representative of the periods of development of the city.</p>
<p>IV. Outstanding work of a designer or builder who made a substantial contribution to the art</p>	<p>3 Outstanding contribution</p> <p>2 Significant contribution</p> <p>1 Moderate contribution</p> <p>0 Of no particular interest</p>	<p>Architects of particular importance include Donovan, Sexton, Gould, others.</p> <p>Allows inclusion of properties designed or built by master architects, engineers, landscape architects, or builders.</p> <p>Individual does not have to be known by name; the work of a master builder can be recognized in the vernacular architecture of the area</p>
<p>V. Associated with the life of a person significant in national, state, or local history</p>	<p>3 Directly associated</p> <p>2 Secondarily associated, and no other resources exist that are associated with him/her</p> <p>1 Peripherally associated, and no other resources exist that are associated with him/her</p> <p>0 No significant association</p>	<p>Person must have been associated with the building during the time he/she made the significant contribution, unless this is the most significant remaining building associated with that individual.</p> <p>Birthplaces and graves of historical figures of outstanding importance are ordinarily not eligible for listing unless there is no other place where that person can be remembered.</p>

<p>VI. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history</p>	<p>3 Strongly associated 2 Moderately associated 1 Peripherally associated 0 No significant association</p>	<p>How does the building or site illustrate the history and culture of the city to the public and how direct is the association?  Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic, or industrial history.</p>
<p>VII. Interior arrangement, finish, craftsmanship, and detail are of particular historic or aesthetic significance.</p>	<p>3 Highly significant 2 Moderately significant 1 Fairly significant 0 No significance</p>	<p>This applies to all buildings but particularly those to which the public has access. High rating should be given to intact interiors that reflect a specific period or aesthetic composition.</p>
<p>VIII. Contributes to the continuity or character of the street corridor or downtown</p>	<p>3 Highly significant 2 Moderately significant 1 Fairly significant 0 Of no importance or incompatible with the character of the area</p>	<p>How important is the building in establishing or maintaining the historic character of the streetscape: setback, height, material, façade appearance, parapet shape, etc.?</p>
<p>IX. Potential for Restoration/Rehabilitation</p>	<p>3 Excellent 2 Good 1 Fair 0 Poor</p>	<p>Can the building be rehabilitated while preserving/restoring historic features?</p>

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## Appendix E

### Comprehensive Plan Policies

The City of Everett Comprehensive Plan guides growth in the city for the next twenty years by establishing development policies, including those for historic preservation. The 2004 Comprehensive Plan includes a chapter on Urban Design and Historic Preservation, as well as policies in other chapters which pertain to historic preservation. The following section is an excerpt of the historic preservation policies in Comprehensive Plan Chapter 8, Urban Design and Historic Preservation. The numbers for goals, objectives and policies match those in the Comprehensive Plan; since this is an excerpt, they are not sequential.

#### CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION

##### I. Introduction

The Urban Design and Historic Preservation Element is intended to address the three-dimensional, built environment. It examines the general image of the community; the character of its districts and neighborhoods; the quality of buildings, streets, and public spaces; and its historical attributes. For each of these subjects, specific goals, objectives and policies are set forth.

This element is not meant to be free-standing; it relates to a number of other elements in a complementary manner. In particular, the elements concerning transportation, land use, housing and parks all have issues involving design. In addition, urban design relates to economic policies of the city in that the community's perceived strength is derived in part from its visual characteristics. Accordingly, policies regarding urban design and historic preservation issues need to be examined in the implementation of other parts of the comprehensive plan, and vice versa.

Everett is a community that contains both relatively old and relatively new streets and buildings. Some neighborhoods and areas are very tight knit, others are more loose or expansive. The policies contained in this element attempt to address all parts of the community, not just those with more "traditional" characteristics. In fact, it is the newer areas that often need more attention with respect to urban design, so the community can reinforce and retain its character over time.

It is important to note that the objectives and policies contained in this chapter may all not be met in the short term; in some cases, decades may be required. The physical nature of any community evolves and changes; new opportunities and challenges surface continually. Nonetheless, this set of policies should improve the community by ensuring that Everett's character is strengthened, and it is made a more lively, vibrant and desirable place to live.

## II. Goals, Objectives and Policies

The following section contains the goals, objectives and policies for the Urban Design and Historical Preservation Element of the Everett Growth Management Comprehensive Plan. The statements of “goals, objectives and policies” are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community’s desires. The objective statements are more descriptive and imply actions or programs that will move the City toward attainment of the goal. The policy statements describe specific actions to be undertaken for the City to realize the objectives and goals.

### A. Overall City Image

Goal 8.1 As a major city in the region and as the center of commerce and culture for the county, Everett should offer a physical setting that conveys a distinct and appealing image and reflects its rich historic traditions.

Objective 8.1.2 To preserve and reinforce the city’s traditional pattern of mixed-use neighborhoods containing varied forms of housing as well as local shops and services.

Objective 8.1.3 To ensure that development, particularly commercial and multiple family development, has a high quality of design with respect to elements such as public spaces, pedestrian amenities, landscaping, building forms, and materials.

Objective 8.1.5 To strengthen the sense of civic pride among residents by providing attractive public spaces, trees and flowers along streets, public artwork and distinctive architecture.

Objective 8.1.6 To preserve and build upon the positive, historic patterns of development that are a major part of Everett’s character.

Objective 8.1.7 To revitalize and reinforce the role of downtown as the center of the community.

The City shall:

Policy 8.1.4 Encourage the mixing of commercial uses with higher density housing as redevelopment occurs.

Policy 8.1.5 Enhance the quality of development throughout the city over time through the use of design guidelines/standards and design review.

Policy 8.1.7 Encourage all public buildings should to serve as models of superior design quality and convey a sense of civic importance.

Policy 8.1.11 Retain and adapt Everett’s stock of older commercial and institutional buildings to new uses, so they may continue to contribute to the city’s image.

### B. Historic/Cultural Resources

Goal 8.2 Identify and build on Everett’s historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism, and economic development programs. These assets should be broadly interpreted to include not just structures, but also landmarks, archaeological sites, views, and the connection between the river and the bay.

Objective 8.2.1 To identify historic development patterns, landmarks, structures, neighborhoods, business districts, natural vistas, and archaeological sites that give Everett its special character and are crucial in defining a distinct city image.

Objective 8.2.2 To utilize the expertise of the Everett Historical Commission in matters that relate to the preservation of Everett’s heritage and ways to retain a sense of the past as the city grows and changes.

Objective 8.2.3 To encourage the retention of significant historical and cultural resources that foster community identity and pride. This may include revitalization of older housing stock, preservation of neighborhood patterns, preservation of small scale neighborhood services, and the marking of important sites.

Objective 8.2.4 To encourage downtown revitalization strategies that recognize and capitalize on the historic traditions of Everett. Ensure that significant and representative structures are retained to provide a link with Everett’s past and a sense of continuity.

Objective 8.2.5 To promote cooperative efforts among the schools, parks, libraries, museums, neighborhoods and other interested groups in planning interpretive displays, classes, and celebrations relating to the history of Everett.

The City shall:

Policy 8.2.1 Encourage traditional grid street and sidewalk patterns and other historic street and sidewalk patterns in historic neighborhoods.

Policy 8.2.2 Continue research, identification, and inventory of historic and prehistoric resources.

Policy 8.2.3 Retain street names that relate to Everett’s history.

Policy 8.2.4 Establish and/or expand Historic Overlay Districts and design guidelines to preserve distinct neighborhoods and districts.

Policy 8.2.5 Create special incentives for developers to rehabilitate historic structures and encourage use of existing incentives such as tax credits and special valuation.

Policy 8.2.6 Set civic examples of adaptive re-use of historic structures.

Policy 8.2.7 Encourage additions to historic buildings to be designed in a manner sensitive and complementary to the original building design and context.

Policy 8.2.8 Maintain Everett Certified Local Government participation and Historical Commission community activities.

Policy 8.2.8 Develop a stronger historic preservation policy, possibly a landmarks ordinance, that prohibits demolition of landmark type buildings which contribute to the City's cultural and social heritage.

#### C. Districts and Neighborhoods

Goal 8.3 Enhance the physical character and distinctive qualities of individual districts throughout the city, including residential neighborhoods.

Objective 8.3.2 To upgrade the visual appearance of commercial and industrial districts that are significant for the city as a whole, such as the waterfront, the downtown, Evergreen Way, and the Everett Mall area.

Objective 8.3.3 To promote infill development in older, established areas of the city that will continue to maintain the character of these areas.

The City shall:

Policy 8.3.1 Direct a portion of the city's capital and operating revenues toward strengthening, preserving, and enhancing neighborhoods.

Policy 8.3.6 Require major commercial development projects within each district to contribute positively to the character of their surroundings.

#### Potential Implementation Programs and Projects

2. Establish conservation and historic districts.

#### D. Corridors and Connections

Goal 8.4 Ensure that transportation corridors provide for the efficient movement of people and goods while complementing the design character of the community.

Objective 8.4.4 To upgrade Hewitt Avenue, over time, to serve as an attractive link between the riverfront and the harbor front, with activity nodes and connections to other areas of the city situated along its length.

The City shall:

Policy 8.4.1 As the city desires to preserve the large stands of evergreen trees that abut Interstate 5 within the city limits, it should work with the state DOT to accomplish this whenever construction work occurs along the freeway.

Policy 8.4.2 Designate "Gateway Arterial Streets" which can, over time, be upgraded to include features such as street trees, special lighting, broad sidewalks, banners and

planted medians that will produce visually appealing linear corridors into the city. (Possible candidates: Everett, Pacific, Hewitt, North Broadway to Broadway & 41st, 112th, Evergreen Way, Everett Mall Way and 19th Avenue SE.)

Policy 8.4.5 Encourage Hewitt Avenue to serve a strong visual and functional connection between the river and the harbor, and contain interpretive signage about important people, buildings, and events in Everett’s history.

#### Potential Implementation Programs and Projects

5. Continue development consistent with the Hewitt Avenue master plan.

#### E. Transitions and Edges

Goal 6.5 Produce greater compatibility between different land uses and between new and existing development.

Objective 8.5.3 To require new development that is next to a designated historic building to reflect a sensitivity to the height, mass, proportion, and design characteristics of the older structure.

Objective 8.5.5 To use architectural design elements to ensure a compatible mix when different uses are mixed vertically within the same building.

The City shall:

Policy 8.5.2 Incorporate special guidelines in the city’s Land Use Code to ensure a compatible relationship between designated historic structures and adjacent new development or renovation.

#### Potential Implementation Programs and Project

1. Adopt code amendments as needed to implement the policies above.

#### F. Downtown Area

Goal 6.6 Downtown Everett should be the cultural center of the city, with a rich concentration of commercial enterprises, civic uses, historic structures, residential development, and public spaces.

Objective 8.6.9 To promote the preservation and rehabilitation of historic buildings.

Objective 8.6.11 To identify downtown as a vibrant neighborhood, and as a safe, attractive and congenial place in which to live, work, shop, socialize, and visit.

Policy 8.6.1 To consider Hewitt Avenue, and the adjacent north/south blocks from Colby to Oakes, the retail core of downtown, with a continuous mix of shops and

services, display windows, multiple entrance points oriented to the street and awnings, canopies, or other weather protection for pedestrians.

The City shall:

Policy 8.6.7 Adapt historic buildings located within the downtown to new uses, and any adjacent development should reflect and extend the rich character found in the older structures.

Policy 8.6.8 Commemorate historic buildings, sites and events with attractive, interpretive signs.

Policy 8.6.9 Develop a special set of sign standards, with signs in the retail core being oriented primarily to pedestrians. Billboards should be prohibited.

#### Potential Implementation Programs and Policies

1. Adopt code amendments as needed to implement the policies above.
2. Prepare a design plan with design guidelines and standards for the downtown area.
4. Offer storefront design assistance.

## Appendix F

### Downtown Plan Policies

The Everett Downtown Plan adopted in 2006 includes recommendations in a number of areas, including historic preservation. Comments from the Downtown Plan public participation process and a 2004 Vision Team effort, combined with the Comprehensive Plan policies, were used to develop a vision for Everett's downtown.

Historic preservation was recognized as an important part of realizing the vision for downtown in the year 2025:

Significant historic buildings have been preserved and rehabilitated. New buildings have incorporated quality designs and materials to be compatible with older buildings.

Support for historic preservation downtown is evidenced throughout Downtown Plan:

- Goal 8: Strong Sense of Identity, includes Objective 8-A, "Preserve and rehabilitate downtown's significant historic structures".
- The Land Use and Development plan element proposes development incentives including:
  - Bonus design elements which allow additional floor area include retention and renovation of any designated or listed historic structures on a site or funding for off-site rehabilitation of any designated or listed structures within the downtown area equivalent to at least one percent of the project construction cost.
  - Developers can transfer development rights from significant historic properties to new sites, with some restrictions.
- Improvement Action L-4, Conduct Historic Preservation Activities states:

Retaining downtown Everett's historical buildings was a high priority for planning participants. This plan encourages preservation and rehabilitation by proposing that zoning standards provide a density bonus for retaining and/or rehabilitating downtown historic structures.

In addition, the City should consider the following activities as part of a historic preservation program:

- Tax incentives for rehabilitation.

- Recognition and education.
- A “Good Neighbor Fund” offering low-interest loans to upgrade historic properties (those on the national or state registers or those identified as eligible by the City inventory). Loans could be for upgrading properties with respect to code requirements, façade and exterior shell improvements, or improvements to increase use of unoccupied space.

The City might also consider a local landmark ordinance to provide some measure of protection to important historic resources. However, this is an action that takes considerable planning effort.

- Conducting historic preservation activities was also included as a Land Use Implementation Action in the Downtown Plan.

## Appendix G

### Historic Themes

#### A Change of Worlds

Ancient homeland of the Snohomish People and contact with explorers and settlers

#### Urban Frontier and Birth of the City, 1890-93

Everett Land Company formed by land speculators and industrial investors to develop industries along the waterfront and Hewitt Avenue as the heart of downtown.

- Highlight Hewitt Avenue, port connection, and buildings from the era.
- East Coast money from Rockefeller, Colby and Colgate Hoyt, with local investors, including Henry Hewitt, Jr., E.D. Smith, the Rucker brothers, and others.
- Influx of large numbers of laborers, many of whom were Asian and European immigrants and most of whom were single men.
- Rapid population growth
- Ends with Silver Panic of 1893—a national depression that closed down local factories, and nearly bankrupted the city

#### Rise of the Urban Center, 1899—

James J. Hill assumes Rockefeller's corporation and incorporates it into his own Everett Improvement Company, which he sees as beneficial for his Great Northern Railroad. The move spurs local development at a time when the rest of the nation is still struggling to recover from an economic depression.

- The move attracts investors, including Frederick Weyerhaeuser, Hill's neighbor in St Paul, MN, who founded Everett's Weyerhaeuser Timber Company with the largest mill in the world.
- Central Hewitt Avenue develops as the city's powerful financial, governmental, and retail core
- Wealthy investors have offices downtown, but build homes in upscale residential areas outside of the downtown core
- Churches, lodges, women's and men's social and civic clubs, and unions organize
- Downtown includes a mix of small shops, restaurants, a department store, theaters, and dance studios that cater to Everett families.

#### Blue Collar Years or the Era of Booms and Busts (overlapping with previous phase) ca. 1900-WWII era

- San Francisco Earthquake is boon to Northwest lumber industry
- Everett Fire consumes buildings in downtown

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- Much of downtown is a blue collar district that fans out from the central Hewitt Avenue core. There, warehouses, working men’s hotels, immigrant hiring halls, and bawdy houses predominate. Rents are cheap, as is entertainment (often of a rowdy nature).
- Everett imposes local options that enforce prohibition prior to state law in 1916. Bootleggers are in business.
- Working class lodges and unions protest low wages, long hours, lack of benefits, and often dangerous working conditions for laborers.
- World War I creates demand for ship building, lumber.
- Everett Massacre in 1916 is the culmination of what seemed like a stalemate between management and labor. Law enforcement and government do not side with the radical IWW. (Site specific interpretation, including the massacre site and also extant streets and buildings where the “interests,” radical union organizers, police deputies, and others gathered.
- Building boom in 1920s
- The Great Depression in 1930s (with earlier impacts on lumber exports, etc.)

#### Economic Diversification (1930s-Present)

- In the 1930s, WPA funds finance the development of Paine Field with jobs for out-of-work people in Everett. The airport introduces a new era of economic growth and development at a time when extractive industries are losing viability
- To help meet WW II demands, The Boeing Company sets up factory facilities in downtown Everett to fabricate airplane parts. Most of the employees are women. Attracted by Paine Field, The Boeing Company and aerospace become a dominant and stable presence in the local economy. Its impact is evident in a new wave of downtown development
- The military is attracted by the airfield and the port, and a Navy homeport comes to fruition.
- Entrepreneurs, health care firms, education and government, and more help spur the local economy.

#### Past and Present in Built History

- New construction has added several state-of-the-art facilities, including a Center for Performing Arts, which is developed in a sensitive scale that enables it to stand next to and complement the historic Everett Theatre.
- Everett’s past is preserved through restoration and landmark designation of many downtown buildings and streetscapes (examples include the Monte Cristo Hotel, the Culmback and Krieger buildings, and proposed downtown historic districts).