

**NEIGHBORHOOD CONSERVATION GUIDELINES
AND
HISTORIC OVERLAY ZONE STANDARDS**

FOR

**HISTORIC OVERLAY
NEIGHBORHOODS**

**MAKERS 1992
Revised 2001
Revised 2008**

**NEIGHBORHOOD CONSERVATION GUIDELINES
AND
HISTORIC OVERLAY ZONE STANDARDS**

PREPARED BY **MAKERS** ARCHITECTS AND URBAN DESIGNERS
FOR THE EVERETT HISTORICAL COMMISSION MAY 1992
REVISED SEPTEMBER 2001
REVISED 2008

(ADOPTED AS CITY OF EVERETT ORDINANCE No. 1923-93 EFFECTIVE FEBRUARY 7, 1993.
REVISED AS ORDINANCE No. 2547-01 EFFECTIVE SEPTEMBER 29, 2001.
REVISED AS ORDINANCE No. 3073-08 EFFECTIVE 6-13-08.)

EVERETT HISTORICAL COMMISSION

CITY OF EVERETT PLANNING AND COMMUNITY DEVELOPMENT
KRISTIN RAVETZ DAVE KOENIG

MAKERS
JOHN OWEN CELSO GUTIÁN

Table of Contents

Introduction **1**

Historical Background of the Neighborhoods
Purpose of the Neighborhood Conservation Guidelines and
Historic Overlay Zone Standards
Organization of the Document
Applicability

Neighborhood Conservation Guidelines **7**

- A. Streetscape: Setbacks, Front Yards, Entries, and Fences
- B. Massing
- C. Rooflines
- D. Windows and Doors
- E. Exterior Materials and Detailing
- F. Paint Scheme and Colors
- G. Alleyways and Vehicular Access
- H. Garages
- I. Parking
- J. Infill in Rear Yards
- K. Tree Preservation
- L. Landscaping
- M. Clinics and Commercial Buildings

Historic Overlay Zone Standards

Historic Neighborhoods

Introduction

Rucker Grand Avenue Historic District

The Rucker/Grand Avenue Historic District is located on the bluff overlooking Port Gardner, just north of the city center. The oldest homes date from the very beginnings of Everett, when Eastern financiers and Western boosters combined to plan an industrial port city surrounded by factories. As the first homes were being built, Henry Hewitt filed the Plat of Everett and launched a land rush for what Hewitt and his backers dreamed would be a commercial center and railroad terminus. The same men who built brick office buildings, hardware stores, taverns and hotels on downtown Hewitt Avenue built factories in the harbor and their family homes along Rucker and Grand Avenues.

The homes in the neighborhood represent, with wonderful individual idiosyncrasies, almost all of the late 19th Century popular architectural styles. There are Queen Anne turrets and patterned wood shingles, Classical columns, patterned Stick work, and Craftsman gable ends. Mixed in with the grand classic homes of Washington State Governor Roland Hartley and financier William Butler (home of the late Senator Henry Jackson) is the modest homes of a saloonkeeper, small mill owners and a grocer. Within this diversity there is a sense of continuity and unique neighborhood identity. In Woodbridge's Guide to Architecture in Washington State, the area is described as one where "*scale, stylistic range, and landscaping of the lots and streets combine to create one of the best examples in the state of the substantial middle to upper-middle class suburban American taste of the period.*"

Norton Grand Avenue Historic District

The Norton Grand Avenue Historic District is also one of the first residential neighborhoods in Everett and contains many of Everett's earliest homes. Initially it was a neighborhood of mill workers' houses and simple bungalows built from lumber available from Everett mills. The homes in the neighborhood became more architecturally elaborate as managers and business people built in the area. The home of William and Tennessee Boner, manager of Weyerhaeuser in Everett, is one of the finest Classic Foursquares in the city. The neighborhood is also noted for the fine collection of maple trees that line the 3300 block of Grand Avenue.

The historic neighborhoods of Rucker/Grand and Norton/Grand reflect the values and spirit of the turn-of-the-century northwest. There are open front yards and each house faces the street with a clear, welcoming entrance. Because the automobile was not dominant, driveways and garages were relegated to the alleyways, so as not to interfere with the view of the homes from the street. Substantial middle class stability is reflected in the solid well-built homes and, as befits a town called "Milltown", almost all the homes have wood siding. The importance paid to craftsmanship is seen in the careful attention to detail - sometimes ornate, sometimes understated, but always evident in a turned porch support, a carved rafter tail or an elaborate window surround.

The importance of these Historic Districts to the citizens of Everett comes from the sense of time and place and connection with the past that the districts provide. This distinct identity is a result not only of the historic architecture but also of the sense of continuity in the neighborhoods that comes from people respecting and caring for their surroundings. In many ways, the Historic Districts have the characteristics that we today define as vital to a livable neighborhood. They have both a natural and historic sense of identity, a connection to downtown and the surroundings, central park areas, inviting streets for pedestrians, and the possibility of growth without destroying the neighborhood values.

Purpose of the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards

The proximity to the downtown business district which made these areas popular at the beginning of the century is now creating development pressure that is a potential threat to the historic homes of the neighborhoods and the unique character of the streetscape. To increase residential densities and allow for the conversion of many of the large homes into apartments, the city zoned parts of the neighborhoods closest to the Central Business District for multi-family residential development (R-3 and R-4 zoning). Even though many of the large homes have been sensitively converted to multi-family units, there have been some developments that are not compatible with the surrounding neighborhood. The possibility of continuing incompatible development led the neighbors to look for development controls to protect the historic features of the neighborhood they value. The Everett Zoning Code has provisions for Historic Overlay Zones to protect the community stated goal of preserving historic neighborhoods. The Neighborhood Conservation Guidelines and the accompanying Historic Overlay Zone Standards are designed to protect the existing historic character of the homes and streetscape by instituting a reasonable amount of control and review over future site development. The Guidelines and Historic Overlay Zone Standards meet the goals of the provisions for special districts by setting guidelines for review and minimum zoning standards (to overlay the existing zoning) to ensure compliance and compatibility.

In areas of the neighborhoods zoned for multi-family, the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards are designed not to curtail new development. Rather the Standards and Guidelines are designed to conserve the traditional neighborhood character while allowing for the increased density which the zoning allows. The most innovative part of this conservation plan allows the development of accessory dwellings accessed off of the alley. This is an incentive to retain the historical homes within the multi-family zone for multi-family, while allowing for more density and homeowner income.

Organization of the Document

The Neighborhood Conservation Guidelines provide illustrated examples of rehabilitation techniques to help the homeowner or builder. Whether one plans to renovate the exterior of a historical home, build an addition onto one, or construct a new building in the district, this handbook is a useful tool to educate and guide that effort.

The Historic Overlay Zone Standards which follow the Neighborhood Conservation Guidelines set specific requirements where necessary.

The Neighborhood Conservation Guidelines and Historic Overlay Zone Standards are complementary and meant to be used together in review of projects within the Historic Overlay Zones.

Applicability

The boundaries of the Historic Overlay Zone are outlined on the following maps and legally defined in the ordinance. The Everett Historical Commission has prepared a list of all the homes in the districts which are *historically significant* or *contributing to the historic character of the neighborhood*. *Historically significant* or *contributing* homes are those built between 1893 and the 1930, which retain the basic shape and architectural qualities associated with that era.

The **Neighborhood Conservation Guidelines** apply to all development in the zone. The purpose of the guidelines is to inform residents of the historic nature of their neighborhood, to educate property owners about the elements of the neighborhood which create its unique character, and to guide new development and additions to existing homes. The Neighborhood Conservation Guidelines and Historic Overlay Zone Standards will be the basis of Historical Commission review of multi-family, commercial, or clinic development in the R-3, R-4 and C-1 zoned areas and administrative review of single family construction. The Guidelines together with the Standards establish specific criteria so review will not be arbitrary. These Guidelines and Standards, designed specifically for Historic Neighborhoods, will take precedence over other zoning standards in case of a conflict.

The Everett Historical Commission review will apply to the following development situations:

- Proposed demolition of any buildings in the neighborhood listed as *historically significant* or *contributing to the historic character of the neighborhood*. Before demolition of a significant or contributing structure, there is to be a consideration of alternative uses and review by the Historical Commission of the proposed new structure.
- Conversions of any buildings in the neighborhood listed as *historically significant* or *contributing to the historic character of the neighborhood* from single-family to duplex or multi-family or from residential to clinic or commercial.
- Additions, over 150 square feet and visible from the street, to any duplex or multi-family building.
- Construction of any new rear yard infill. Rear yard infill is defined as a second residential structure on the same lot as a residential structure existing at the time of original adoption of these Guidelines and Standards. Infill dwellings are intended to allow increased density while preserving historic structures.
- Construction of any new multi-family buildings, including duplexes, in the neighborhood.
- Construction of any new clinic or commercial structure.

Administrative review by the staff of the Planning Department will apply to all development which is not reviewed by the Historical Commission.

The **Neighborhood Conservation Guidelines** and **Historic Overlay Zone Standards** apply to all development in the neighborhood which normally would require a permit and zoning review.

**Neighborhood Conservation Guidelines
And
Historic Overlay Zone Standards**

INTENT

To:

- Tailor zoning to the historic neighborhood
- Inform the community
- Educate and prepare developers and builders
- Guide review

APPLICATION

All development actions. This includes but is not limited to:

- Demolitions
- Conversions to duplexes or multifamily
- Additions to duplexes or multifamily
- Rear Yard Infill
- New Multifamily
- New Single family
- Additions to Single family
- Clinic or Commercial

**REVIEW
PROCESS**

Historical Commission Review for demolitions, duplex or multifamily projects, infill developments, clinics, or commercial developments

Staff Administrative Review for all other projects

NOTIFICATION

Historical Commission Review – Process II: Posting property

Mailing notice to property owners within 500 feet and neighborhood leaders

Administrative Review – Process I:
No public notice required.

NEIGHBORHOOD CONSERVATION GUIDELINES

The **Neighborhood Conservation Guidelines** apply to all development in the Historic Overlay Zones. The purpose is to inform residents of the historic nature of their neighborhood, to educate property owners about the elements of the neighborhood which create its unique character, and to guide new development and additions to existing homes.

The Neighborhood Conservation Guidelines will guide the Historical Commission review of duplex, multi-family, clinic or commercial development in the Historic Overlay Zones and staff administrative review of all other development. The Guidelines and Standards are designed to complement each other and to establish specific criteria so review will not be arbitrary.

PREPARED BY **MAKERS** ARCHITECTS AND URBAN DESIGNERS
FOR THE EVERETT HISTORICAL COMMISSION MAY 1992
REVISED SEPTEMBER 2001
REVISED 2008

A. Streetscape

Deep lawns, open front yards and clearly defined front entrances characterize the Historic District. Setbacks are perceived to be consistent throughout. Wide sidewalks, uninterrupted by curb cuts and driveways, parallel the streets. Some blocks are planted with street trees, either along the street or in the front yards. A distinctive character is given to some blocks by grand, old trees which line the streets either in rows or as individual specimens.

Residences are evenly spaced along the street, creating a consistent rhythm which adds to the diverse yet congenial atmosphere of the streetscape. Most of the homes have little or no side yard, though residences along Grand Avenue across from Grand Avenue Park are a notable exception. Most lots abut an alley and few driveways encroach in the front yard.

Homes are clearly approached from the street front. This clear welcome from the street strongly influences the streetscape. Typically a defined entryway, for example an overhang or porch, characterizes building fronts. The variety of entryways lends visual variation to buildings which are similar in style and materials.

Few fences interrupt the openness of the streetscape and there are no solid fences enclosing front yards.

Guidelines for all development:

Front Yards

1. Maintain the visual openness of all front yards. See the Historic Overlay Zone Standards, Section 8, for required setbacks.
2. Maintain traditional landscape patterns with open lawns, specimen trees as focal points, and massing of shrubbery near the house. See Section L, Landscaping.
3. Accessory buildings such as sheds and garages shall be located only at the rear of the lot, except where there is no alley access. All access to on-site parking shall be via alleys when available with no exceptions. Attached garages, where allowed, must not dominate the building front. See Section H, Garages and Driveways.
4. Decks are prohibited in the front setback of any building unless integrated into the design of a porch.

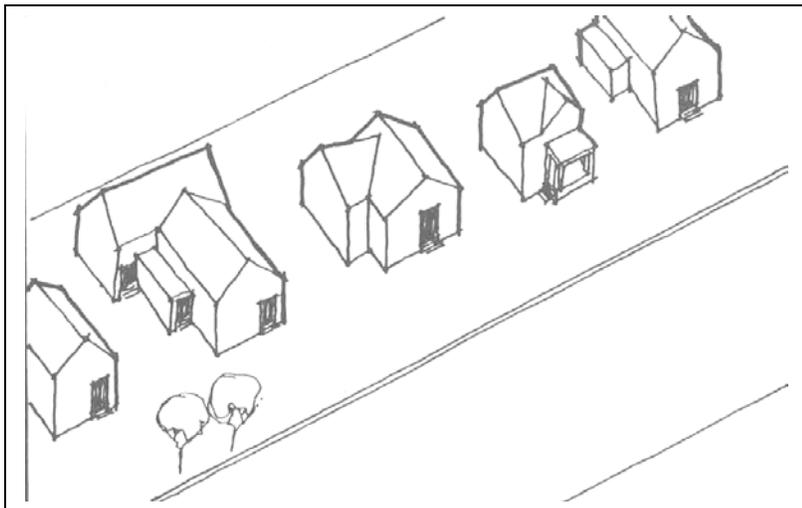
The typical District streetscape: 2-story homes setback 45-50' from the curb with open front yards.



Fences

1. Fences within the front yard setback are generally discouraged, but if desired shall be no more than three feet six inches (3' 6") high and no more than 70% solid. Taller or more solid fences shall not be located in the front yard setback and should be set back at least five feet (5') from the front face of the building. Fencing materials in front yards should be traditional, either wrought iron or wood picket.
2. Chain link fences in front yards are prohibited.

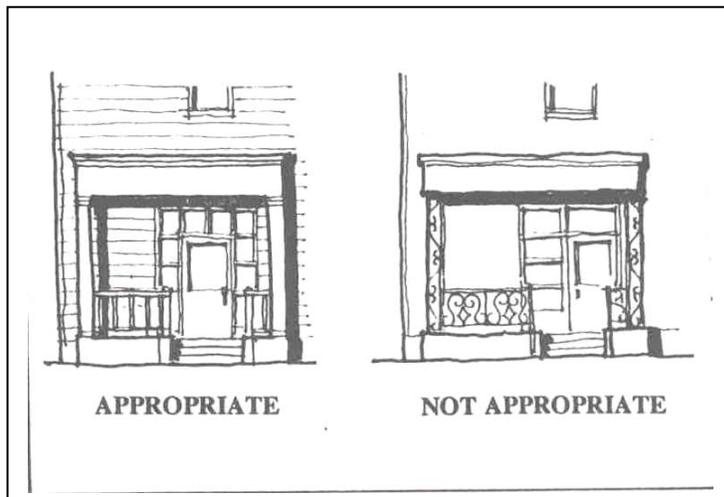
Entries should be clearly visible from the street.



Entries

1. All new and remodeled buildings shall present a front entrance facing and clearly visible from the sidewalk and provide pedestrian connections to the street. Buildings located on the front of a lot shall present a front entrance oriented toward the north/south street. Buildings located on the back of a lot which is not on a corner shall, when possible, present a front entrance visible from the sidewalk. Infill dwellings or buildings on the back of a lot shall orient toward the street to which they are adjacent.
2. Provide a covered space, entryway or porch, to provide weather protection over the front door. Entryways and a covered porch which is open on three sides may project for six (6) feet into the front setback
3. Entryways should be of materials and proportions consistent with the neighborhood and the dominant treatment of the building.
4. Wood balustrades are strongly encouraged over prefabricated metal railings.
5. No more than two entry doors should be placed side-by-side. When more than two units are accessed in close proximity, it is preferable to have a single, highly articulated principal entry into a common lobby.

Porches should be made of substantial materials, such as heavy columns and wood balustrades. The use of pre-fabricated metal railings is not recommended.



Grouped Mailboxes

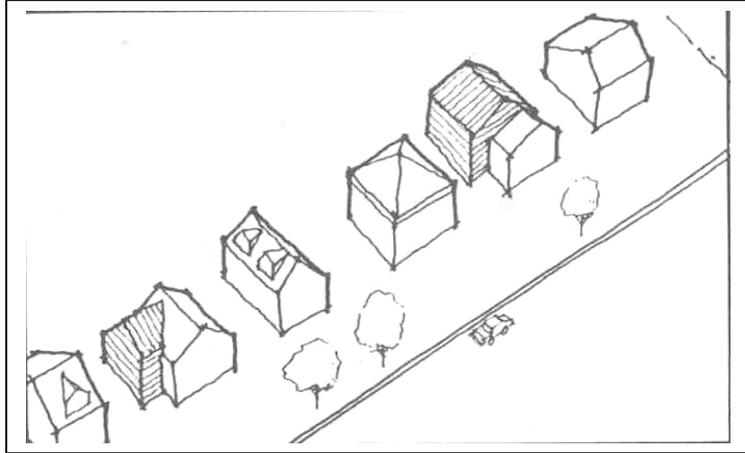
1. Grouped mailboxes shall not be located within the front setback. Mailboxes should be integrated into the entryway.

Guidelines for renovations and additions to existing homes:

Setbacks

1. Maintain the same *perceived* spacing between houses. Additions to existing homes should generally be set back from the front face so the visual character of the existing building is preserved.

Additions to existing homes should generally be set back from the building edge.

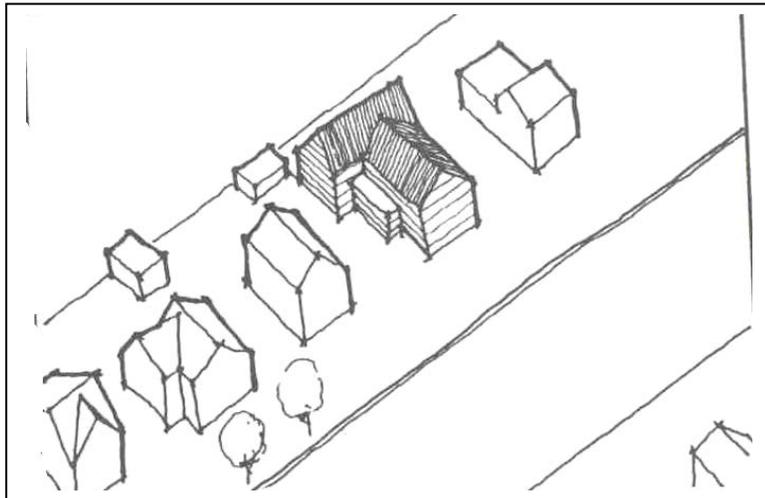


Guidelines for new development:

Setbacks

1. Respect the existing setbacks from the street. See the Historic Overlay Zone Standards, Section 8, for required setbacks.

Retain the street edge and the scale of the streetscape.



B. Massing

Buildings within the Historic Overlay Zone are typified by square to vertical proportions with prominent roofs accented by dormers. The houses, typically 30 to 40 feet wide on individual lots with standard setbacks on both side property lines, create a prominent and repetitive street pattern. Houses are generally one-and-a-half to two stories with a consistent cornice or roof eave line at a height of 20 to 24 feet.

The massing of a building affects its size and proportion. Buildings which are too wide or too tall are incompatible with their neighbors and interrupt the consistent streetscape.

Guidelines for additions to existing homes:

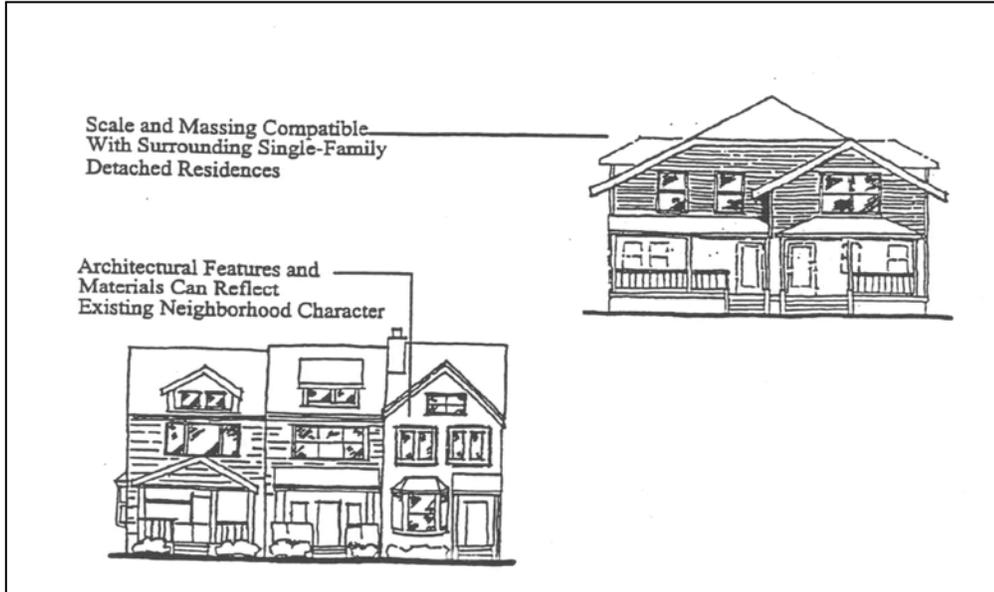
1. Additions should be of a complementary architectural character, with materials and construction methods which match the existing building.
2. Additions should preserve the existing symmetrical or asymmetrical balance of the architectural composition.

Guidelines for new multifamily construction:

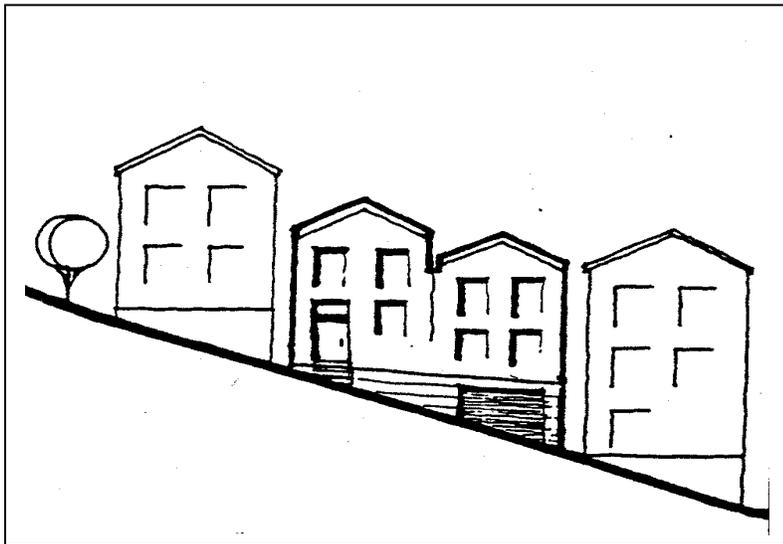
1. The massing of new buildings should be in keeping with the character of the street and neighborhood. In order to maintain a consistent cornice line facing the Avenues, there shall be a prominent eave at no more than twenty-four (24) feet on new construction. See the Historic Overlay Zone Standards, Section 9, for allowable heights.

New construction maintains consistent eave line across the façade.





2. Buildings over 50 feet wide shall have enhanced modulation to reduce the apparent size of the building and provide a sense of individual residences in multiple family structures. This can be achieved by the creative use of architectural elements such as prominent entries, varied window patterns, balconies, courtyards, changes in material or colors and/or building separation.
3. Buildings over 50 feet wide on a sloped site as illustrated below shall follow the contour of the slope. The building will step down the hill providing variety in roof heights and façades.



Modification of Height Standards.

The Historical Commission has the option to allow a 10 percent increase in height in the R-3H and R-4H Historic Overlay Zones. This modification is to be granted for exceptional design. It will be the proponent's responsibility to demonstrate exceptional design. This will require the proponent to present plans that specifically identify the ways the project enhances the character of the neighborhood. Some of the factors the Historical Commission may consider:

- Demonstrable complementary response to the neighborhood architectural character, as evidenced by similar roof types and slopes, building materials, architectural elements and building proportions.
- A building designed to minimize impacts on adjacent structures and public views by increased side setback, recessed or stepped back upper floors and varied roof height.
- Positive relationship to a corner by use of front yard type landscaping and facades with attractive building elements facing both streets.
- Specific architectural design features to reduce the apparent size of the building, to add human scale and provide visual interest. These features can include the use of bay windows, balconies, enhanced modulation and multiple entries to divide a large building into smaller identifiable pieces. The apparent size of a roof can also be reduced by varying the height, adding multiple eaves, chimneys, steeply pitched gables or dormers.



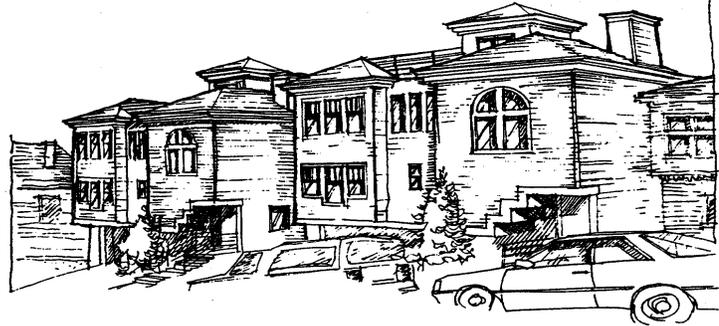
This design adapts the Craftsman style of the Historic District to new construction and uses modulation, variety in roof slopes, multiple eaves, bay windows and extensive architectural detail to reduce the apparent size of the building and relate to the neighborhood.

Examples of Compatible Design

Facade modulation and pitched roof help reduce the apparent bulk of this building.



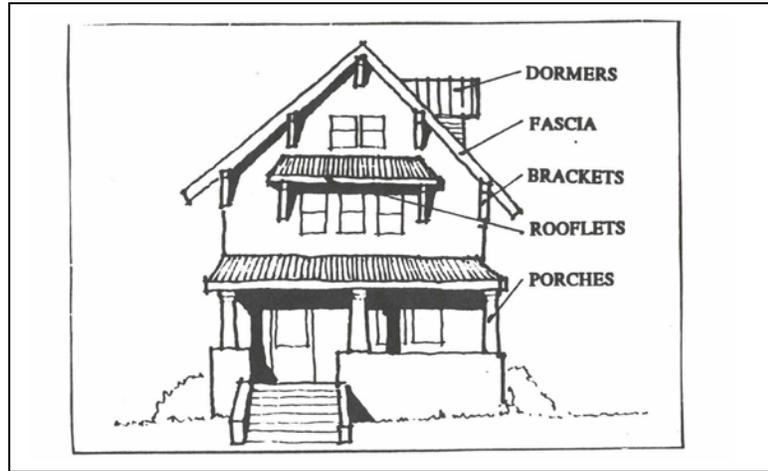
This project relates well to its neighbors by reflecting similar proportions, materials and architectural features.



C. Roof Lines

Pitched roofs give the Historic Overlay Zone a distinct visual character and add interest to the streetscape. Steep, sloping roofs are important to the character of the neighborhood, and the use of roof overhangs and deep cornices provides architectural interest and building variation. Secondary roof elements such as dormers, fascia, and brackets are used creatively to enhance the roofs.

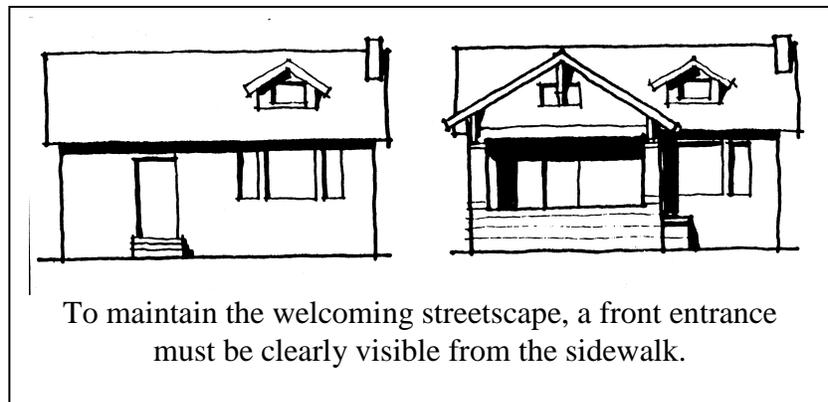
Appropriately scaled secondary roof elements.



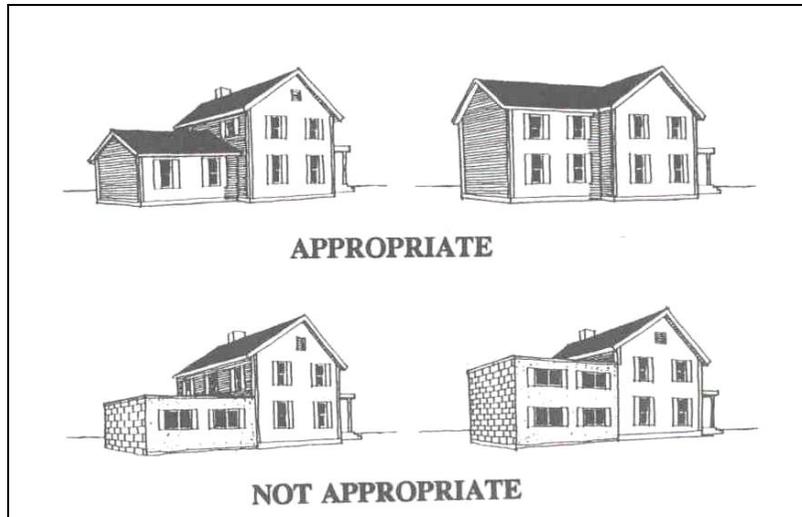
Guidelines for additions to existing homes:

1. Maintain the forms of the existing front roof. In general, pitched, hipped or gabled roofs are the predominant roof forms of the neighborhood and should be used on additions.
2. In some cases the roof line may be modified, but any alterations to roof lines should be sensitive to the form, pitch and symmetry of the existing roof and the overall style of the structure.

Existing home on Rucker Avenue with and without its porch entry.



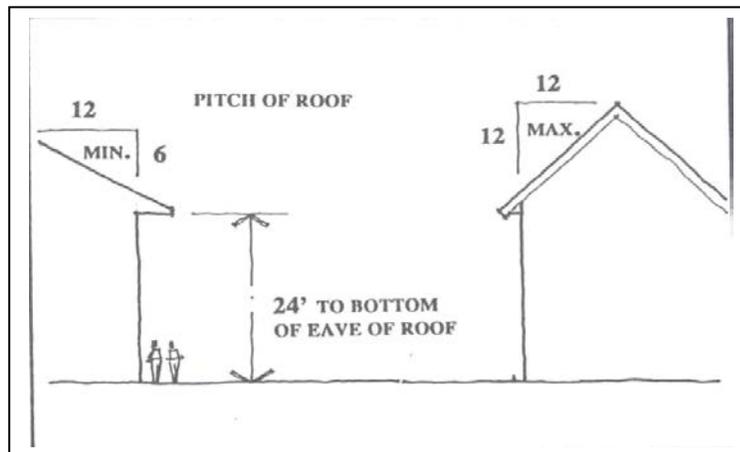
Additions should be sensitive to the existing roof forms.



Guidelines for new construction:

1. All new buildings shall feature prominent pitched roofs which slope a minimum 6:12 vertical to horizontal ratio and maximum 12:12 ratio.
2. The roof can contain living space with dormers providing light and air.

Roof heights and allowable minimum and maximum roof slopes.



Roof decks

1. Roof decks are generally appropriate where they are an integral part of the design and architectural character. A maximum of thirty (30) percent of the roof area may be utilized for roof decks.
2. Roof decks should be as unobtrusive as possible and integrated into the existing structure.

D. Windows and Doors

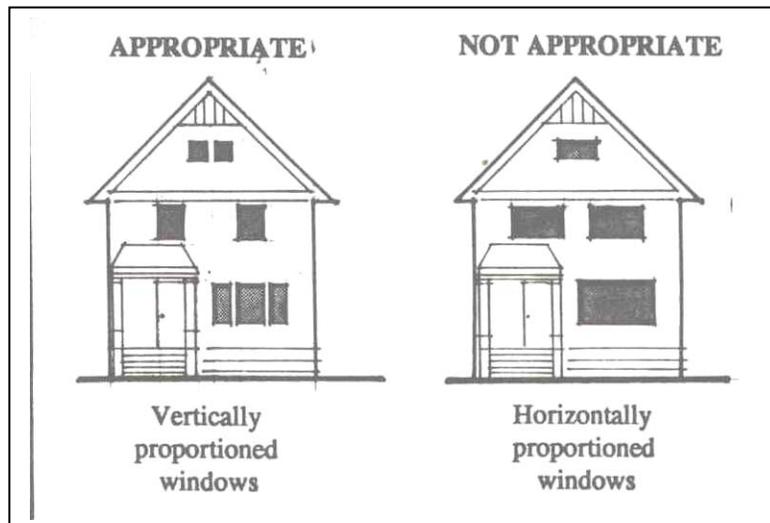
Windows are important elements in the composition of a house and are typically highlighted or accented. They are the "eyes" of a house and, when facing the street, lend a degree of safety and security to those walking by. A wide variety of windows can be seen in the Historic Overlay Zone, ranging from vertical in proportion to almost square. Typically, on historic homes, the window frames are made of wood and surrounded by a thick wood sash which accents and celebrates the window, while protecting it from wind and rain. In some instances, original windows have been replaced with aluminum frame windows which lack the depth and mass of the originals.

Doors should match the period and style of the home. Exterior storm doors made of aluminum are very visible from the street and can detract from the appearance of a home.

Guidelines:

1. When replacing deteriorated windows or adding new windows to existing buildings, the windows should match the existing window size and style.
2. Openings should indicate floor levels and should not occur between floors. Retain vertically proportioned windows since horizontally proportioned windows are generally not in character with the historic neighborhood.
3. Several windows can be grouped horizontally to accent a bay or interior room.
4. Horizontal sliding windows are inappropriate in the portions of the building visible from the street.

Respect the existing historic proportions of windows and openings.



5. The use of metal window frames is discouraged. If used, they should be recessed with wood window trim constructed around the frame to provide window depth consistent with the character of the historic neighborhood.
6. Vinyl-covered wood windows, which have the depth and solidness of wood sash, are acceptable.
7. Windows with frames made of vinyl, fiberglass or similar materials may be used on new construction, but they should be recessed and wood window trim constructed around the frame to provide window depth consistent with the character of the historic neighborhood.

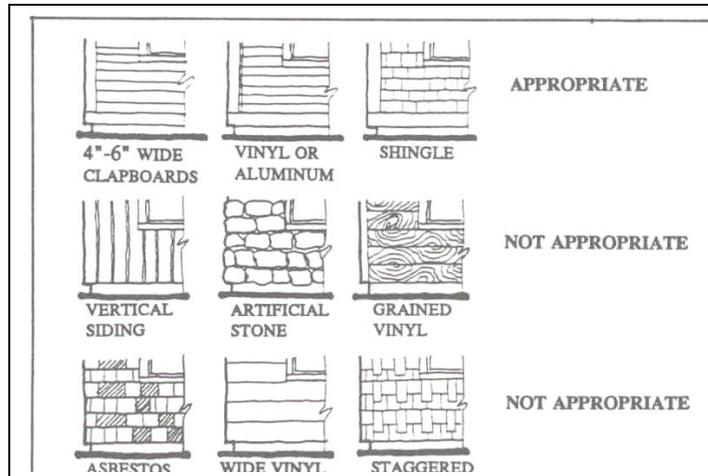
E. Exterior Materials

Historic exterior building materials reflect the craftsmanship of the era in which they were used. The abundant timber and the New England building traditions set the tone for the neighborhood. The predominant exterior building material is horizontal wood siding in 4 or 6-inch shiplap or clapboard. The texture and pattern of wood siding enhances the visual qualities of the streetscape. Some Tudor style homes are present with a combination wood and stucco exterior, and later homes have incorporated brick. Roofs are typically wood shingles, shakes or asphalt shingles.

Guidelines:

1. Use traditional materials consistent with the scale and character of the street. The typical materials, wood siding and brick, and methods of construction found in the neighborhood are encouraged for all construction. Hardiplank concrete composite siding or equivalent is an acceptable substitution for wood. Generally, stucco and other troweled materials are not appropriate unless framed or trimmed in wood. Aluminum or plastic imitations of wood siding are not encouraged, but may be allowed on an addition to match existing siding..
2. Stucco, if used, should be combined with robust detailing of wood or brick.
3. Mirrored glass, corrugated siding, exposed concrete block and plywood or T-111 siding are - prohibited as inappropriate building materials that lack durability.

4" to 6" siding and trim are almost always the best choice



F. Paint Scheme and Colors

The choice of color for a building can greatly affect how well a building fits in with the neighborhood. But color choice is a personal decision on the part of a building owner and can be changed. In general, muted colors were the historic preference.

Guidelines:

1. Everett's architectural expressions of color historically were conservative, emphasizing muted or earth shades or tones rather than pure hues. Brighter colors should be reserved to accent trim details and doorways. Exterior wall color choices should not be bright or garish.
2. Choose the number of colors applied to the exterior of a home sparingly. Usually combinations of three colors, the base, the walls or body of the house, and the trim, will be sufficient. Be observant of the color of the roofing material as well, as it is noticeable from the street.
3. Windows seen from the street can appear dark, so a light color is recommended for the sash, the part of a window frame which touches the glass.
4. A 1" x 1" paint chip will take on a life of its own on a whole house. It is suggested that a quart sample of the color scheme be applied to a section of the building as a test.

G. Alleyways and Vehicular Access

The absence of intrusive driveways is critical in establishing the visual continuity, pedestrian orientation and identity of the neighborhood. Existing garages are located at the rear of the lot with access provided by alleyways. There are apartment complexes which provide covered parking at the rear of the lot as well.

Guidelines for all development:

1. On all sites served by alleys, access to all off-street parking shall be via the alley and no driveways from the main street will be permitted.
2. All service elements, such as dumpsters and trash rooms, shall be located in the rear yard. Access shall be via the alley.

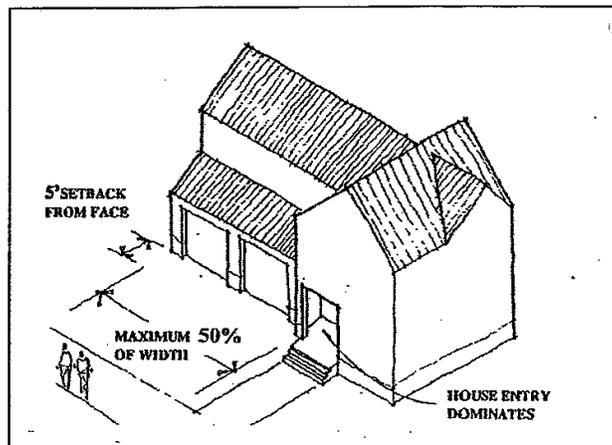
H. Garages and Driveways

The patterns of development in the era before the domination of the automobile have created a neighborhood which emphasizes the pedestrian approach. Garages and carports are located at the rear of the lot along alleyways. The sidewalk along the street is uninterrupted by curb cuts, and front yards are free of driveways, garages and parked cars.

Guidelines for all development:

1. Detached garages shall be located off alleys, except where no alley access exists. Where allowed, garages accessible from the street, attached or detached, should be architecturally integrated and never dominate the building. All garages shall be set behind the building entry.
2. Garages should reflect the material, style and construction of the original home.

Garages should be set back a minimum of 5 feet from the main entry. The garage should not dominate the appearance of the home.



3. In the construction and sheathing of garages, use materials such as wood siding or brick, which are compatible with the neighborhood and the existing home. Avoid incompatible finish materials such as concrete, especially concrete block. Siding materials should cover concrete block construction to within eight inches (8") of the ground.
4. Open carports for more than two vehicles shall not be visible from the street.

Open carports under residences visually detract from the character of the neighborhood and the streetscape.



I. Parking

Parking affects the quality of the streetscape. In the Historic Overlay Zone, parking is located on the edges of the street or in garages/carports off the alleyways at the rear of the lot. The pedestrian orientation of the streetscape would be disrupted if cars were to park in the front yards.

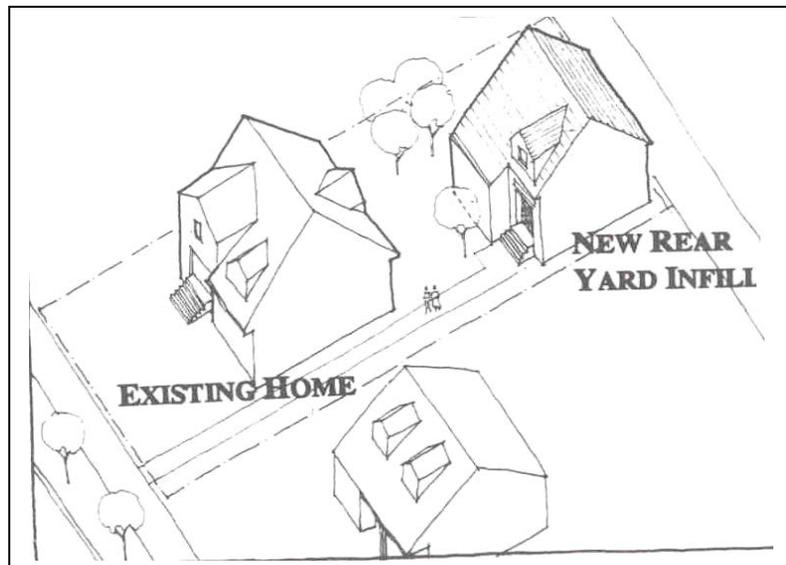
Guidelines:

1. On-site parking shall not be located between the building and the public street, except where no alley access exists.
2. All access to on-site parking shall be via alleyways when available with no exceptions.
3. Provide off-street parking for all new development. See the Historic Overlay Zoning Standards, Section 7, for parking requirements.

J. Infill in Rear Yards

Traditionally homes have a usable rear yard for the use of the residents. Some houses have accessory buildings or additions which take up a large percentage of the rear yard without affecting the streetscape.

In R-3H and R-4H zones, rear yard infills (construction of a second residential building on the same lot as a residential structure existing at the time of original adoption of these Guidelines) are encouraged as an incentive to retain the existing historic buildings while allowing increased density. Rear yard infills are also allowed in the R-2H zone on lots of 7,500 square feet or more. Rear yard infills can provide a mix of housing types while preserving the single family atmosphere which is valued. The process of infilling rear yards and adding a new building requires sensitive and creative design.

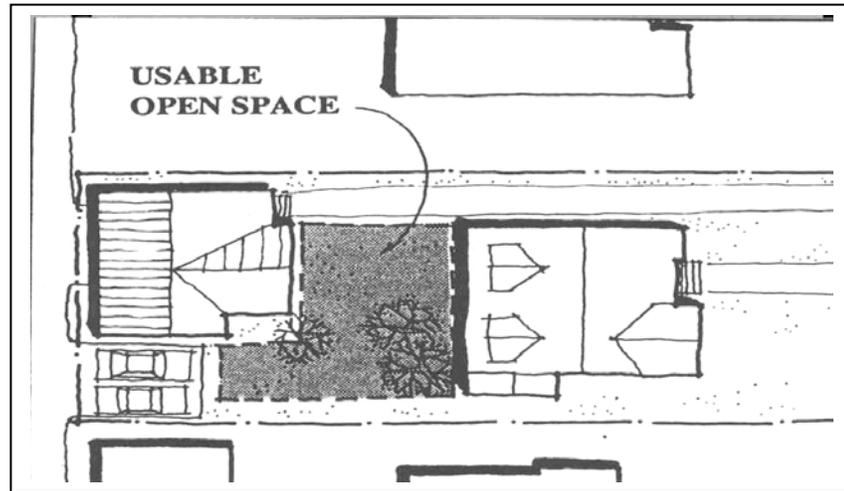


Guidelines for the construction of a second residential building on the same site:

1. The design of the new building should be in character with the existing building and the neighborhood. The infill building should be secondary in size and scale to the existing building.
2. The existing house should be retained with minimal additions. The existing home should be restored in keeping with the positive aspects of the neighborhood character and its unique architectural features.
3. The infill building should not have significant adverse effects upon neighboring properties, such as markedly reducing privacy or blocking access to the sun.

4. Corner lot infill buildings should respond to and enhance the streetscape of both the avenue and the side street.
5. There should be enough separation between the existing building and the new infill building to provide for usable open space for the use of the residents. See the requirements of the Historic Zoning Overlay Standards, Section 15.

Open space for the use of the residents.



6. To retain openness to the alley, infill in the rear yards should be limited in width so as not to create a wall on the edges of the alley.
7. Infill buildings, when possible, should be visible from the sidewalk and street to enable identification. Pedestrian access from the street should be independent of the existing house and identifiable from the sidewalk.

Entries to all rear yard infill should be clearly visible from the sidewalk.



K. Tree Preservation

The existing trees of mature size and stately form contribute substantially to the character of the neighborhood. Some were planted during the founding of the neighborhood and are as old as the homes. Mature trees also contribute substantially to the monetary value of homes in the neighborhood.

Guidelines:

1. Preserve and enhance the neighborhood aesthetic character by preventing indiscriminate removal or unsightly pruning of significant trees.
2. Unless a significant tree has been determined to be unhealthy or a threat to property or life, retain and respect the trees on private property.
3. Consult a certified arborist for direction on pruning
4. When planting new trees, choose species carefully so they will not block views when mature. A list of trees appropriate for urban settings, "Trees for Everett, A Photo Guide," is available from the Planning Department public counter.

L. Landscaping

Guidelines for all new construction:

1. The front yard of all new multifamily buildings shall be landscaped with lawn, shrubs and trees. The applicant shall submit a landscape plan, as per the requirements of the Everett Core Residential Design Standards and Guidelines, for approval during the permit review process.

M. Clinics and Commercial Construction

Guidelines for clinics and commercial construction

To complement the adjacent residential neighborhood, clinics should feature some of the following:

- An attractive walkway from the street to the building entrance and a covered, lit building entrance facing the street.
- Landscaping in the front that features landscape elements and plant materials similar to that of the neighborhood. This is typically a mix of trees, shrubs, lawn and flowers.
- Street trees and a landscaped planting strip.

- All site lighting directed away from neighbors and street.
- All service areas located in an inconspicuous location and screened.
- Front yard type landscaping and facades with building elements facing both streets if the building is on a corner lot.
- Complementary response to the neighborhood architectural character.
- Architectural elements to provide human scale.
- Use of durable and attractive building materials.

