

Hands On!

The Rehabilitation Handbook
for Everett's Historic Homes



Prepared by
MAKERS Architecture and Urban Design
for the
Everett Historical Commission
and the
**City of Everett Department of Planning
and Community Development**

1992

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Introduction

In 1993, Everett celebrates its Centennial. The city that we see today began with a plan by Eastern financiers and Western boosters to build a new industrial port city in the Northwest.

When work crews began clearing land to build this industrial boomtown, in 1891, there were only a few settlers around Port Gardner Bay. By 1893, when the City was incorporated, Hewitt Avenue was a main street of brick buildings and boardwalks linking the river with the port. There were factories on the waterfront and homes among the stumps on the muddy streets of Riverside, Bayside and Port Gardner. Everett's development as an industrial port was cut short by a national economic panic, and the factories were soon replaced by timber mills.

Trains coming west brought new immigrants and the city's population tripled in the ten years from 1900 through 1910. Downtown Everett became a thriving center of shops, offices, theaters, hotels and saloons. Mill owners, bankers and businessmen built stately homes on Rucker Hill and Grand Avenue overlooking the bay. Mill workers and small shopkeepers built simple cottages on small lots close to the mills.

The town that was known throughout Puget Sound as Mill Town grew throughout the periods of extreme labor troubles and economic boom and bust. It was not until the Great Depression of the 1930's that this era came to a close.

This is a recent past -- for some, hardly history. Many in Everett still remember the different whistles of the individual mills, a thriving downtown and the view out over the smokestacks. The tangible record of Everett's past remains in a few historic buildings downtown, the lay-out of the city between the river and bay, and most importantly, in the neighborhoods where people live. The homes and the streets in the historic neighborhoods of Everett still reflect the values and spirit which originally created this city.

Recently there has been an increased appreciation of these historic streetscapes. The open front yards, friendly streets and welcoming porches are recognized as valuable parts of livable neighborhoods. The streetscapes encourage walking and socializing among neighbors, while the careful craftsmanship and attention to detail in the homes are appreciated and respected as a reminder of an earlier time.



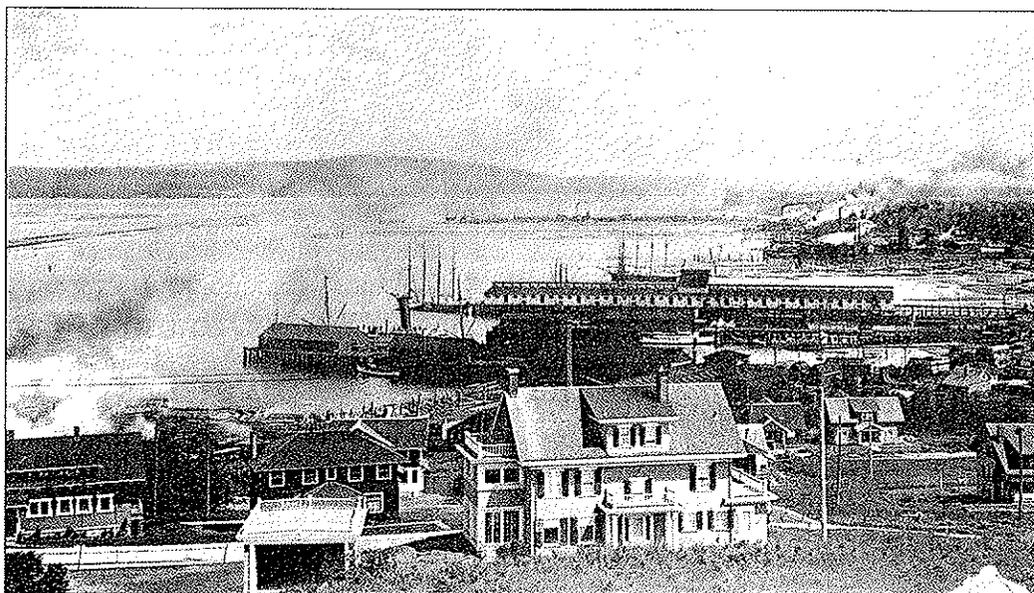
This handbook is written for those people who enjoy these old homes. It is meant to add to the awareness of the architectural heritage of Everett and to aid people as they change and adapt their historic homes to meet the needs of the modern family.

Repair, maintenance, and adaptation are all necessary to keep historic homes alive. To do this well is an art. Like any art, it requires care, study, creativity and attention to detail.

The first part of the Handbook introduces the elements of the historic home and provides general rehabilitation guidelines applicable to all historic homes. The key to good rehabilitation is preservation of the home's original character. Sometimes, preservation is as simple as repairing gutters and maintaining woodwork. Other times, just finding out what to preserve means peeling away layers of inappropriate remodels and rediscovering the soul of the house underneath.

The second part of the Handbook concentrates on the individual architectural styles of Everett. It is both an introduction to the architectural history of the city and a guide to specific rehabilitation problems. There are examples of homes in Everett and architectural descriptions, with guidance on how to adapt and change particular homes.

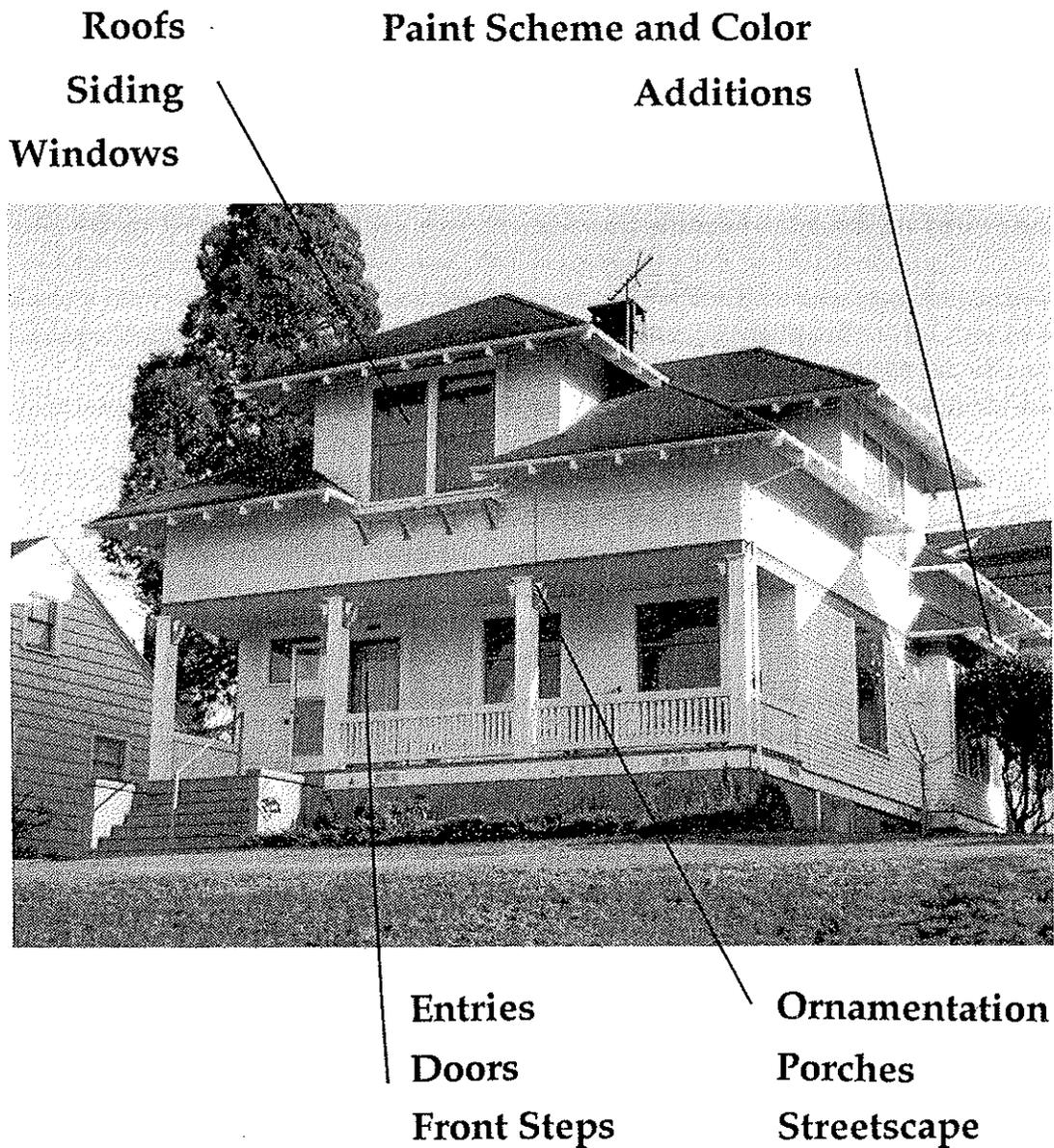
The rewards from sensitive home improvement are many. There is the satisfaction of a job well done and the simple pleasure of being part of a visible community history. There are also the measurable benefits of the increased resale value of the home and the pride in a neighborhood of well cared for homes.



The Everett waterfront from Rucker Hill circa 1910
The Northwest Collection, Everett Public Library

General Rehabilitation Guidelines

These guidelines address issues common to all house styles. The guidelines give basic guidance on the rehabilitation of the exterior of homes in Everett.

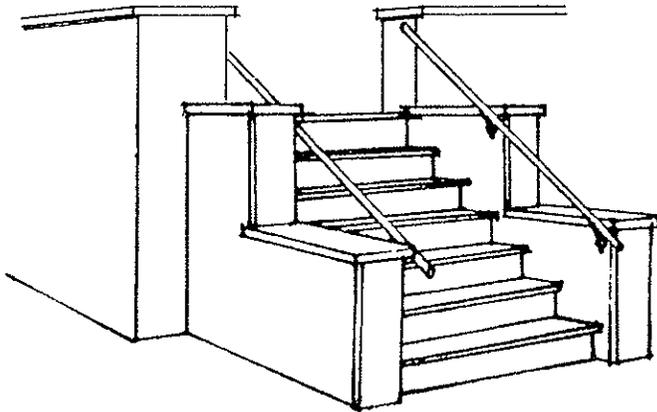


Elements addressed in the Guidelines which follow.

Front Steps

The front steps and the porch are one of the first elements that a guest visiting your home will see. For this reason, the design of the steps, railing and porch should reinforce the best attributes of the house.

- Wood steps were used on most historic homes and should be preserved or rebuilt rather than replaced with new concrete steps. To protect steps from water damage, tilt them slightly to enhance water run-off and prevent water accumulation.
- Handrails were not originally required or installed on most older homes. New railings should match the architectural style of the house, the material of the original steps and the design of the original porch railing.



The front steps, as well as the handrails and porch, constitute an important part of most homes in Everett and should complement the style of the home.

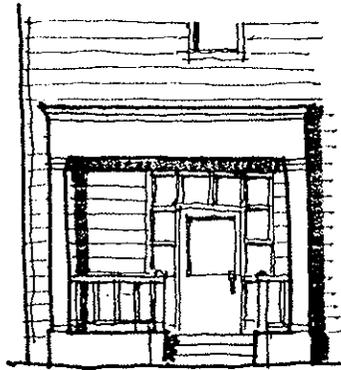
Porches

The porch was an important outdoor room of almost every home in Everett. It created a transition to greet and entertain guests, and provided shelter from the rain. The porch is an integral part of every home and distinctive to its architectural style.

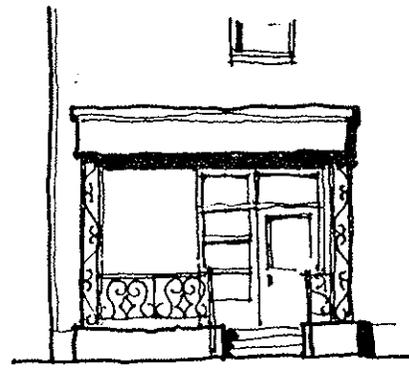
- The porch is subject to the weather and will typically require periodic maintenance and paint. Many porch details in wood are functional in that they have been especially developed over the years to protect other elements from the weather. Care should be taken to understand the role of wooden detailing before replacing or

removing it. The porch on some homes has been totally removed or enclosed during a previous remodeling. If possible, restore or rehabilitate the porch of your home to its original form and detail. Historic photos are a good source of information on the original design, as are homes of a similar style within the neighborhood.

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



APPROPRIATE



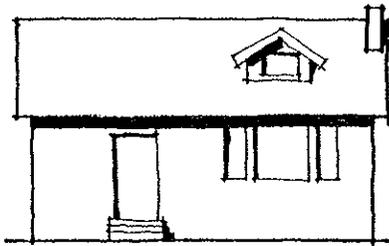
NOT APPROPRIATE

- **The railing** of a porch is structural. It must support the weight of a person leaning against it, but it is also ornamental. Its styling is an important aspect of how the whole house looks.
- Restoring or rebuilding a porch railing to match the style of the home is critical. In general, never replace a wood railing with a prefabricated wrought metal railing or a diagonal ranch style railing. If the railing is completely missing from your home, neighboring homes of a similar architectural style could lend clues to the appropriate rail to construct.
- **Wooden columns** should appear substantial enough to support the porch roof. Columns should typically not be less than five and a half or six inches wide. Never replace wooden columns with wrought metal or a small diameter pipe column.
- Some styles, such as the Craftsman homes or California Bungalows, have unique porch column designs and ornamental details which should be carefully rehabilitated. See the specific guidelines under those styles.

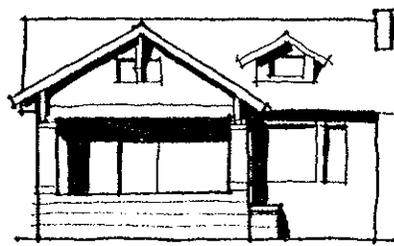
Entries

The prominence of the front entryway is distinctive in almost all of Everett's historic homes. This approach from the sidewalk is a clear welcome to visitors and strongly influences the typical Everett streetscape.

- All homes should retain a prominent front entrance to the street and sidewalk. Always avoid replacing a street-friendly front entry with a side or rear entry.
- The entryway, recessed or not, can be comprised of many elements: rooflets, pediments, pilasters, steps, porches, etc. The balance of these elements, the proportion of one to the other, and the materials used should be appropriate to the particular style of the house.



WITH NO ENTRY ELEMENT



WITH APPROPRIATELY SCALED
PORCH ELEMENT

Existing home in Everett,
without and with its porch
entry.

Secondary roof elements,
like this porch and gable,
add distinctive character to
the home.

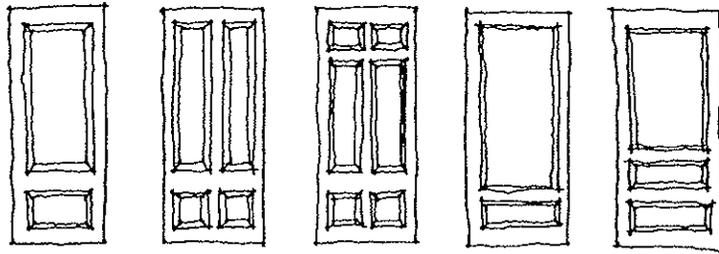
- In homes which have been subdivided into several units, no more than two entry doors should be placed side by side. When more than two units are accessed in close proximity, it would be preferable to have a single, highly visible principal entry into a common lobby.
- In subdivided homes, **grouped mailboxes** should not be located in the front yard. Mailboxes should be integrated into the entryway of all such buildings to provide accessibility and visibility for residents and postal carriers.

Doors

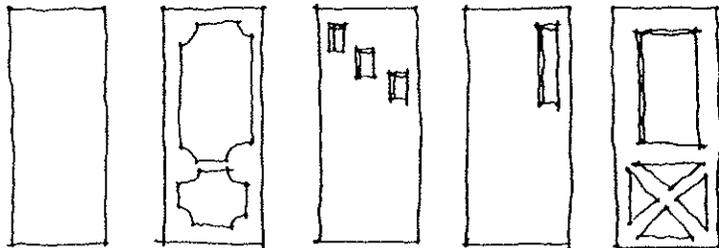
Historic homes typically had carefully crafted front doors. Certain styles of homes had distinct types of matching doors which were fashionable at the time the house was built and which balanced with other detailing. Modern flush doors do not reflect the handcrafted detailing of historic homes and should be avoided.

- Many times, vintage panel doors, complete with the original hardware, can be bought at home salvage shops for the same cost or less than the cost of a new flush door.
- Exterior storm doors made of aluminum are very visible from the street and can detract from the appearance of a home.
- Sidelights, the tall, narrow windows alongside many entry doors, serve to highlight the front entry and should be restored and painted to complement the features of the door.

Doors with raised panels add charm and character to historic homes.



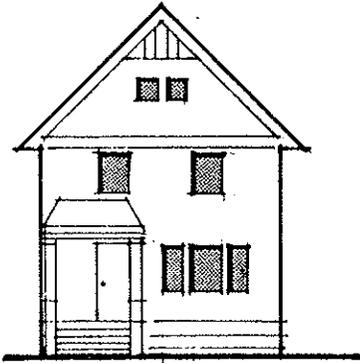
Avoid modern doors for the front of the house. These tend not to be in keeping with the character of historic homes.



Windows

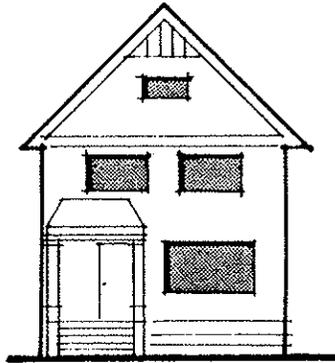
Windows are vital elements of a historic home and are typically highlighted or accented. They are the 'eyes' of a house and when facing a street, lend a degree of safety and security to those walking by. There is a wide variety of windows in Everett. Typically, the window frames are wood, surrounded by a thick 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 are less in keeping with the character of the house.

APPROPRIATE



Vertically
proportioned
windows

NOT APPROPRIATE

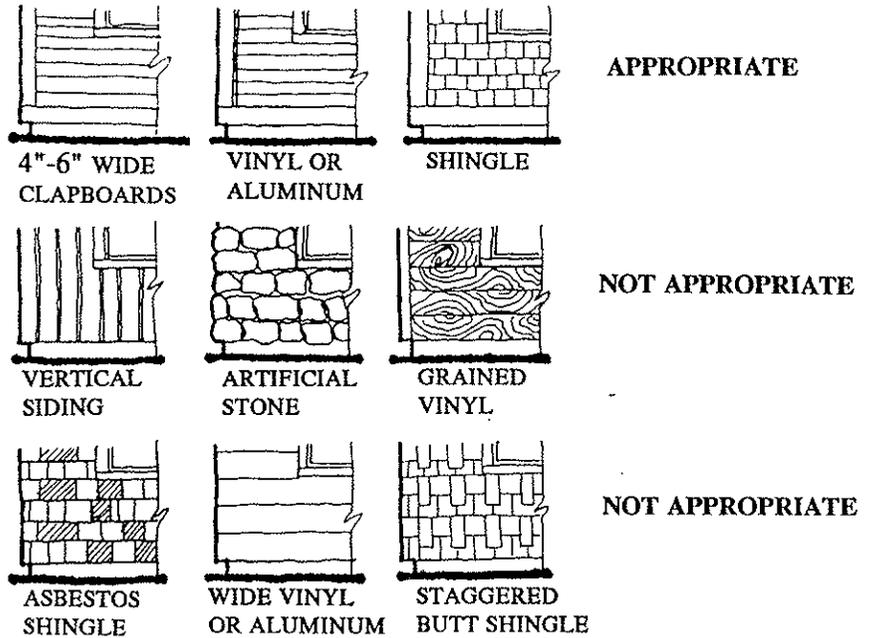


Horizontally
proportioned
windows

**Respect the existing
historic proportions of
windows and openings.**

- When replacing deteriorated or incompatible windows, try to match the original window if it is visible from the sidewalk.
- Wooden double hung windows and casement windows are typical of older homes. They are typically vertical in proportion. In several architectural styles, windows can be grouped horizontally to accent a bay or interior room. Horizontal, sliding windows are generally inappropriate in the front of the building.
- For lower maintenance, vinyl-covered, wood windows which have the depth and solidity of wood window sash are recommended.

Siding Materials:
 4" to 6" siding and trim
 are nearly always the
 best choice.



Siding

Siding, or sheathing, is the weatherproof exterior of the house. This siding is like the skin hung over the bones and muscles of the body, to keep the body dry and warm. Visually, the original type of sheathing complements the other architectural features of the house. The shape, proportion, and ornamentation are integrally related, so any change in one material has drastic consequences to the appearance of the building. Functionally, the siding protects the wood frame from the elements, and because it takes a lot of abuse from water and temperature extremes, it commonly needs repair and maintenance.

- As one would expect in a town known for its lumber mills, the predominant exterior building material is horizontal wood siding, typically 4 or 6 inches wide. There are also some brick homes and a few Tudor style homes of wood and stucco.
- Always repair the siding with matching material. Attempts to save work by changing to a modern, mass-produced siding are not worth the sacrifice in architectural integrity or resale value.
- Aluminum or plastic imitations of wood siding are not encouraged.

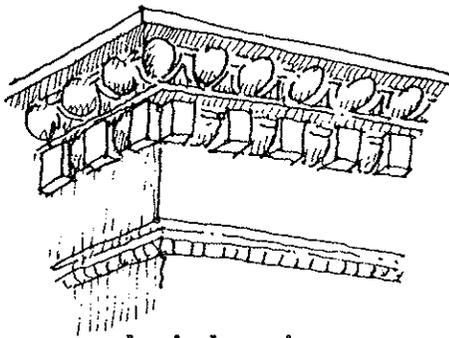
Ornamentation

Ornamentation is essential to the architectural character of a house. Victorian styles, like the Queen Anne Style, are known for their individualized and abundant wood detailing. Colonial Revival homes have more robust and austere detailing, with a classical motif. Craftsman style homes emphasize and highlight the structure itself as a form of accent or ornamentation.

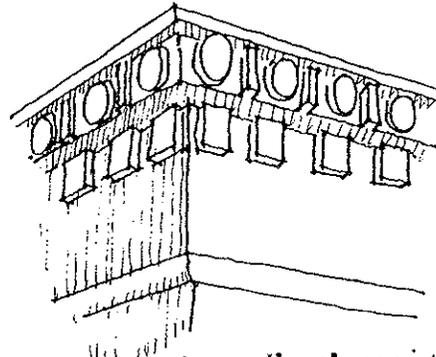
On all homes, wooden ornamentation exposed to the weather decays quickly.

- Replace what is damaged or lost to bring one's home back to its original form. As in other house elements, first restore or replace with like ornament. Second, replace with elements which have similar features: the same material, color, and proportion.

When ornamentation can not be replaced, it can be rebuilt from common wooden shapes and blocks to approximate the ornate details.



classical cornice



proportional recreation

stock wood shapes and blocks

Paint Scheme and Color

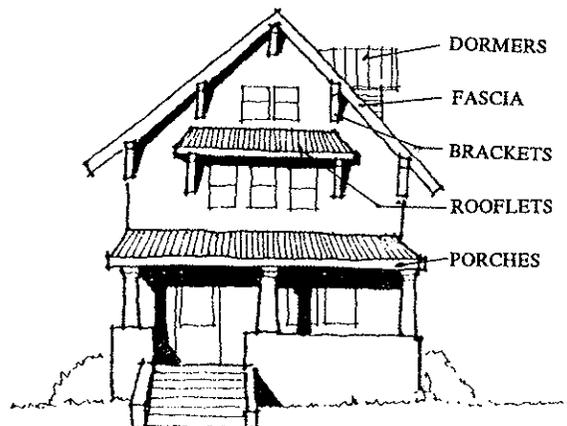
A good coat of paint is one of the most important defenses a house has against the elements. Paint is also one of the most important visual choices to make. The choice of color for a building can greatly affect how well it fits in with other buildings in the neighborhood. The majority of homes in Everett are painted soft or muted colors, but a few are more brightly painted.

- While color choice is a personal decision for the building owner, it should be emphasized as a question of good architectural manners: how to express individuality while at the same time fitting harmoniously into an existing neighborhood. Like social manners, architectural manners can be quite flexible and do not discourage smiles or even an occasional laugh; only the equivalents of shouting or obscenities are unwelcome.
- Everett's architectural expressions were historically conservative, emphasizing muted 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.
- Choose the number of colors applied to the exterior of a home sparingly. Usually, combinations of three colors (for 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 very noticeable from the street.
- Windows seen from the street can appear very dark, so painting the sash of a window frame a light color is recommended.
- 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 be applied to a section of the building as a test before making a final decision.

Roofs

On historic homes, the roof, pitched and pronounced, is important to the style of the house and lends a distinct visual character to Everett streetscapes. Roof overhangs and deep cornices provide architectural interest and building variation, while other elements like dormers, fascia, and brackets are used to creatively enhance the roof.

- A leak-proof roof is essential to the longevity of the entire house. If water enters a home, it will decay the wood structure as well as ruin the exterior sheathing and interior finishes. Roof repair is paramount to good rehabilitation and is typically one of the first actions on a house.
- Any alterations to roof lines should be sensitive to the form, pitch and symmetry of the existing roof.



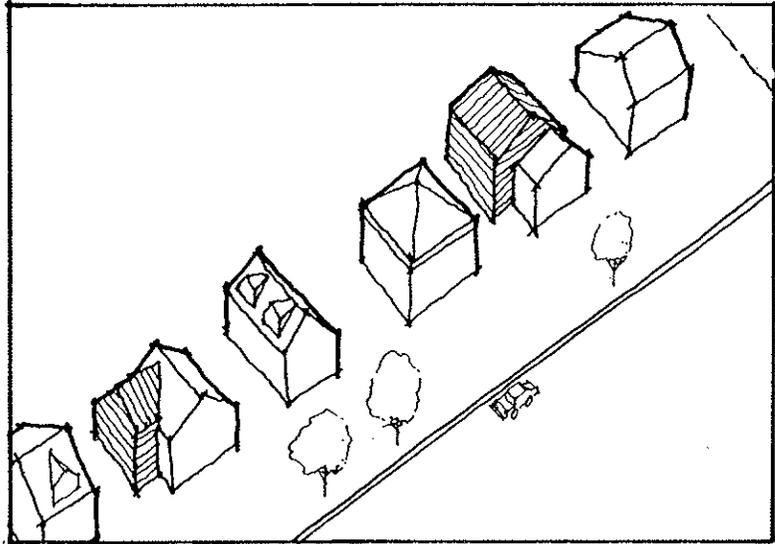
**Appropriately scaled,
secondary roof elements.**

- Roofing **color** should complement the color of the rest of the house. Unless the home is of a Mediterranean or Mission style (common in California, but rare here), avoid tile roofs.
- New **roof dormers** should reflect the architectural style and details of the existing home. In general, shed roofed dormers are only found on Craftsman and certain Colonial Revival styles. Gabled dormers are found on Craftsman, Colonial Revival, Western Stick, Queen Anne and Tudor homes. Hipped dormers are typically unique to the Classic Box and Shingle styles.
- **Wood gutters** should be restored and painted approximately every three years with two coats of asphalt roof paint inside and with regular house paint outside.
- Galvanized or aluminum **metal gutters** are quite common and due to their longevity and economy, quite acceptable. They should be painted to blend in with the home. Down spouts should be located as inconspicuously as possible and, in most cases, painted the same color as the wall behind.

Additions

Living patterns have changed in the last eighty or ninety years since most of Everett's historic homes were built, and many of the interiors of homes have been adapted to changes in lifestyle and technology. As the needs or desires of the occupants of a home change, a home must change, and often grow. Because of the great impact on the appearance of the home, the size and location of home additions should be thought about carefully.

Additions to existing homes should be set back from the building edge to retain the perceived spacing between homes.

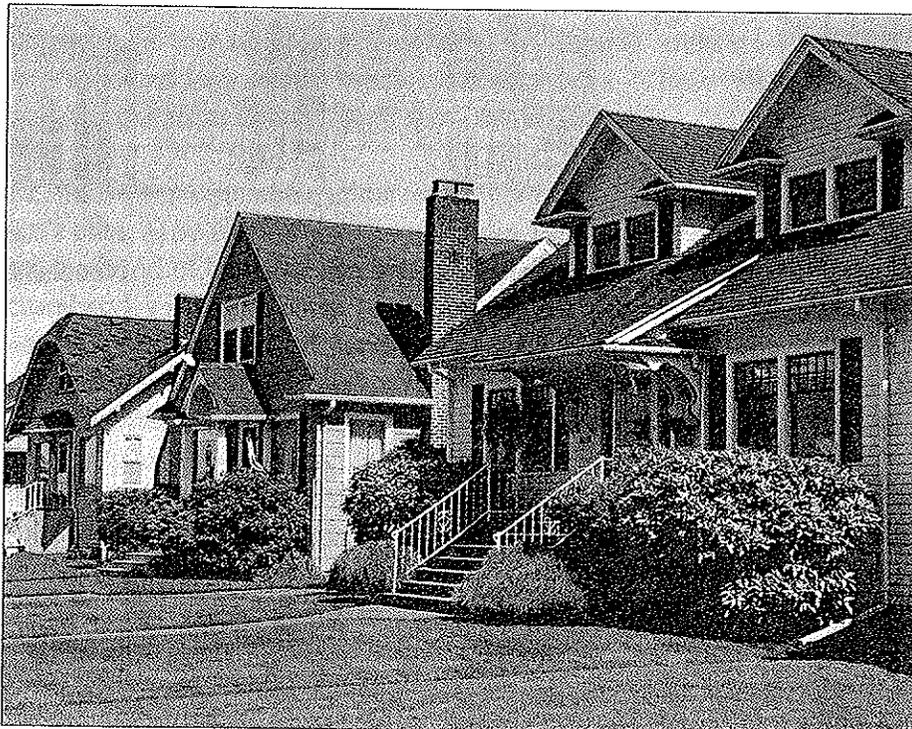


- Additions should exhibit a complementary architectural character with materials which match the existing building. The choice of roof form, siding material and window types for the new addition is critical to how well the addition will blend with the existing home.
- Whenever possible, additions which might detract from the character of a home should be located to the rear of the house. Naturally, this depends on the functional layout of the rooms and which rooms need to be expanded.
- Additions should preserve the existing symmetrical or asymmetrical balance of the architectural composition. A balanced or proportional building front is an identifying feature of some architectural styles and should be respected.
- Additions to existing homes should be set back from the front face so the same *perceived* spacing between houses is maintained and the visual character of the street is preserved.
- New **roof decks** should appear to be an integral part of the design of the home and should be as unobtrusive as possible. The railings of the roof deck should match the handrails or railings of the front porch.

Streetscape

Throughout Everett, there are many different types of streets. Typically, every street has a distinctive identity which is shared by the majority of the homes. This identity leads to a sense of community among neighbors and should be reinforced whenever possible.

- Thought should be given to the landscaping as part of the general style of the house. Traditional **landscape patterns** include shrubbery near the house, and open lawns with specimen trees as focal points.
- Accessory buildings like **sheds and garages** should be located at the rear of the lot so they do not interfere with the visual qualities of the house.
- **Decks** should not be located in the front yards unless well integrated into the design of a porch.
- **Fences** in the front yard setback cut the house off from the street, but if desired, should not be more than three or four feet high and no more than 70% solid. Taller or more solid fences can be used in the back yard for privacy.
- Fencing materials in front yards should be of traditional materials, either wrought iron or wood picket. Avoid using chain link fences in front yards.



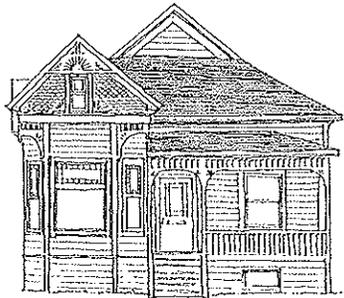
A common Everett streetscape.

Architectural Styles in Everett's Neighborhoods

These guidelines address rehabilitation issues pertaining to the specific house styles which are common in Everett's neighborhoods.



Vernacular



Queen Anne



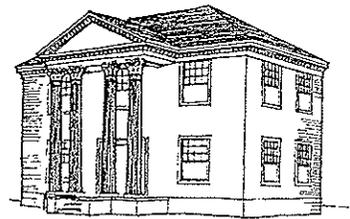
Shingle



American Foursquare



Colonial Revival



Neoclassical Revival



Craftsman Style



Bungalow



Tudor

The homes in many of Everett's historic neighborhoods display a wonderful mix of historic architectural styles. These homes reflect the income, taste, class and often aspirations of Everett's first residents. They also show the local variations on popular fashions in the homes from the late 1800's until the Depression.

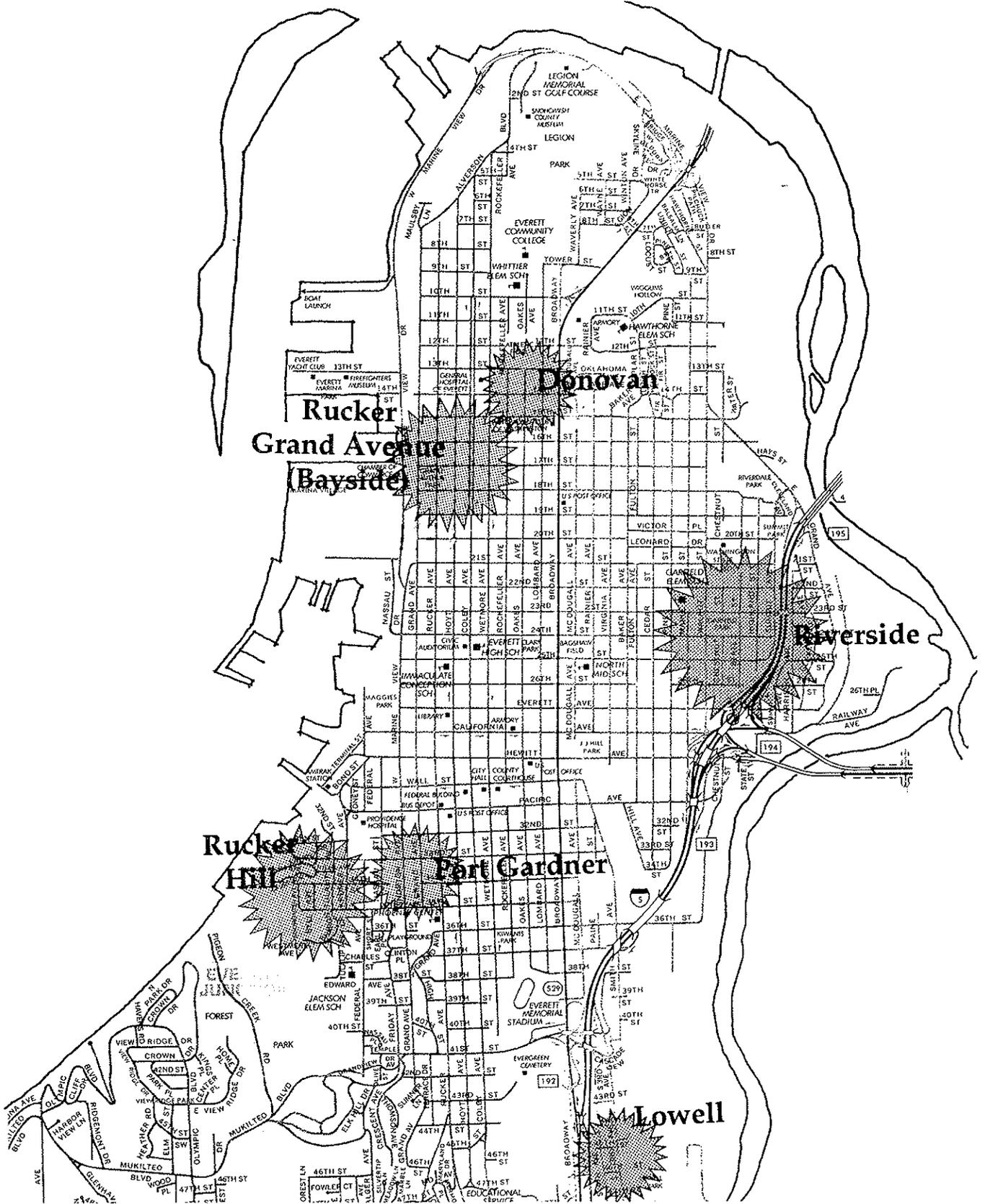
A drive through Everett's historic neighborhoods provides a good introduction to different architectural styles. It is also an opportunity to see both good and bad examples of how people have changed and adapted their historic homes over time.

The tree-lined community of **RIVERSIDE** on the bluff above the Snohomish River delta grew from a disreputable dockside community into a solid working class neighborhood of immigrant mill workers. The homes that these mill workers built were inexpensive, one and a half story wood houses. Although the form was simple, the homes were often adorned with the fancy shingles or specially carved porch supports usually seen on the stylish Victorian homes of the day. The industries that lined the river are gone, but the millworkers' homes have remained, cared for and often carefully enlarged to meet the needs of the present owners.

The **PORT GARDNER** neighborhood includes acreage homesteaded in 1863 and land parcels that were part of the original design for the Everett town site. Today, the character of the neighborhood is still defined by the tiny 25 foot lots that were part of that 1890's design. As in Riverside, millworkers built simple homes close to the mills on the waterfront. Further up the hill, Everett's accountants, store owners, and businessmen built solid American Foursquare or Classic Box homes. These efficient, square homes were known as the most house for the least money.

Designed to be a separate and exclusive neighborhood, **RUCKER HILL** was the home of Everett's elite. The Rucker mansion, built in 1905 at the top of the hill, set the tone for a neighborhood of bankers, lawyers, and industrialists. Almost all of the fashionable architectural styles from the early 1900's are represented on the streets that wind up the hill: Colonial Revival, Tudor, American Foursquare, and Neoclassical. The Neoclassical homes especially were patterned after the grand homes on the East Coast and were meant to show wealth and prestige. During the economic good times in the 1920's, many fine Bungalows were added to Rucker Hill. These houses, made popular by the many pattern books of the period, represented a break with tradition and a modern attempt to blend indoor and outdoor spaces.

Historic Neighborhoods in the City of Everett

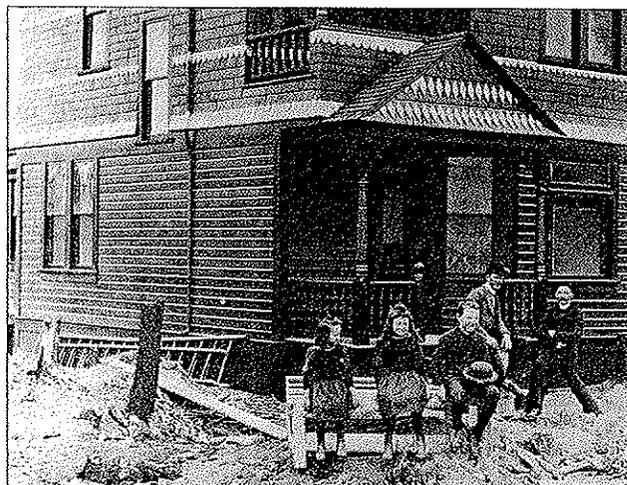


The **RUCKER/GRAND** neighborhood, located on the bluff overlooking Port Gardner, has an outstanding mix of all the house types and styles. Here the fashionable homes of mill owners and politicians are mixed with the modest homes of saloonkeepers, lumbermen, and small business owners. Some of Everett's oldest homes built in the popular Queen Anne style of the 1890's are just down the street from the daring Bungalows of the 1920's. Most of these homes have been well cared for and preserved. Many of the large homes have been divided into apartments, and the small houses are comfortable family homes. In this area, the spirit of the past has been preserved in a remarkably livable neighborhood.

Originally a separate town, **LOWELL** still retains its distinct identity. Unlike Everett, Lowell was not part of a grand plan, but grew from a logging camp to a single industry, paper mill town. Although the mill is gone, Lowell still has the feel of a small company town with homes built on a hill facing the town mill. Now the view is over the river, to the valley and the mountains beyond.

The **DONOVAN DISTRICT** is a four block area of houses, built between 1924 and 1931, by an Everett developer, Edward Donovan. The district is unusual in that it is an early example of a housing development, with small homes of similar design, all built at the same time, in the same neighborhood. The simple Tudor homes and cottages were well constructed and have remained virtually unchanged since they were built.

The section that follows highlights some of the most popular styles found in Everett neighborhoods. There are very few pure styles in Everett; rather, people adapted the fashionable styles of the day to the climate, their taste and particular needs. The style sheets that accompany the descriptions of popular houses offer guidance as to how you can continue to adapt these styles to your taste and current needs.

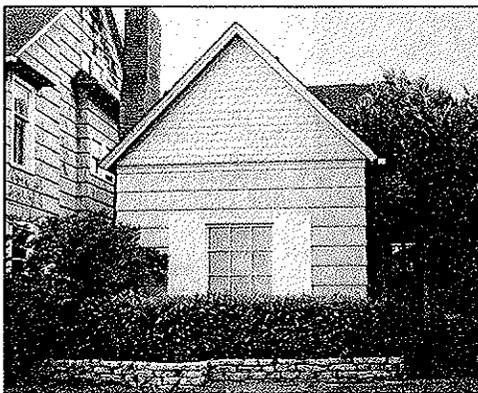
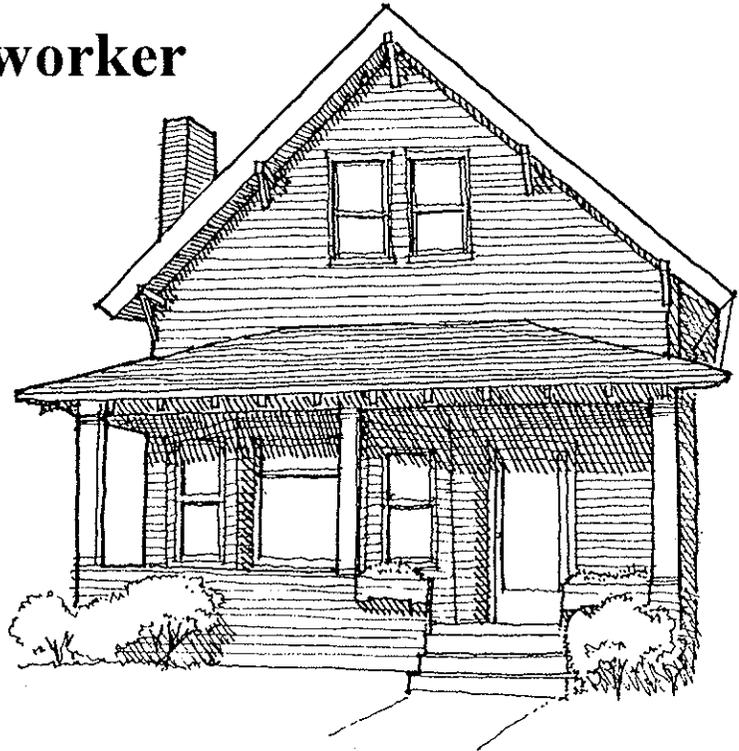


S. Packwood Home on 2712 Cedar Street - June 17, 1892

The Northwest Collection, Everett Public Library

Vernacular or Millworker

1860's - 1900's



In Everett, the small size, standard configuration, and straight forward construction made this type of house inexpensive and thus popular with small families of limited means, including millworkers.

Identifying Features:

Simple house forms with little ornamentation and stylistic expression, except occasionally in the porch details.

Some are two story homes, but most are one story with an attic and a large front porch. The porch plays a prominent role as a setting for relaxing in the evening, as well as for greeting and entertaining visitors.

Like most folk architecture in Everett, the main material used in the construction is wood, usually over a stone foundation. The outsides are typically dressed up with materials such as fancy butt shingles, window moldings and turned posts.

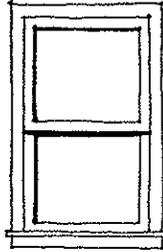
Characteristics/Comments:

Many homes of this type were built for or by the mill workers and their families based on the simple lines of pioneer cabins. Many vernacular style homes in Everett borrowed ornamental details from other styles.

Windows

Restoring or matching original windows is particularly important since original windows are proportioned and detailed to complement the rest of the house.

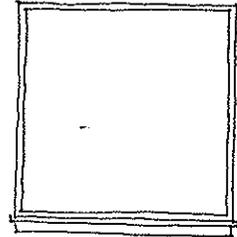
Appropriate



wood sash, double-hung windows

Not Appropriate

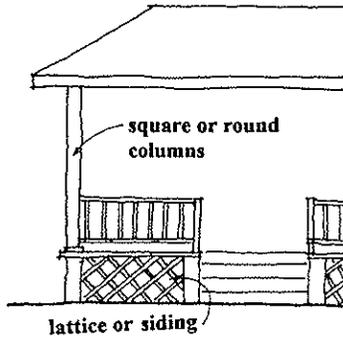
AVOID



picture windows and aluminum sash

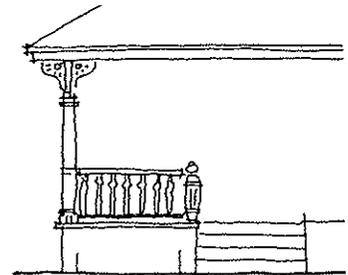
Porch Details

Homes of this style did not usually feature elaborate ornamentation. Square or round turned posts and columns were typical.



simple and solid details

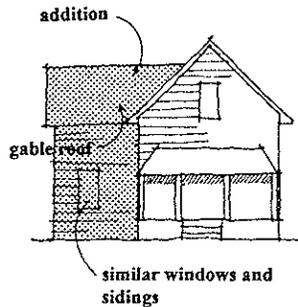
AVOID



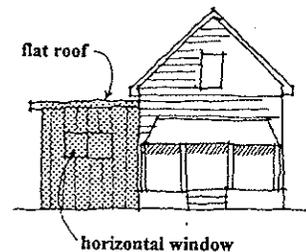
elaborate wood or iron work

Additions

Additions should feature simple gabled roofs and siding similar to that of the original building.



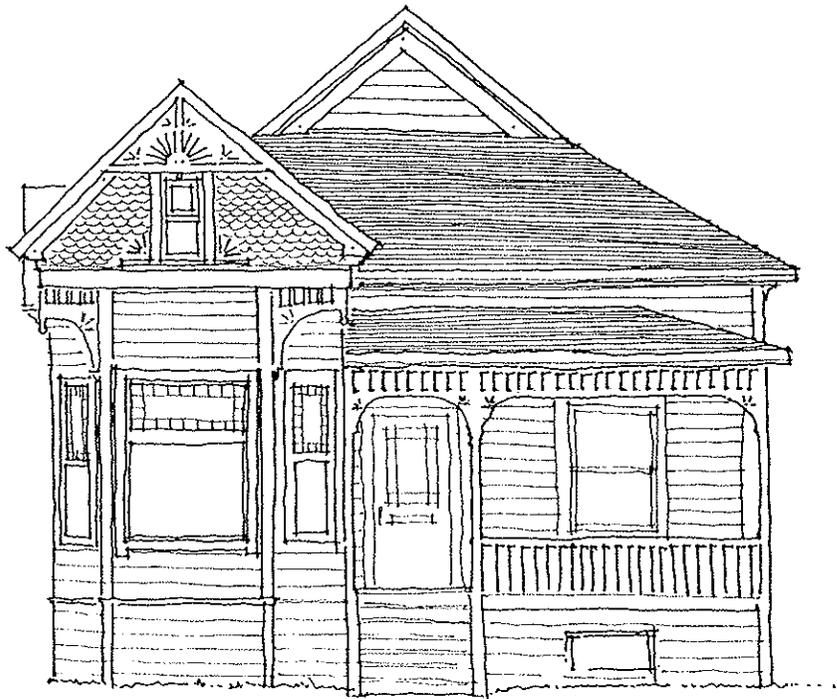
AVOID



Also: Do not remove the porch. See also Classic Box recommendations for stairways and siding.

Queen Anne or Victorian

1880's - 1910



Gracious and informal, these homes are picturesque, with wrap-around raised porches and turrets. In Everett, there are few pure Queen Anne homes. By the time the style arrived here, it had become adapted to other house styles. Many Queen Anne or Victorian details can also be found on Vernacular and Tudor style homes.

Identifying Features:

Steeply pitched roof of irregular shape, usually with a dominant front facing dormer.

No smooth wall surfaces - patterned shingles sometimes changing with each level.

Two to three story building, not symmetrical in form. Partial or full width porch, one story high, usually extending along a side wall.

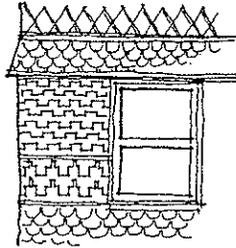
Classical details used as window and door surrounds, and especially in the porch design.

Bay windows typically 'cut-away' from the wall below the main gable to accent the form and wood detailing.

Siding

A variety of materials including shingles, brick, and horizontal siding is appropriate. Aluminum or synthetic siding is not.

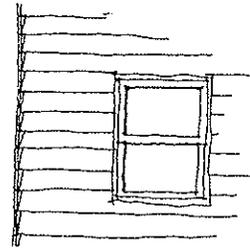
Appropriate



mixed wood siding

Not Appropriate

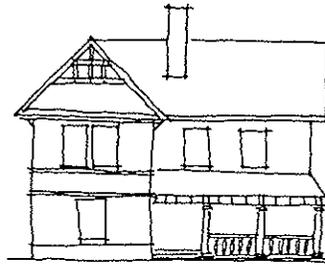
AVOID



new, wide aluminum or vinyl siding

Porches

Victorian houses lose much of their grace when porches and details are removed.



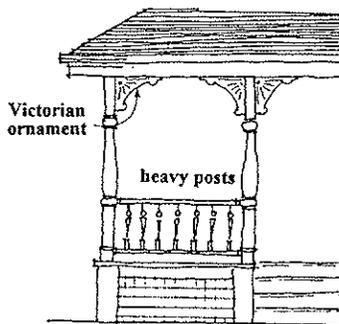
house with porch



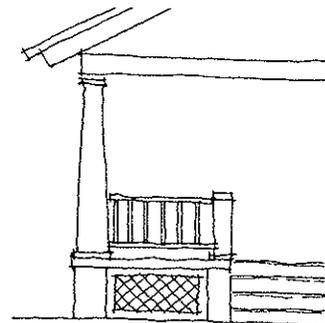
house with porch removed

Ornamentation

Porch and dormer details are often fanciful and mix classical and floral ornamentation. Avoid blocky, heavy details. Contrast with the Craftsman style.



classical or floral details



heavy Craftsman details

Shingle Style

1890-1915



Originally, this style was popular in fashionable seaside resorts of the East Coast in the 1880's. Two story and spacious, Shingle Style homes represented a high style of design. Unlike many homes which were popularized in pattern books, the Shingle Style examples in Everett were typically designed by well known local architects.

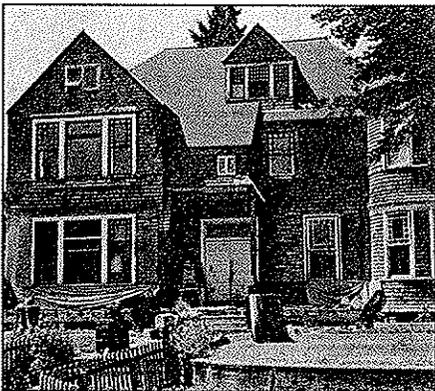
Identifying Features:

Asymmetrical facades with irregular steeply pitched rooflines.

Shingles cover house like the bark on a tree, flowing around each curve or corner. No corner boards to emphasize the corner.

Usually has extensive porches, which added to the visual 'weight' of the house.

In Everett, this style sometimes exhibited Gambrel (barn) roof forms from the Colonial Revival Style.

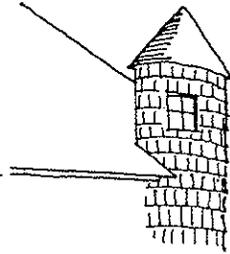


Appropriate

Not Appropriate

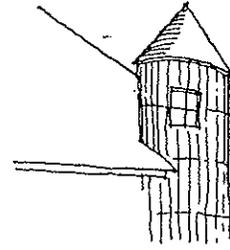
Siding

Do not cover shingles with other materials. Avoid temptation to use vertical siding on curved surfaces.



horizontal siding

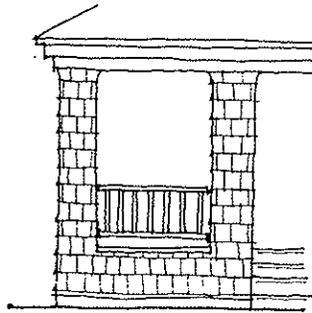
AVOID



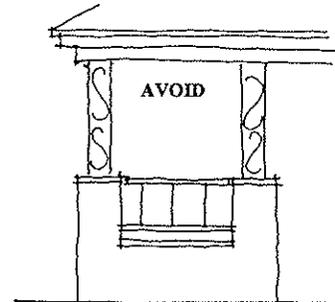
vertical siding

Porches

Substantial square or round columns and balustrades are appropriate. Avoid wrought iron railings.



heavy posts and rails



metal railing

Color

Brown or earth tone shingles with white or complementary trim were typical colors.

American Foursquare or Classic Box

1900 - 1920



The American Foursquare or Classic Box, as it is called here, reflected elegant and simplified efficiency. In Everett, this style is almost always found with a full or partial porch. It allowed the greatest space in the most compact form, without the ornamental exuberance of the Victorian era.

Identifying Features:

Noted for its efficient square or rectangular plan, and pyramidal roof with single, centered attic dormer.

The porch rail, like the stairs, is typically boxed in and paneled to increase the solid appearance.

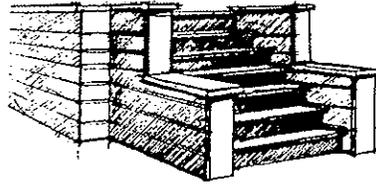
Homes can sometimes be found with Neoclassical, Craftsman or Italianate details.

Characteristics/Comments:

Neoclassical Classic Box refers to a heavily ornamented variant with broad, overhanging, bracketed eaves, and protruding upper-story windows with a diagonally patterned sash.

In direct contrast to the Bungalow, another popular style of the period, there is no joining of outdoor and indoor spaces. This house is more about dignified self containment. Where the Bungalow is rambling and informal, the Foursquare is balanced and symmetrical.

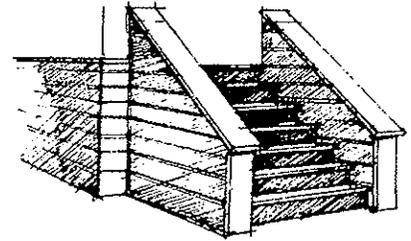
Appropriate
original design



visually and physically solid,
proportions echoing house

Not Appropriate

A V O I D
angled solid rail



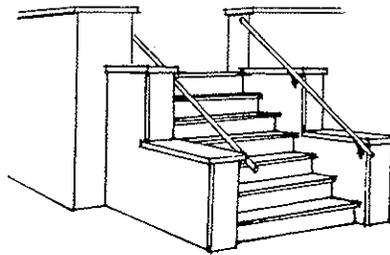
doesn't fit square
features of style

Front Stairs

Maintain or restore the original design and avoid ready-made wrought iron railings or simplified construction techniques.

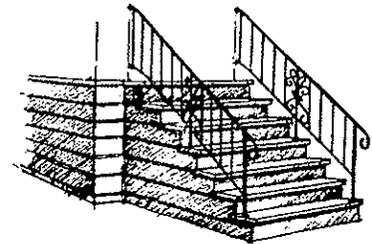
Front Stairs

When rebuilding stairs to the original design, code requirements may require higher handrails. Use unobtrusive wooden poles and metal brackets as handrails, in favor of pre-fabricated metal railings.



unobtrusive handrails

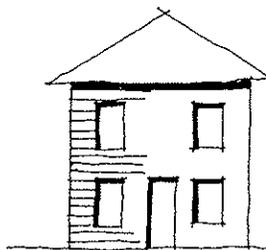
A V O I D
wrought iron railing



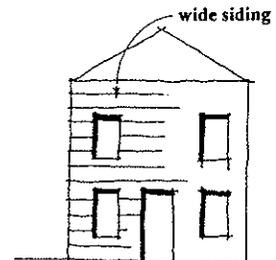
flimsy appearance, curved
"spanish" ornament

Roofs

The Classic Box's large bulk will appear ungainly if the roof overhang, which protects the side walls and accents the style's solidity, is removed.



overhang



removed overhang

See also Vernacular or Millworker style recommendations for retaining original windows and details.

Colonial Revival

1905-1940



Colonial Revival refers to the rebirth of interest in the early English and Dutch houses of the East Coast. In Everett, Colonial Revival homes were popular among mill owners, bankers and other business owners.

Identifying Features:

Typically symmetrically balanced, with the main door centered.

Accentuated front door, normally with pediment roof supported by pilasters or extended out like a porch with columns. Fan lights or side lights were common.

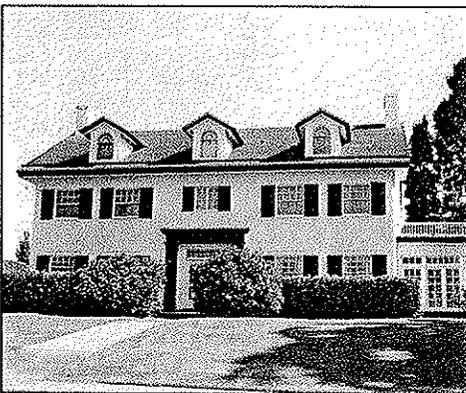
Double-hung, multi-sash windows, frequently paired.

Sometimes with a Gambrel barn-shaped roof of Dutch influence.

Shingles or horizontal drop siding, often with wide boards milled to imitate the narrow clapboards of colonial times.

Characteristics / Comments:

This style is related to the Neoclassical Revival style but is generally simpler and without the elaborate classical ornamentation.

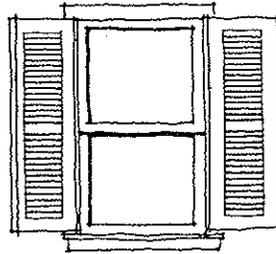


Appropriate

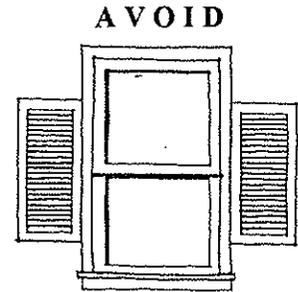
Not Appropriate

Shutters

Avoid ill-fitting, false shutters. In general, do not add shutters as decoration.



original shutters

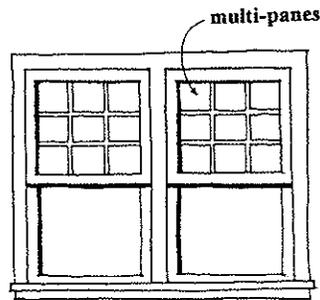


poorly fitting shutters

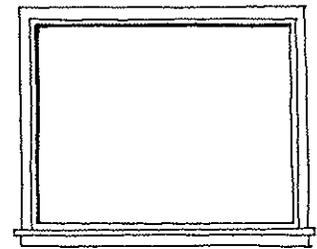
A V O I D

Windows

Employ groups of traditional windows rather than picture windows. Multipaned windows with mullions are typical.



grouped double-hung windows



picture window

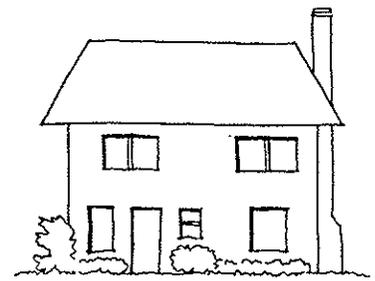
A V O I D

Building Form

In general, symmetrical forms and arrangements of windows are appropriate.



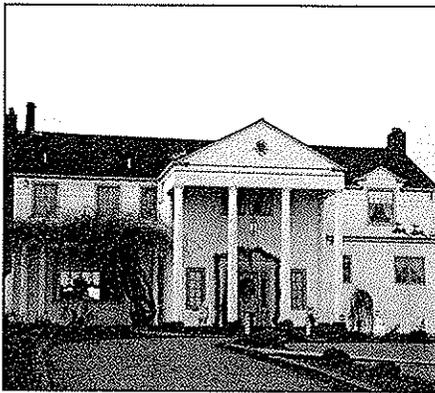
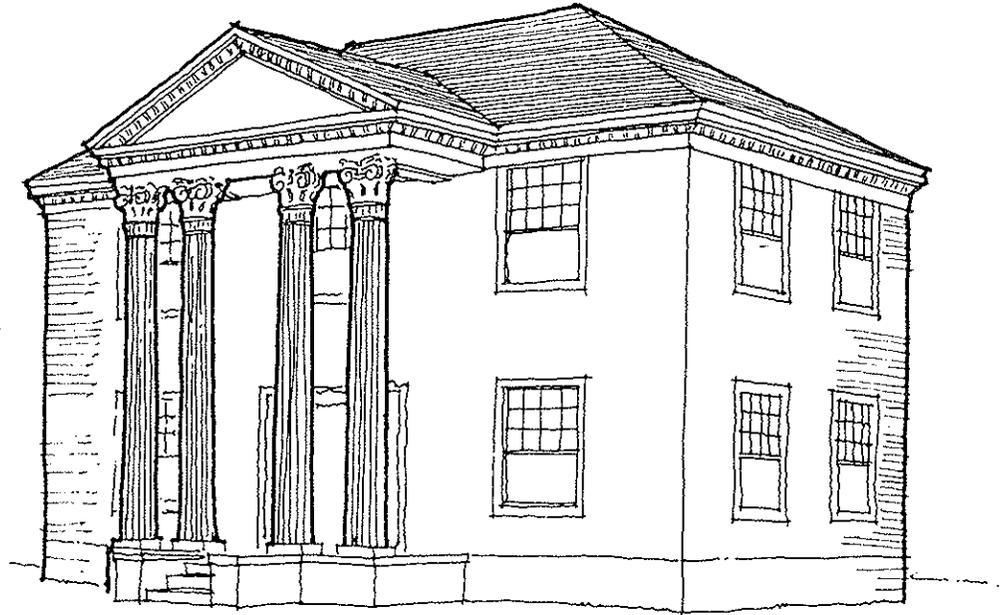
symmetrical



asymmetrical

Neoclassical Revival

1900 - 1920



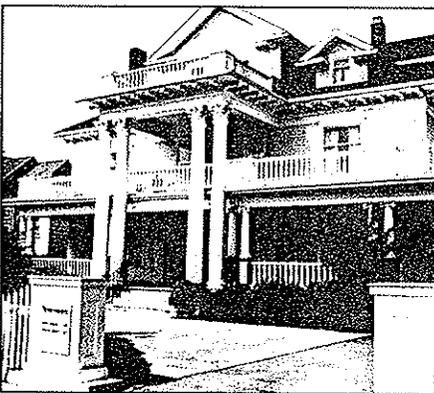
The Neoclassic Revival style reflects the grandeur of the early 19th century civic architecture such as the White House, and signified a family of great wealth, power and confidence. Naturally, some of the most powerful families in Everett, like the Hartleys, chose this as their style.

Identifying Features:

Facade dominated by a full height porch with a pedimented roof supported by classical columns.

The front door is typically centered in the front with the windows symmetrically placed to each side.

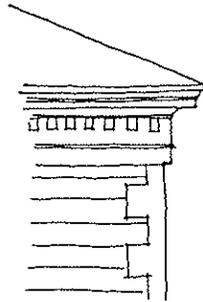
There is heavy ornamentation on the porch support columns, cornice, doors and windows.



Ornamentation

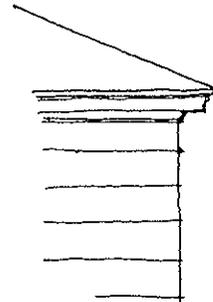
Neoclassical houses can appear wide and bulky if classical details are removed.

Appropriate



existing ornament

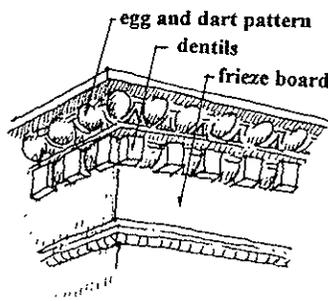
Not Appropriate



with ornament removed

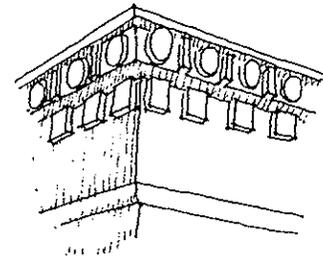
Ornamentation

Even the most elaborate classical detailing is made up of simple forms. If a lost ornament cannot be replaced, new details can be built from simple wood shapes.



classical detail

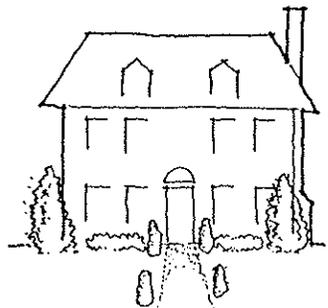
Appropriate



proportional recreation from simple wood shapes

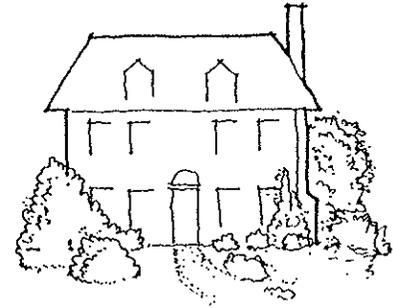
Landscaping

In general, well manicured, formal, symmetric landscaping is more complementary than asymmetric naturalistic landscaping. Contrast this with Craftsman style.



formal

AVOID

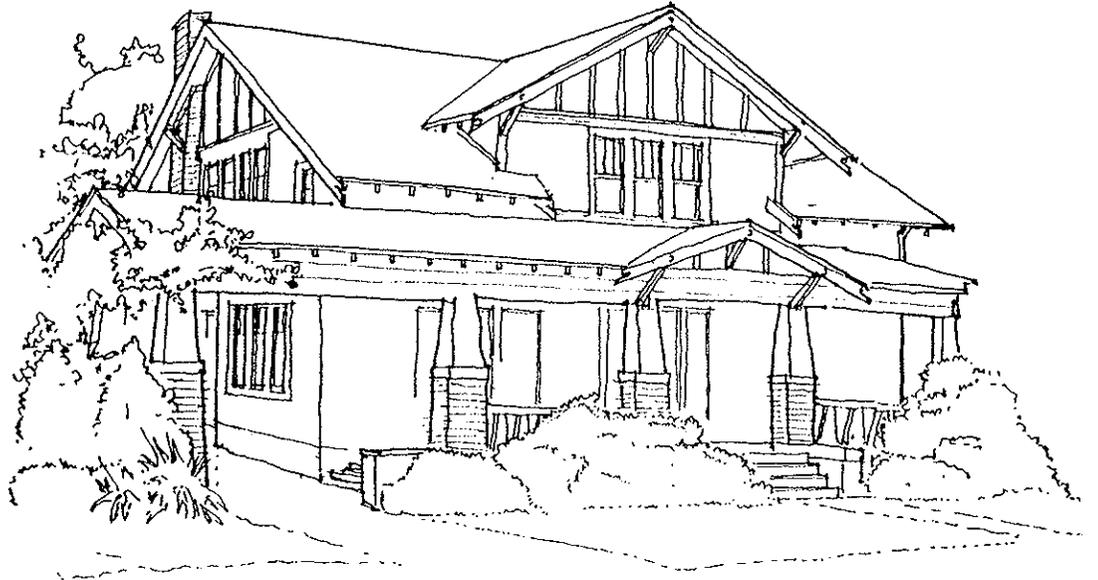


informal

See also recommendations for windows and building form in Colonial Revival.

Craftsman Style

1905 - early 1920's



Inspired by both Gustav Stickley's Craftsman movement and the California architects Greene & Greene, the style spread to Everett from California in popular magazines and pattern books after 1905. Craftsman houses reflected a progressive, informal lifestyle and a rustic, naturalistic aesthetic.

Identifying Features:

Low-pitched, gabled roof with wide unenclosed roof overhang.

Roof rafters exposed, with decorative beams and braces commonly added under the gables.

Porch roof typically supported by tapered square columns. Columns or pedestals frequently extend to ground level.

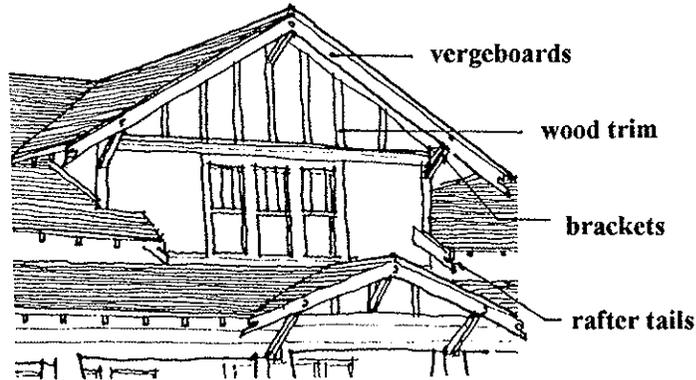
The front window is usually divided into three parts with the central window the largest.



Appropriate

Roofs

The detailing of wood structural members is an important aspect of Craftsman style homes. Retain detailing like overhangs, roof brackets, braces and verge boards.

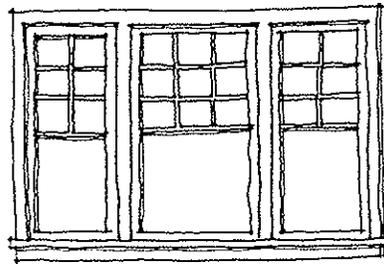


Not Appropriate

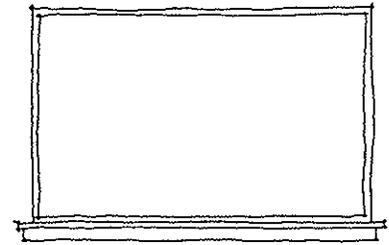
AVOID

Windows

Groupings of three windows are common.



three window grouping

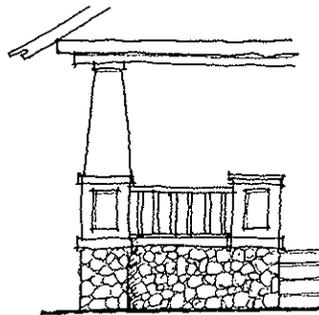


large picture window

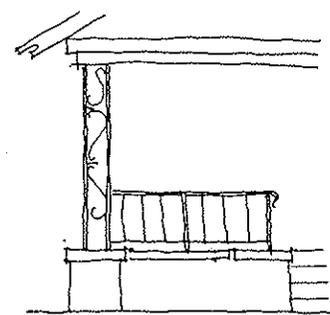
AVOID

Porch Details

Heavy and square columns, sometimes tapered, are typical. Brick or stone masonry may be incorporated in the lower part of the porch.



heavy construction

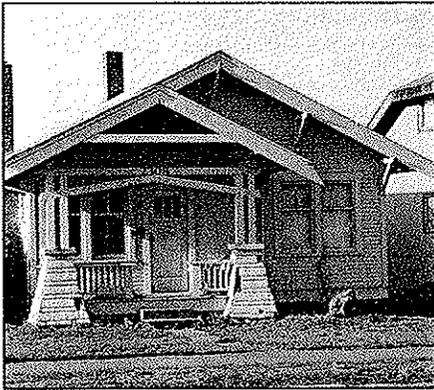


iron railings or turned posts

See also recommendations for Bungalows.

Bungalow

1905-1920's



Bungalows are typically one to one and a half story examples of the Craftsman style houses, and were also made popular through the many pattern books of the period. In Everett, Bungalows were popular homes. They were low cost, readily mass-produced, and incorporated the latest construction techniques and heating technology.

Identifying Features:

Low sloping roofs and asymmetric massing. The building fronts were broken up by porches and often featured a variety of materials, like brick and stone.

Some Bungalows featured Japanese or California Mission styled details.

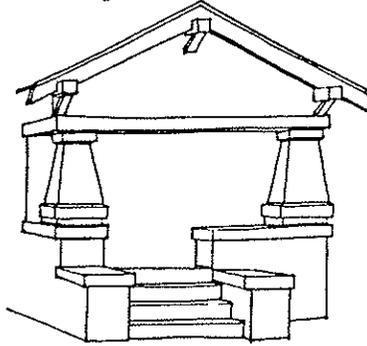
Homes with sweeping horizontal lines and low roofs were meant to seem one with the earth. Columns sometimes reached exaggerated proportions to support the small gable over the porch.

Porch Details

Columns are one of the most distinctive aspects of this style and should be repaired and restored, or replaced to match the original design. Especially avoid thin metal pipes and railings.

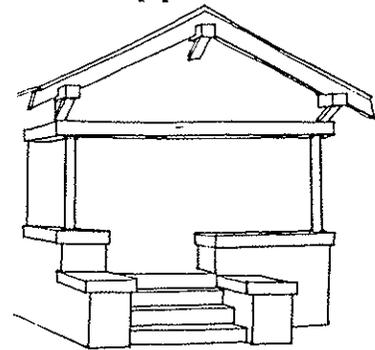
Appropriate

Elephantine columns



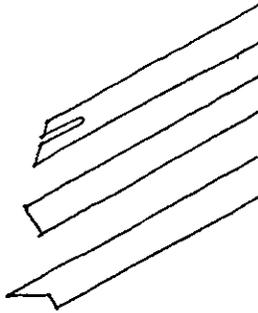
Not Appropriate

steel pipe columns

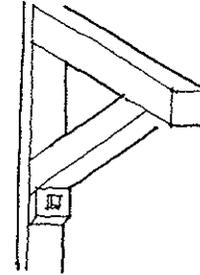


Details

Simple, craftsman style details are typical in home construction. Floral or classical details are generally not appropriate.



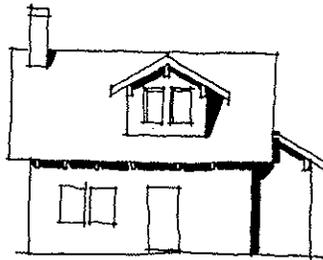
different end conditions for an exposed vergeboard or rafter



bracket or knee brace

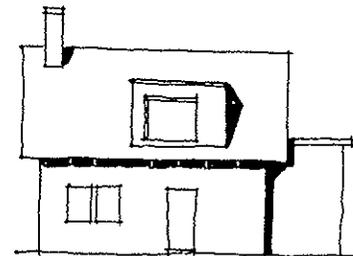
Roofs

Employ some roof slope and details when adding a dormer or addition.



appropriate dormer

AVOID



flat roof/modern dormer

See also Craftsman style recommendations.

Tudor

1919 - 1940



When the U.S. soldiers returned from Europe at the end of World War I, they brought with them a taste for the quaint cottages and picturesque settlements they had seen abroad. These images became a popular style, referred to as Tudor or Provincial Style. In Everett, many homes of modest size were built in this style.

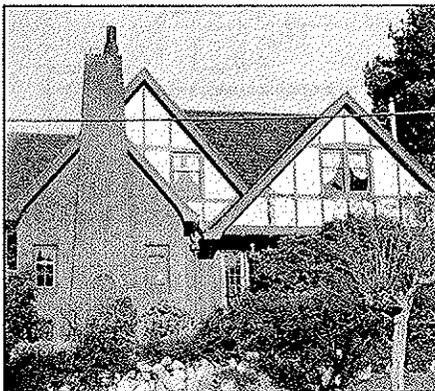
Identifying Features:

Steeply pitched roofs, with the front of the home dominated by a prominent cross-gable and a massive chimney.

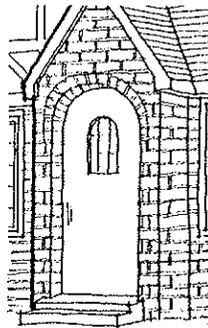
Tall, narrow windows, commonly grouped together and with multi-pane glazing.

Brick, stone and wood cladding as well as stucco were common exterior materials. Sometimes houses were sheathed to mimic English half-timbered houses, with stucco between the applied boards.

Some homes in Everett were modeled on English rural cottages with false thatched roofs, made by rolling layered roofing material around the eaves. Several of these are found in the Rucker Hill neighborhood.

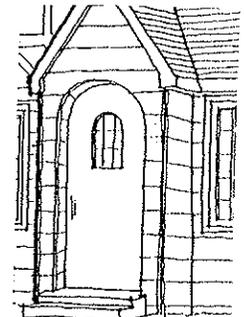


Appropriate



masonry detailing

Not Appropriate



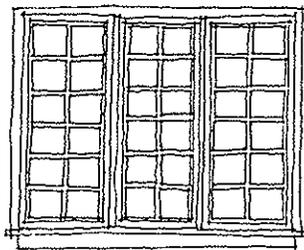
covering with siding

Siding

On homes which use brick detailing, do not cover the masonry with siding.

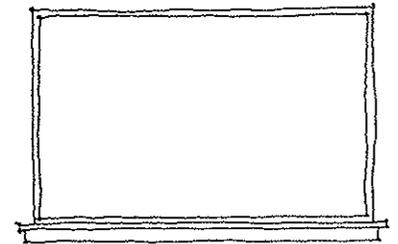
Windows

Multi-paned windows are an integral feature of the design and should be matched when replacing windows.



window groupings

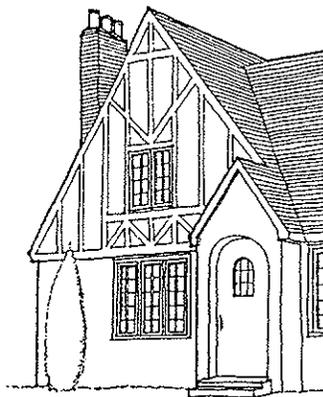
AVOID



picture windows

Siding

Regular, simple maintenance of stucco and half-timbered house types will prevent water accumulation behind the sheathing.



Areas of a stucco home where deterioration will most likely occur.

- at base of wall
- at door surround
- behind wood trim
- around windows
- behind heavy landscaping
- under eaves of roof

Appendix

Resources and References in Everett which can assist in home rehabilitation



R. E. Cleary Residence on 2806 State Street (demolished in 1914 - photo from 1892)
The Northwest Collection, Everett Public Library

Resources to Assist in Proper Rehabilitation

The Everett Historical Commission

The Commission is a citizen advisory board appointed by the Mayor and confirmed by the City Council.

Its members, like many Everett residents, believe that older homes and commercial structures retain the keys to the city's history and are one of its most valuable assets. The commission's purpose is to encourage, through education and technical assistance, the preservation and appreciation of Everett's architectural heritage.

Everett Public Library, Northwest Room

425-257-8005

The Northwest Room is a great resource where you can discover the history of your old house and get tips on how to renovate it. Their vast historic photo collection will allow glimpses of your neighborhood's and home's historic past. They can copy photos for your own collection and direct you to important and useful books, catalogs and periodicals.

Local historians can assist you, answer questions and address misconceptions. They can supply everything from small tidbits to in-depth revelations about Everett, your neighborhood, or your home. The Northwest Room is a very useful starting place.

City Planning and Community Development Department

425-257-8731 Everett Historic Preservation 425-257-7164

The Planning Department files contain maps of Everett's historic districts and neighborhoods. Copies of the Historic Inventory are housed here, as well as Federal standards for rehabilitation and nomination forms for Local, State and National Registers.

The Planning Office handles questions about zoning regulations and variances. It also has information about the CHIP program: loans for home improvement to eligible low income home owners and landlords.

County Assessor

The County Assessor can give explanations and criteria for the special valuation tax incentive. They have tax records for your home and the assessor's field books which contain the information used to determine the value of your home.

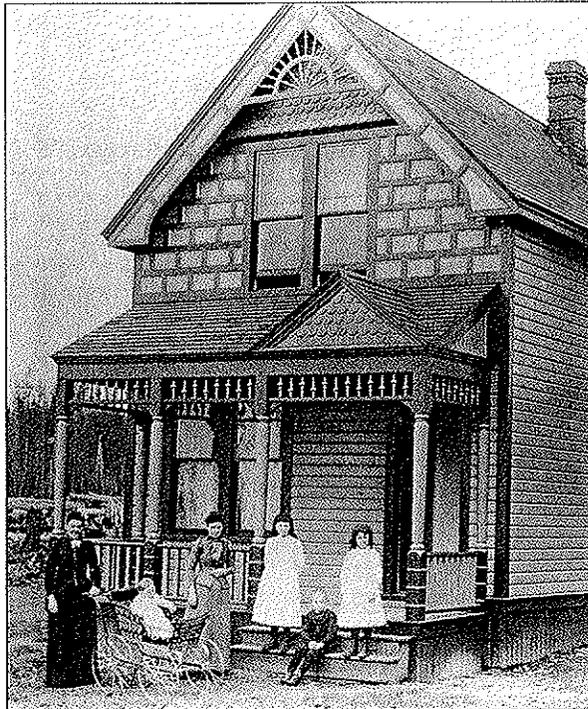
City Building Department

425-257-8810

The Building Department can provide some recent building history of your home through the records of building permits issued in the last 20 years. Also, it can inform you of requirements and permits needed for future projects and explain how the uniform building code applies to older homes.

City Utility Department

Because the 1908 Snohomish County Courthouse fire destroyed the original files, the best records for tracing the construction date of your house may be with the Utility Department. These records can give you specifics as to the first water hook up and supply you with the original owner's name.



John McRae Residence
on Pine Street, south of Pacific Avenue - 1892 photo
The Northwest Collection, Everett Public Library

References and Resource Material which can be found at the Everett Public Library

The following is an abbreviated list of books and other information that can be found at the Everett Public Library.

Styles

American Architecture since 1780: A Guide to Styles. Marcus Whiffen

The American Bungalow, 1880s to 1920s. Clay Lancaster.

American Shelter. An Illustrated Encyclopedia of the American Home. Walker.

American Vernacular Interior Architecture, 1870 to 1940. Jennings and Gottfried.

A Pattern Language. Christopher Alexander.

The Comfortable House: North American Suburban Architecture, 1890 to 1940. Alen Gowans.

Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement. Gustav Stickley.

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