

Everett Historical Commission

Meeting Summary

July 28, 2020

Commissioners

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

City Staff

Karen Stewart

Guests

Gail Chism
Eleonor and Daniel Orme-Doutre
Jean S. Hewitt
Ross Johnson

The virtual meeting convened at 6:30 pm with Chair Fox beginning the meeting by role call of Commissioners and introduction of staff and guests. Staff reported the excused absences and that Commissioner Tucker may be able to join the meeting later.

The meeting summary for the prior Historical Commission meeting held on February 25, 2020 was reviewed with no comments or corrections. A motion to approve the meeting summary was made by Commissioner Hall, seconded by Commissioner Cameron-Behee and approved by all Commissioners in attendance.

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

Citizen Comments

Ms. Jean Hewitt reported on Rethink Zoning and encouraged Commissioners to review any changes to the draft code chapters relating to the role and duties of the Historical Commission.

City of Everett 2021 Budget Presentation

Executive Director, Lori Cummings, gave a presentation asking Commissioners to share their budget saving ideas in a survey that will be sent to them after the meeting. Lori also said she would provide the slide presentation to the Commissioners. She reported that all the City's Boards and Commissions are having this presentation with either Lori or Mayor Franklin attending to discuss the large budget shortfall for next year.

Chair Fox asked about the City-owned Culmback Building and Van Valey house. Lori reported that she and the Mayor had met with Ed and Betty Morrow's sons to discuss early termination of the donation agreement. An agreement has not been reached. The Culmback Building is currently up for sale.

Nomination to Everett Register for the Killien Dutch Home in Lowell

Staff introduced the nomination to add the Killien House located in the Lowell Neighborhood at 4918 S. 3rd Avenue to the Everett Register of Historic Places. The current homeowners, Eleanor and Daniel Orme-Doutre, prepared the nomination packet with excellent supporting research about prior owners complete with historic and recent photos of the on-going restoration.

The public meeting was opened and individuals invited to speak. The homeowners spoke about restoration of the home. They incurred flood damage due to drainage undermining a portion of the foundation. Gail Chism talked about the beautiful restoration of the home that Daniel and Eleonor were doing and spoke in favor of the home being added to the local historic register. There were no other comments. Commissioner Hunter, seconded by Commissioner O'Donnell, made a motion to close the public hearing. The motion was approved by all.

Commissioner Hieb asked about the timing of adding to the register while the restoration was still being conducted. There was discussion about the timing and general concurrence to move ahead with consideration of the nomination. Commissioner O'Donnell, seconded by Commissioner Hall, made a motion to recommend to the City Council that the home be added to the Everett Register of Historic Places. The motion was approved by all.

Design Review for New ADU at 1501 Grand Avenue

Staff introduced the proposal to construct a 411 SF accessory dwelling unit (ADU) at 1501 Grand Avenue behind the existing single family home that will be attached via a breezeway. A staff report evaluating the site plan and design was reviewed. Staff is recommending approval.

The public meeting was opened and individuals invited to speak. There were no comments. Commissioner Hunter, seconded by Commissioner Ramstad made a motion to close the public hearing. The motion was approved by all. Commissioner Ramstad, seconded by Commissioner Hunter made a motion to approve the ADU design with a recommendation that the door on the north side and windows be in a similar style to the historic era of the existing home. It was also requested that the tree on the northeast corner of the site be saved if at all possible with the construction of the ADU.

Historical Commissioner Comments

The next meeting date was discussed with several Commissioners reminding staff that typically the Commission doesn't meet in August due to summer vacations. Staff wanted to double check if there were any time sensitive items that necessitated an August meeting. Staff agreed to send a follow-up email to confirm cancellation of the August meeting tomorrow. It is anticipated that the next meeting of the Historical Commission will be Tuesday, September 22 at 6:30 pm. The meeting would still be a virtual one using MS Teams.

A motion to adjourn at 8:00 p.m. was made by Commissioner Ramstad and seconded by Commissioner Hall, with unanimous agreement.

Everett Historical Commission

Meeting Summary
August 25, 2020

Commissioners

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

City Staff

Karen Stewart
David Stalheim

Applicant/Presenter

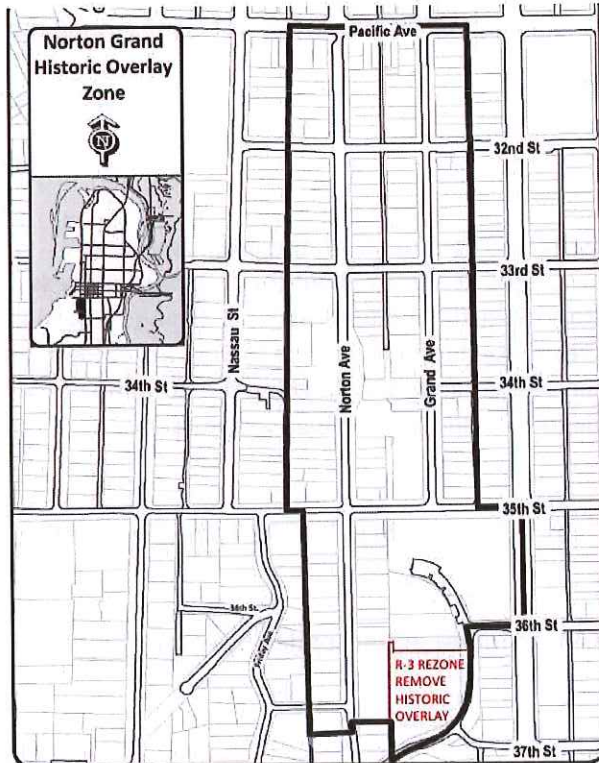
Elizabeth Kohl, Housing Hope
Kim Williams, Design NW

Guests

Dave Koenig
Matthew & Andrea Hubbard
Rachel Downes
Todd Bullock
Dan Nelson
Paula Townsell
Laura Brent
Carol Duvall
Ashley O'Brien Sims
Dan Nelson
Ken Ries
Jim Dean
Elizabeth Koenig
Greg & Andrea Meuret
Kat Bartanen
Ted Mausshardt
Gregg Williams

The virtual meeting convened at 6:30 pm with Chair Fox beginning the meeting with Commissioners' introductions, followed by staff, presenters and guests. He let everyone know that the meeting was

being recorded. Staff reported that the meeting summary for the July Historical Commission meeting will be reviewed at the September meeting.



Citizen Comments

Dave Koenig described comments he submitted in an August 24th letter on Rethink Zoning and encouraged the Commissioners to review any changes to the draft code chapters relating to the public notification, definitions and purpose statements of the Historical Commission. Chair Fox said that they would discuss later in the meeting during Commissioner and Staff Comments.

Housing Hope request to amend historic overlay zoning boundary

Staff reviewed their memo dated August 14 describing Housing Hope's request to remove a portion of the school district-owned site known as the Norton playfields from the historic overlay zone as shown in the figure to the left.

The issue that is before the Historical Commission is to review and comment to the Planning Commission on the request to modify the Norton-Grand Historic Overlay Zone. Housing Hope seeks this boundary change to allow taller buildings for the multi-family portion of the proposed residential development. The proposed building heights would exceed the maximum heights allowed in the historic overlay zone. Staff noted that the development plans will require additional review by the Historical Commission at a later date.

After the staff report, Elizabeth Kohl, Chief Operating Officer of Housing Hope introduced the project architect Kim Williams who gave a presentation about the development proposal.

Chair Fox opened the public comment portion of the meeting item and invited individuals to share their comments with the Commission. Nine individuals spoke and letters/emails submitted prior to the meeting were given to the Commissioners for their review.

After public comments were given, the applicant and their representative answered several questions. Next, the Commissioners discussed the proposal and their opinions on the merits. A motion to recommend reduction of the historic overlay zone as requested by the applicant was made by Commissioner Hall and seconded by Commissioner Ramstad. The motion failed on a vote of 6 against, 2 in favor.

After additional discussion, Commissioner Feeney made a motion to **not** reduce the historic overlay zone which was seconded by Commissioner Tucker. The motion was approved on a vote of 6 in favor, 1 against, 1 abstain. The Commission discussed the desire to write a letter to the Planning Commission explaining the rationale behind their recommendation to deny the request to reduce the historic overlay zone boundary. Because of the open meeting restrictions, it was agreed that Commissioner Hieb, with assistance from Commissioner Feeney, would draft a letter to submit as individuals not representing the entire Historical Commission.

Historical Commissioner Comments

The Commission heard an explanation from staff addressing the comments on the proposed code changes brought up by Dave Koenig. The Commission discussed concerns about the proposed process change for demolitions of structures on the Everett Historic Register. Commissioner Hall made a motion to **not** approve the proposal in Rethink Zoning that the recommendation from the Historical Commission regarding proposed demos of Everett Historic Register properties go to the Planning Director and no longer to the City Council to make the decision. Commissioner Hall's motion was seconded by Commissioner Tucker and approved unanimously.

The next meeting of the Historical Commission will be Tuesday, September 22 at 6:30 pm. The meeting will be a virtual one using MS Teams.

A motion to adjourn at 9:30 p.m. was made by Commissioner Tucker and seconded by Commissioner Feeney, with unanimous agreement.