

# Mid-Century Everett: A Context Statement for Post-War Residential Development, Modern-era Design, and the Claremont Neighborhood

For the City of Everett

August 26, 2014



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## CONTENTS

<b>1. INTRODUCTION</b>	1
Background & Project Goals	
Research & Survey Methods	
Acknowledgements	
<b>2. NATIONAL AND EVERETT CONTEXT</b>	3
The Rise of American Suburbs	
Social, Economic & Cultural Influences	
Everett's Economy & Its Transportation & Development Patterns	
Modern-Era Residential Construction Techniques & Materials	
<b>3. THE CLAREMONT NEIGHBORHOOD</b>	9
Neighborhood Overview	
The Everett Improvement Company	
Builders, Architects & Designers	
Construction Dates	
Diversity & Stability	
<b>4. DESIGN FEATURES</b>	18
Topography, Urban Design & Landscapes	
The Claremont Houses & Their Architectural Styles	
Representative Residences	
<b>5. CONCLUSIONS &amp; RECOMMENDATIONS</b>	24
The Surveyed Properties	
Consultant's Recommendations	
<b>6. BIBLIOGRAPHY &amp; SOURCES</b>	31
<b>APPENDIX A – State Historic Preservation Inventory Forms</b>	
<b>APPENDIX B – Claremont Neighborhood Voices:</b>	
Interviews and Information from the Property Owners	

Cover: Current photographs of typical streetscapes and landscaping in the Claremont neighborhood.



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## 1. INTRODUCTION

### Background & Project Goals

The City of Everett prepared an application and received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) in late 2013 to fund the development of a historic context statement on Everett's post-World War II development patterns and Modern-era residential design, using the Claremont residential neighborhood as a representative community. This resulting context statement is organized by themes, from national trends to an overview of Everett history and a specific focus on the Claremont neighborhood. The project's scope of work called for ten representative dwellings to be selected for documentation in a State Historic Property Inventory (HPI) form to provide a sample of the residential styles visible in the neighborhood. The project team selected twelve residences, and developed reconnaissance-level HPI forms for them.

This context statement is intended to inform historic preservation and planning efforts by the City of Everett and to serve as the basis for expanded preservation planning in the Claremont neighborhood. As part of the project, the consultant team provided information about the neighborhood at a mid-April public meeting of the Everett Historical Commission, which engaged some Claremont residents in the audience as participants. The City's project manager, Jan Meston, undertook considerable community outreach to inform current residents about the survey and collect information about their houses and neighborhood characteristics.

While the current report is specific in its focus, it provides background information about a transformational period in the city's mid-century period that has broader implications and applications. The mid-century heritage of Claremont shares its development and its residential building style and materials with other neighborhoods within the City of Everett and other communities in the Northwest.

### Research & Survey Methods

The Seattle firm of BOLA Architecture + Planning was selected as the City's consultant for this project. Associate Sonja Molchany and Principal Susan Boyle undertook research and field work beginning in January 2014 and prepared this report in June–August 2014. Research came from many sources:

- Historic plat maps from the Snohomish County Auditor's office, and property information from the Snohomish County Assessor's Office
- Historic *Polk Directories*, historic maps, and publications on Everett's history, all available in the Northwest Room of the Everett Public Library
- Publications on historic housing, Modern-style residences, and suburban development in America in the early and mid-20th century, including advertisements and periodicals from the era
- A National Register Bulletin on "Historic Residential Suburbs," the National Highway Research Cooperative's "A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing"

- A comparable typology survey report on 184 mid-century houses in Reedwood Residential Park, Portland, Oregon

Site visits were made in December 2013 through June 2014 to view and photo-document the neighborhood, its surroundings, residential buildings, and landscape features. In addition, information from some individual property owners was acquired through the outreach efforts of the City of Everett in personal interviews and telephone reviews. Notes to these are provided in an appendix to this report.

### **Acknowledgements**

The report authors, Susan Boyle and Sonja Molchany, recognize the assistance provided by the City, its municipal repositories and public library collections. Many interested individuals and property owners also contributed to this report.

City of Everett            Dave Koenig, Manager, Long Range Planning & Community Development  
                                 Jan Meston, Community Development Specialist & Project Manager  
                                 Ross Johnson, Planner  
                                 Roberta Goodwill, GIS Analyst

Everett Historical        Paul-Erick Johnson, Chair  
Commission                Bobby Olsen, Vice Chair  
                                 Arnold Morrison  
                                 Jim Staniford  
                                 Mark Soine  
                                 Neil Anderson  
                                 Steve Fox  
                                 Laura Cameron-Behee  
                                 Allan White, Jr.  
                                 Dale Good  
                                 William Vincent

Everett Public Library    David Dilgard, Northwest Room Librarian

The City's project manager, Jan Meston, undertook the outreach efforts, which included additional interview and communication with current residents of Claremont. The team extends its appreciation to her and to local preservationists, historians, and residents, particularly those who provided specific property information and/or attended the April 2014 public meeting of the Everett Historical Commission to speak of their interest in the project. In addition to the individuals listed above, these include Maryalice Salget, Dorothy Vognild, Diane and Joe Rheume, Susan Newman (Adams), Ian and Cathie Windham, Cherie and Michael Castanares, Daryl and Susan Presley, Randy Wood, Lorna McClusky, Karen Barhanovich, Scott and Lana Boal, Lone Harbor, Pershing Beglau, and Dennis Gregoire. The interest and advocacy by these individuals will have a lasting impact on preserving unique qualities and the historic features of their houses and their neighborhood.

Useful review comments were provided by Certified Local Government Coordinator & Survey Program Manager Meagan Duvall, and the State Architectural Historian Michael Houser of the Washington State Department of Archaeology and Historic Preservation. The final report is solely the work of the authors, but it has benefited from the critical reviews of the draft report.

The authors hope that this report will help extend the knowledge and appreciation of Claremont to others in the city of Everett, Washington, and beyond.

## 2. NATIONAL AND EVERETT CONTEXT

### The Rise of American Suburbs

In the decades following World War I and during the Depression, American design began to focus on function and the efficient use of building materials. The nation was gripped with a new Modern sensibility, brought on by mass production, the availability of technical marvels such as the radio, and conditions that encouraged social and cultural mobility. New urban neighborhoods, made up largely of single-family dwellings, emerged in the early decades of the 20th century, bringing middle-class families to residential enclaves outside of urban centers. These neighborhoods tended to follow the routes of commuter railroads and streetcars. Such was the earliest establishment of Claremont, with the platting of its northern blocks with small lots and curvilinear roads.

This early street layout followed some precepts of the Garden City design movement, which had its origins in the work of landscape architect Frederick Law Olmsted and others from the late 19th and early 20th century who promoted the construction of self-contained planned residences surrounded by greenbelts and separated from industrial and commercial areas. These neighborhoods were typically located close to city centers where transit systems allowed for easy commutes. Examples of garden city neighborhoods were constructed in Boston, New York, and New Jersey, as well as in Los Angeles. In Wisconsin, several “greenbelt” towns were designed and constructed as part of federal emergency relief programs during the Depression.

In initiating public housing projects in the 1930s, both local agencies and the federal government encouraged some Garden City concepts through the combination of open space and simple, inexpensive building forms. The federal Public Works Administration (PWA) funded low-income housing projects consisting of blocks of modest housing within open spaces, with requirements for a certain amount of space, light, and air. These guidelines were reinforced by organizations such as the Everett Housing Authority, established in 1942, which built public housing for needy families and defense workers during World War II (Everett Housing Authority website).

America faced a great housing shortage at the end of World War II in large part due to the focus on wartime needs and the constraints those needs had placed on residential construction. Government efforts, primarily through the Federal Housing Administration (FHA) and then the Veterans Administration (VA), encouraged postwar homeownership through a mortgage insurance program that made it possible for many working- and middle-class families to afford homeownership for the first time. Most residential mortgages of the early 20th century required down payments of 40 to 50 percent, with payment periods of a decade, limiting this type of capitalization to upper class and wealthy families. New federal programs allowed, for the first time, mortgages that were amortized over a 20- to 30-year period, and for loans with low down payments or, in the case of veterans, no down payments. Between 1934 and 1970, a quarter of all new housing starts involved a FHA mortgage (Pettis et al., p. 58).

These government programs not only stimulated a market of private mortgages but also provided incentives and reduced the risks for developers. With ready buyers, a housing contractor could purchase more land and build a greater quantity of houses, knowing that they would be sold quickly. Between 1945 and 1954, more than 13 million dwellings were built in the United States (Pettis et al., p. 49). A growing housing demand was met through developments of suburban, single-family residences. Much of this building was relatively homogeneous, based on FHA standards as well as on accepted industry practices and local regulation.

In the post-war era, individual builders were joined by corporate construction companies, with the development of suburban houses in neighborhoods largely repeated across the country. The dominant

national trend in post-war construction was the “freestanding” single-family home:

[T]he small ranches and Cape Cod houses underwritten by the FHA were the descendants of two longstanding American traditions, one social and the other visual. Widespread individual ownership of land and homes had been seen by American social theorists since Thomas Jefferson as important to creating a stable and democratic society [...] It was the idea of ownership combined with a picturesque vision of the freestanding country house, popularized in the mid-1800s by Andrew Jackson Downing that inspired the new suburbs. (Hunter, pp. 256-59)

The postwar automobile age also fed into suburban development, with “rapid construction of freeways, availability of cheap gasoline, and relative affordability of cars” transforming land use during the period (Pettis et al., p. 50). Private automobile ownership had risen steeply in the early 20th century, but fell during the Depression. During WWII, the war effort precluded virtually all civilian car manufacture, as auto companies focused on wartime production. At the war’s end, private car ownership skyrocketed and was soon a typical middle class attribute. The prevalence of the family car naturally affected the design of residential buildings as well as “roadside” businesses and shopping centers.

### **Social, Economic & Cultural Influences**

Postwar prosperity, demographic trends, and a rise in consumerism also contributed to suburbanization throughout America. A primarily urban society through the 1930s, the country experienced migration out of the cities and into lower-density suburbs, a phenomenon linked with diffusion of jobs, housing, and shopping to the suburban areas, all enabled by an increasing network of roads. At the same time, beginning with employment in defense industries during the war years, there was a general population shift from the East Coast and Midwest to the South and West Coast, with California, Arizona, Florida, Washington, and Texas experiencing the most acute growth (Pettis et al., p. 60).

Marriage and birth rates saw huge increases, beginning in the mid-1940s and skyrocketing with the return of millions of veterans and the post-war baby boom of 1946-55. This demographic shift affected the housing market, while popular culture promoted women’s domesticity and the role of the “housewife” and mother. The typical postwar house was designed to accommodate a more active, younger family, while the neighborhood itself often incorporated space for parks, an elementary school, and cul-de-sacs or other street arrangements that slowed traffic and created a more “family friendly” environment. After the deprivations of the Depression and sacrifice of the war, many sought tranquility and security in their family lives, along with a refuge from work, commerce, and the public realm. As critic Lewis Mumford had noted his 1938 book, *The Culture of Cities*, “suburbia is a collective effort to lead a private life.”

The huge increase in homeownership fed into demand for related products such as furnishings and appliances, which also figured prominently in popular magazines such as *Good Housekeeping*, *House Beautiful*, *Sunset*, and *Better Homes & Gardens*. These same magazines, along with radio, television, and newspaper ads, also featured affordable residential design by prominent architects and builders as well as pre-fabricated models.

Statistics underscore some of the mid-century national trends that were reflected in Everett. These trends included the initial economic anxiety after the war followed by the boom that resulted from the government’s redirection of the economy from the military effort to the domestic scene. Locally there were renewed contracts for new from Everett’s shipbuilding industries and the expansion of the Boeing plant for example. The county’s gross national product reflected the nation’s overall growth: between 1945 and 1960, it grew from \$200 million to \$500 million. In the 1950s, the number of people employed in service industries surpassed those working in production. By 1966, there were more people employed in “white collar” industries than in blue collar work.

Auto production grew over 400% nationwide between 1945 and 1955, with private vehicle ownership rising quickly after war restrictions were lifted. Vehicle registrations for the entire state of Washington numbered around 460,000 in 1921. (Current data from the State's Department of Licensing indicates that passenger vehicle licenses in Snohomish County alone surpassed this number with 493,448 such licenses in 2013.) America's auto culture was clearly established in the second half of the 20<sup>th</sup> century.

Available leisure time also grew in this period, and with it TV ownership and TV watching. In 1946 there were only 17,000 TVs in the entire country; by 1960 75% of all families owned at least one set. People were no longer listening to radios, but instead watching shows such as "Ozzie and Harriett" and "Father Knows Best." These shows and the accompanying advertisements were models for life in the suburbs and the joys of nuclear families. Contemporary media and advertisements encouraged consumption and leisure, as exemplified by purchases of cars and new home products, such as lawnmowers, kitchen appliances and cookware, and barbecue grills.

Population statistics, including the number of school-age children is another representation of the rising number of post-war families and the baby boom. Everett's population had remained relatively stable in the 1930s and 1940s, with 30,567 and 30,334 residents respectively. It rose by 12% in the following decade to 33,849 in 1950; an additional 19.1% to 40,304 in 1960; and an additional 33% in the decade leading up to 1970 when it reached 53,622 (Moffatt, p. 320). Everett continued to grow in residents and in size. Annexation on the south side of the city, particularly in the 1960s, brought about the population increase by 1970, making it the fourth-largest city in the state (O'Donnell, p. 74). Between 1945 and 1960, students enrolled in the Everett School District rose from 6,700 to almost 11,700, accompanied by increased demands for new schools and their construction.

### **Everett's Economy & Its Transportation and Development Patterns**

Everett's character as an industrial city was well established in the early 20th century by its lumber and shingle mills. While the city experienced the decline of these traditional lumber industries, it weathered the economic impacts of the Depression better than many places in Washington State, in part because William Butler, a prominent local banker, made sure that none of the Everett or Snohomish County banks failed (O'Donnell, p. 55). Economic improvement was apparent already in the late 1930s as the run-up to World War II brought new investment and employment opportunities, both in the construction of Paine Field (originally Snohomish County Airport) in 1936 and its lease by the U.S. Army Air Corps in 1940, and the establishment of a shipyard on the city's waterfront. The latter facility, sited on a 62-acre parcel and established in 1942, was operated by the Piggott Family under a contract with the U.S. Navy, and soon employed more than 6,000 people.

Other industries were established soon after Pearl Harbor and the county's declaration of war, including the Everett Pacific Company/Everett Pacific Shipbuilding and Dry Dock Company, which built a \$3 million dry dock on the waterfront in 1942. This plant, reportedly the county's largest, employed an estimated 400 (O'Donnell, p. 265).

An influx of defense workers added to Everett's population, and many were accommodated in federal housing projects in northeast part of the city or on the west side of Highway 99, near 52nd Street. Meanwhile, the Army continued to operate Paine Field until 1946. (Inactive and transferred to Snohomish County in 1948, it was returned to military service as Paine Air Force Field from 1951 to 1966.)

Meanwhile, the development of transportation links and early residential suburbs was occurring at both national and local levels in the early 20<sup>th</sup> century. The inter-urban trolley line that connected Everett to Seattle and southward to Steilacoom was started in 1902 and opened in Everett in 1910. Historic photographs of the streetcar going through the Martha Lake neighborhood, south of Everett, show the rail lines traveling through undeveloped land that appears much like a forest. By this date, however, major logging efforts were long finished, and transportation efforts were underway to enhance urban

development and regional connectivity. Parallel efforts were made with near-by streetcar suburbs, which were platted originally for horse-drawn streetcars, but quickly turned over to electric streetcars. Commercial developments followed, as seen along Evergreen Way (original Highway 99). Residents could travel by public transportation, with the streetcar from downtown that ran up Colby Avenue. With increased auto ownership residents could drive quickly to shop or work.

While many residents of urban centers lived in boarding houses and apartments in the decades leading up to the 1930s, conditions were radically different after World War II. Most returning veterans started families, and they wanted the freedom and middle-class identity brought about by homeownership. The US Congress passed the original Servicemen's Readjustment Act in 1944, which guaranteed mortgage loans to veterans. This act, other government finance programs, and the response of private financing and building industries met the needs and desires of young families with unprecedented residential construction in new suburban neighborhoods.

The post-war baby boom also led to a major expansion of the Everett School District. Student enrollment in the public school district increased from 6,876 in 1945 to 11,628 in 1960 (O'Donnell, p. 63), along with demands for new schools. Madison Elementary School opened as the district's first postwar school in 1947, sited to serve the growing residential areas in the south end of town. Six more new elementary schools were constructed by 1957. A new administration building was constructed by the School District in 1964, at 4730 Colby Avenue, near the central eastern edge of the Claremont neighborhood. Everett Junior College was established in September 1941 as a technical school. Initially housed in a converted elementary school, it also served officers in training and local nursing programs. The junior college grew tremendously in the decade following the war with an influx of an estimated 2,000 male students on the G.I. Bill. In 1958 it moved to the present site (Everett Community College, "Voices of EVCC").

By the end of 1945, building permits in Everett reached a high. Residential construction occurred largely in previously undeveloped areas, including the Claremont neighborhood and others at the south edge of the city. Across the city limits, on the south side of 52nd street, the metropolitan area also grew with suburban development. Local building construction reached an all-time peak in 1954, largely fueled by the merger of Pennsylvania's Scott Paper Company with Everett's Soundview Pulp Company. By the mid-1950s, Scott and Weyerhaeuser were the two largest employers in town (O'Donnell, p. 66).

Just as residential development spread outward from the city center, so did commerce. The B & M Shopping Center opened on April 19, 1951, in the 4800-4900-block of Highway 99 South (Evergreen Way), between 50th Street and Wilmington Avenue—immediately west of the Claremont neighborhood. This new model of retailing, with ample parking on surface lots and "shops geared to more mobile and affluent consumers," was an early example of the suburban shopping centers that became commonplace. It also represented a large development pattern throughout the nation with a shift in retail commerce from the traditional downtown (O'Donnell, p. 64).

Evergreen Way had become the route of the Pacific Highway/Highway 99 after it was realigned from Everett's Colby and Beverly Boulevard ca. 1932. The highway took a more direct route at that time as it extended south from Rucker Avenue at 44th Street SE, near Paine Field and Stickney Lake to Picnic Point (North Lynwood) and eventually to Shoreline. It continued southward as Aurora Avenue North to Seattle and beyond. Until construction of I-5 in the mid-1960s, Highway 99 remained the primary vehicular route between the two cities. It remains a direct route to the Boeing Company plant at Paine Field, some six miles south of the Claremont neighborhood. Meanwhile, the linear strip of commerce on Evergreen Way near Claremont developed with an increasing number of low-scale buildings for retail and service businesses, surrounded by growing suburban areas.

The interstate freeway linking Everett and Seattle opened on February 3, 1965, and stimulated additional commercial development. By this date, the Boeing Company had become the largest employer of Everett residents, many of whom commuted to Boeing plants in Seattle, Renton, and the Kent Valley. Of Everett's shingle and lumber mills, all had closed except Weyerhaeuser's. Pulp and paper mills continued

to operate. In 1966, Boeing announced its decision to locate a plant in Everett for the construction of the 747 jumbo jet. Located adjacent to Paine Field, the new plant would be the world's largest building.

The "Boeing Boom" pushed up property values and encouraged more growth. However, this was short-lived—while Puget Sound Boeing employment reached a high in 1968 of 101,000, it plummeted to just 37,000 by October of 1971. In Everett, the employment numbers dropped from 25,000 to fewer than 7,000 (O'Donnell, pp. 81-83). Soon after, the pulp and paper mill that had operated since the town's early days in Everett's Lowell neighborhood closed. In 1973 the economy showed signs of improvement, and Boeing's Everett plant picked up speed again. By this date, most of Claremont had been constructed, and the neighborhood continued to thrive as a stable, middle-class community.

### **Modern-Era Residential Construction Techniques & Materials**

Innovation in construction materials and methods is a feature of mid-century residential development across the county. Many publications cite the work of Abraham Levitt and his two sons as having invented the American suburb, as they established a company that built over 17,500 dwellings on Long Island in Nassau County, New York. The Levitts, owners of a building business, were the first to transform the cottage industry of homebuilding into a manufactured process, planning and constructing four planned communities that made up Levittown, beginning in 1946. They used utilitarian, mass-produced materials, such as pre-cut lumber for framing, plywood for sheathing, and concrete for floor slabs; manufactured windows, doors, hardware and fixtures; and mass-production methods honed during the war.

The Levitts' use of standardized building designs and a specified construction sequence of 27 steps, undertaken by trained workers, led to a production rate of 30 houses per day by 1948. Initially focused on rental housing, Levitt and Sons quickly moved into the sale of houses, offering a prospective homeowner a 30-year mortgage with no down payment through FHA-backed financing. In 1949, the company introduced a new design, a "ranch house," which it sold in five variations for \$7,990. The following year the ranch house design was expanded to provide a carport, and built-in television. By 1951 the company had constructed nearly 17,500 homes. Of greater impact were the company's influence and its example to other homebuilders and developers across the nation through their systemized construction approach and materials.



*Left, a view of the materials used by the Levitt Brothers Company in constructing a typical Levittown house (Levittown Historical Society).*

In Everett, other standardized materials were used, including those produced by forest industries in the Northwest. For example, there was "Plyscord," a new type of plywood, which emerged in the post-war

period for use in home-building. Other products that allowed for speedy construction included manufactured windows, typically aluminum-framed, factory-built cabinets, and off-the-shelf hardware such as “Quick-Set” locks.

In the West, the most popular design for single-family houses in the post-war era was the Ranch style house. This style embodied democratic ideals for middle-class families, and it introduced a new way of informal living, as well as new efficient and affordable construction techniques and materials. To paraphrase the values and characteristics cited in a 1946 publication, *Western Ranch Houses*, by California architect Cliff May, this style embodied specific concepts and characteristics: “the garden is an outside room, and the house is built around a patio. It spread out to get a view, like a tree, and has simple, clean lines with glass and solid walls. There is no front or back, and the living space is the total combination of indoor-outdoor spaces” (Gottfried, p. 207). These features, and the freedom that space represented to returning war veterans and their families, were easily adapted by the builders and homeowners.

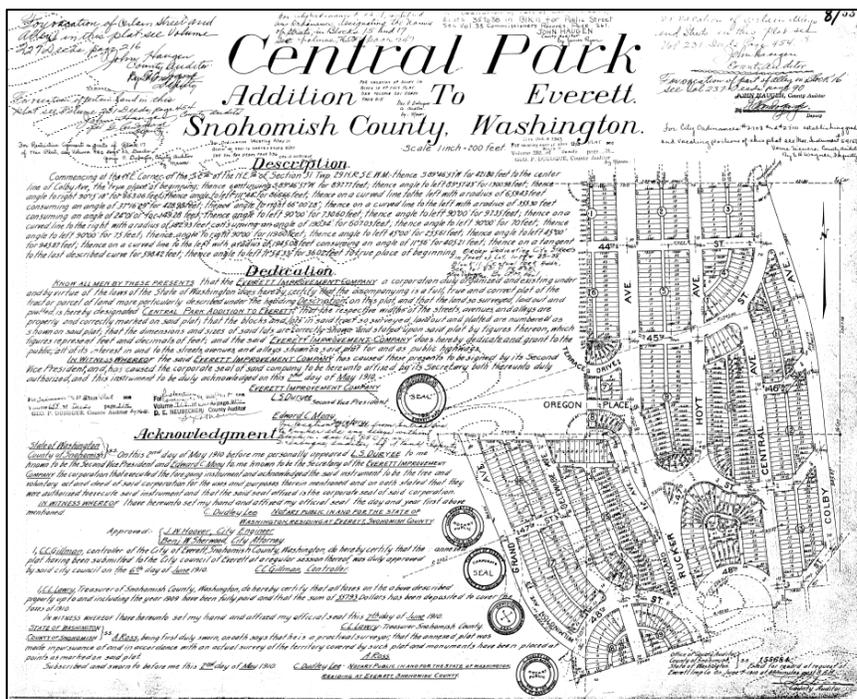
The Ranch style houses in Claremont contrast with earlier architect-designed Modern era, International style houses that came from Europe, the East Coast and Southern California. These single-family and multi-family dwellings typically had flat roofs, cubic massing, and smooth exterior surfaces, often finished with white colored stucco. Their designs embraced the concept of the house as a “machine for living,” in contrast to American suburban houses, such as Claremont, that featured a transition from traditional forms, with sheltering massing, less experimental materials and easily maintained finishes.

### 3. THE CLAREMONT NEIGHBORHOOD

#### Neighborhood Overview

For the purposes of this context statement, the study area of the Claremont neighborhood extends to the south to include properties on the north side of 52nd Street SE, to the east to include properties on the east side of Colby Avenue, to the north to include properties on the north side of 45th Street SE, and to the west to include properties on the west side of Wilmington Avenue and the west side of Delaware Avenue (see attached map). The neighborhood took its shape with five different plats, one in 1910 and the rest in the post-war period, between 1946 and 1955:

- Central Park Addition (1910)
- Claremont Heights (1946)
- Baker MacLaughlin Addition (1948)
- Rucker Avenue Addition (1951)
- Alta Vista Addition (1955)



Left, the 1910 Central Park Addition

The entire area, which was owned by the Everett Improvement Company, was already just within the Everett city limits in 1910, although it remained predominantly un-platted. That same year, the Seattle-Everett Interurban was completed and began electric passenger service. As the line came north from Seattle, it crossed into the city of Everett along the edge of the present day Claremont, traveling along Colby Avenue from approximately 48th Street and continuing north into downtown, with a depot at Pacific and Colby Avenues.

The inaugural run for the Interurban from Everett to Seattle took place on April 30, 1910, carrying company officials and Everett civic leaders (Bird, p. 4). The early roots of the Claremont neighborhood were planted at the same time, when the Everett Improvement Company platted the Central Park Addition in May 1910. It was not until 1925, however, that the first few houses were constructed in this area.

The Everett Golf & Country Club was also founded in 1910 on a 66-acre site on the south side of 52nd Street SE (immediately south of the present extent of the Claremont neighborhood). John McChesney offered a recently-logged site, part of the Everett Improvement Company holdings, to a group of businessmen who wanted to establish a golf course and club.

A December 19, 1919, article in the *Everett Daily Herald* touted: "Just fifteen minutes travel from the corner of Colby and Hewitt Avenues lands one on the splendid grounds of the Everett Country Club. Take the interurban, leave the car at the club station at the city limits, then walk seven minutes along the plank sidewalk laid by the club, and there you are." Originally nine holes, the course was expanded to eighteen holes ca. 1930, following the 1920 addition of 34 acres to the site (for a total of 100 acres). In 1960, the original club house was replaced with a "new, modern facility" and a driving range was added (McClain, p. 4). The balance of the Claremont neighborhood remained unplatted until the post-war surge in demand for single-family housing.

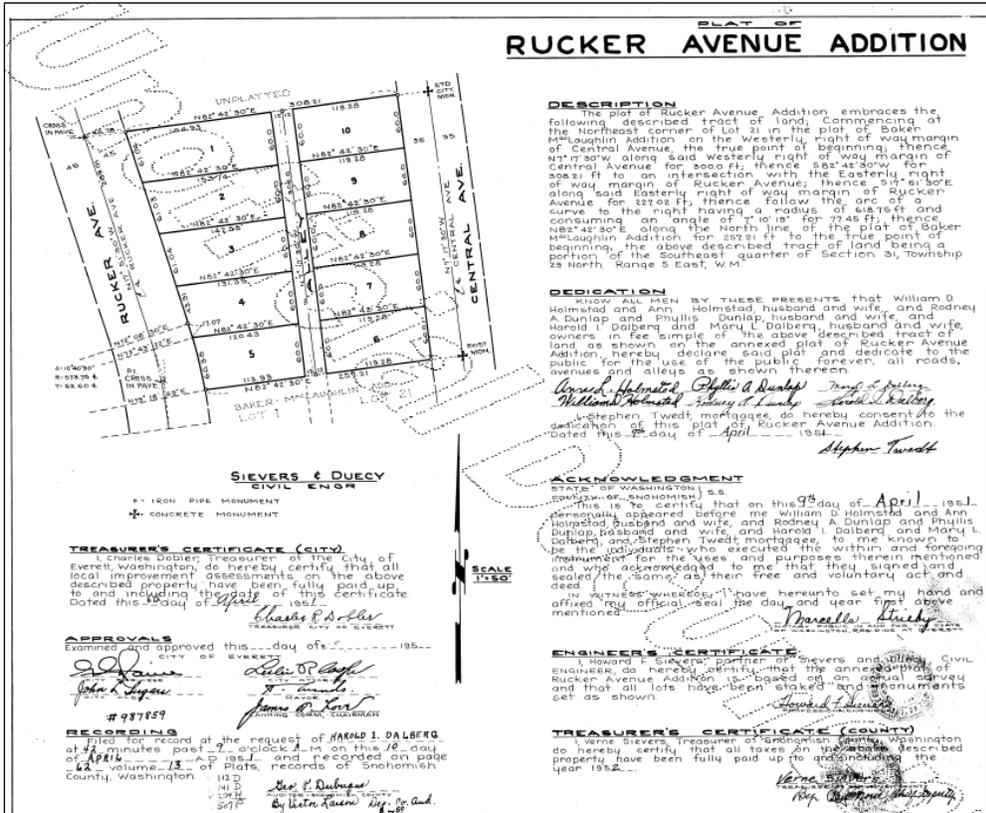


*Left, a ca. 1946 aerial photograph, shows the earliest portion of the neighborhood thick with trees (Everett Library's Northwest Room, Map Collection). North is oriented up in this view.*

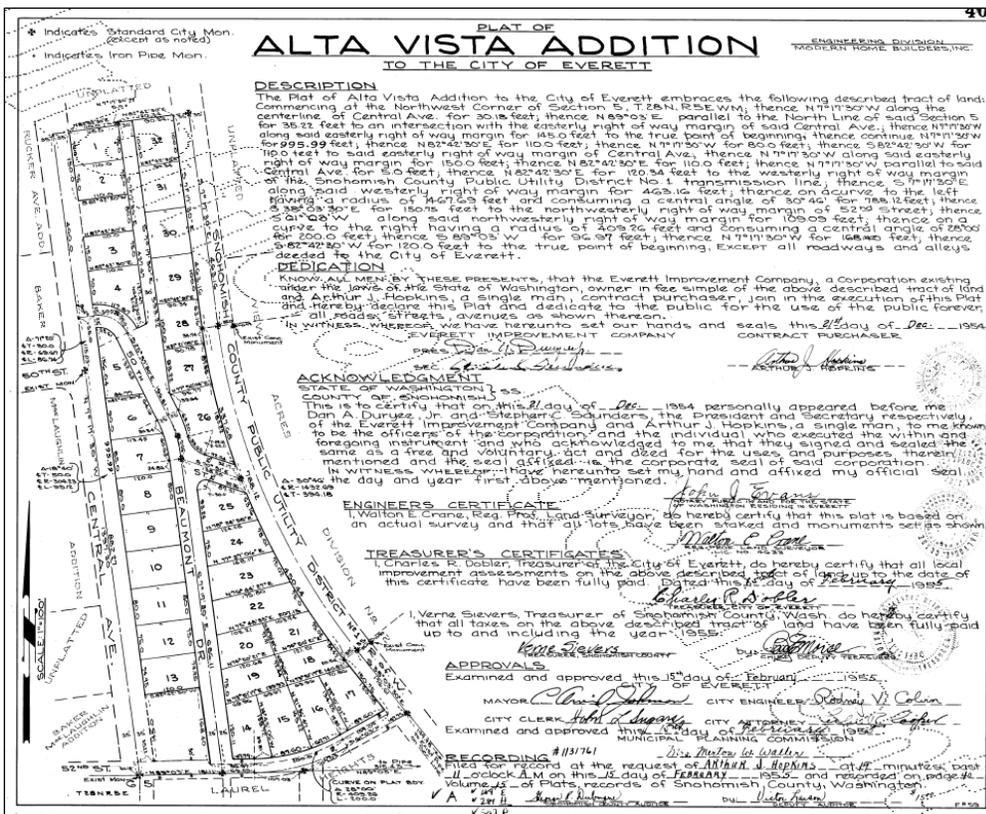
*Houses from the 1930s and 1940s are clustered north of 48th Street SE, primarily along Delaware Avenue, Mermont Place, Hoyt Avenue, and Colby Avenue.*

*The portion of the neighborhood that became the Claremont Heights plat looks essentially scraped clean in this photograph, with just a few trees or shrubs showing. To the east of Rucker Avenue, the land appears dense with trees or shrubs. The golf course, which had been operating for nearly four decades by 1946, is clearly visible in the bottom left. Situated to the south of 52nd Street SE its rows of closely planted trees presently provide a tall profile at the south end of the neighborhood.*





Left, the Rucker Avenue Addition, which followed in 1951, provided just ten residential parcels immediately to the north of the Baker MacLaughlin Addition.



Left, the Alta Vista Addition, platted in 1955, on the east side of Colby Avenue.

The contemporary map on the following page shows the Claremont inventory area as an aggregate of all five plats and the dates of each addition (City of Everett)



## The Everett Improvement Company

The Everett Improvement Company, which platted the neighborhood in a number of phases, has a history dating back to the early days of Everett. Its precursor was the Everett Land Company, which was founded in 1890 by Henry Hewitt, Jr., a wealthy Tacoma lumberman and land speculator; Charles Colby, an associate of John D. Rockefeller; and the financial backing of other investors, including Rockefeller himself. When the Everett Land Company's assets started to fail and Rockefeller began to withdraw his investment, the Great Northern Railway magnate James J. Hill acquired the holdings and formed the Everett Improvement Company. At the same time, he negotiated a sale of railroad-owned timberland in the area to his St. Paul, Minnesota neighbor, Frederick Weyerhaeuser. Weyerhaeuser founded the Weyerhaeuser Timber Company and bought 900,000 acres of timberland for \$5.4 million (O'Donnell, p. 26), also establishing the world's largest lumber mill in Everett and setting the stage for growth.



JOHN T. MCCHESENEY

Hill tapped John McChesney to be president of the Everett Improvement Company. McChesney, originally from Virginia, had most recently been managing a syndicate interested in the townsite of Chattanooga, Tennessee. Hill was impressed with McChesney's success in this venture and asked him to come to Everett to manage the Everett Improvement Company.

McChesney not only helmed the development company, but also managed the utility companies, organized the American National Bank, built the Everett Improvement dock and the Everett Theatre, and "contributed largely to other Everett Enterprises" (Whitfield, p. 10). He remained a citizen of Everett until his death in 1922.

The Duryee family of Everett was also involved early on in the Everett Improvement Company, and eventually, after the deaths of Hill in 1916 and McChesney in 1922, the Company became a Duryee enterprise. Schuyler Duryee, who was general manager of the Everett Land Company from 1891-

1997, was originally from New Jersey and was working as chief clerk of the U.S. patent office in Washington, DC when the Everett Land Company recruited him. He left Everett for other business pursuits after the Everett Land Company folded in 1900, returning in 1906 to join his son Daniel A. Duryee [Sr.] in the real estate and insurance business (Whitfield, p. 690). After graduating from high school in Everett, Daniel A. Duryee worked for a year as a bookkeeper at the Everett Improvement Company. In 1902 he and a partner established Kennedy & Duryee, a real estate and insurance business, which Duryee continued on his own after Kennedy's death in 1906 (Whitfield, p. 391).

In 1910, when the Central Park Addition was platted, an L.S. Duryee was a signatory on the plat and listed as second vice president of the Everett Improvement Company. By 1946, when the Claremont Heights plat was filed, Daniel A. Duryee was president of the Everett Improvement Company and his son, Dan A. Duryee, Jr., was secretary. Two years later, when the Baker MacLaughlin Addition plat was filed, Dan A. Duryee, Jr. was listed as president. The Everett Improvement Company existed into the 1980s under Duryee family auspices, although most of the assets had been expended or assigned by that time (Dilgard).

## Builders, Architects & Designers

General information about specific builders and/or architects who were involved in the development of the Claremont neighborhood is scant. As discussed previously, the neighborhood was platted over time by the Everett Improvement Company, rather than being developed as a whole by a speculative builder acting as developer. In the case of the Baker MacLaughlin Addition, the plat shows that two contract purchasers joined the Everett Improvement Company in executing the plat. Charles A. and Esther F. Baker, along with O.J. and Nell MacLaughlin, are listed in the document.

While the 1947 *Polk City Directory* has sparse details about the Bakers or the MacLaughlins, information from former and current Claremont residents indicates that the firm of Baker & MacLaughlin was a builder, reportedly constructing a number of houses in the neighborhood. In similar fashion, the small Rucker Avenue Addition involved William D. and Ann Holmstad, Rodney A. and Phyllis Dunlap, and Harold I. and Mary L. Dalberg. According to the 1952 *Polk City Directory* and confirmed by recollections of a homeowner, these three men ran H&D Inc., an Everett building materials company located at 6515 Highway 99 South. It appears that they also worked as builders and supplied building materials for some of the new houses.

A windshield survey of the neighborhood indicates that many, if not most, houses appear to have been constructed by builders from standard plans. In some areas, a series of two or three houses are quite similar and were likely constructed by the same builder. Fewer houses in the neighborhood appear to have been architect-designed. Where an architect or builder of a particular property has been identified, it is typically because some homeowners retain architectural or construction drawings of their houses. These have been handed down “with the house” from owner to owner in a number of cases. The following designers and/or builders have been identified by records and information provided by current property owners:

- Nardinger family, original builder and owner (4515 Hoyt Avenue, 1932, information from current owners)
- Earl Morrison, architect, of Seattle; Austin & Austin, builder (4710 Maryland Avenue, historical documents from original owners, 1936) / Sarah & Arthur Wilson, original owners
- Wesley W. Hastings, Architectural Plan Service Company, 2917 Wetmore (4731 Mermont Place, listed on original drawings, 1939) / Mr. & Mrs. Arthur Green, original owners
- Alvin S. Erickson, architect; Howard F. Tollefson, landscape architect (4727 Mermont Drive, listed on original drawings, 1940) / Mr. & Mrs. Leo June, original owners
- Baker & MacLaughlin, original builder (4921 Rucker Avenue, information from original and current owner, 1953) / Maryalice Salget, original owner
- O.R. Rux, builder (4926 Delaware Avenue, listed on original building permit, 1955) / Susan Heinke, original owner
- Baker & MacLaughlin, original builder (4085 Colby Avenue, information from current owner, 1955) / Owen J. & Nellie Bumstead, original owners (Baker & MacLaughlin reportedly built a number of the post-war houses in the neighborhood)

Chester “Chet” Solie, who formed Solie Builders in 1954, and his father Hans, were also identified by a former Claremont resident as builders who was active in the neighborhood as it was developed (Gregoire). Chet Solie was the son of Hans and Olga Solie, who were part of the Scandinavian migration to Washington State in the early 1900s. Hans was a carpenter and builder, his sons following him in the trade. Additional research is necessary to identify houses built by the specific company and contractors.

### **Construction Dates**

While quite a few houses in Claremont were constructed from 1945-1949, the peak building years were 1950-54. A fair number were constructed from 1955-1959, primarily on the edges of the neighborhood. By the 1960s, there was a much lower rate of new building construction in the neighborhood, followed by just a few infill houses in the 1970s and 1980s. The survey of Claremont neighborhood confirmed what many who live in Everett already know and experience – that the neighborhood is comprised of a unique

and largely intact collection of post-war houses, with some earlier residences pre-dating World War II, and a number dating from the early and mid-1940s. Of the 266 properties within the study area overall, 234 or 88% were built in the two-decade period of 1940 to 1960, with 173 houses or 65% dating from the immediate post-war period.

Specific construction dates for all dwellings are shown on a map, “Claremont Inventory Area, Construction Dates, 2.10.2014,” on the following page. These dates are itemized as follows:

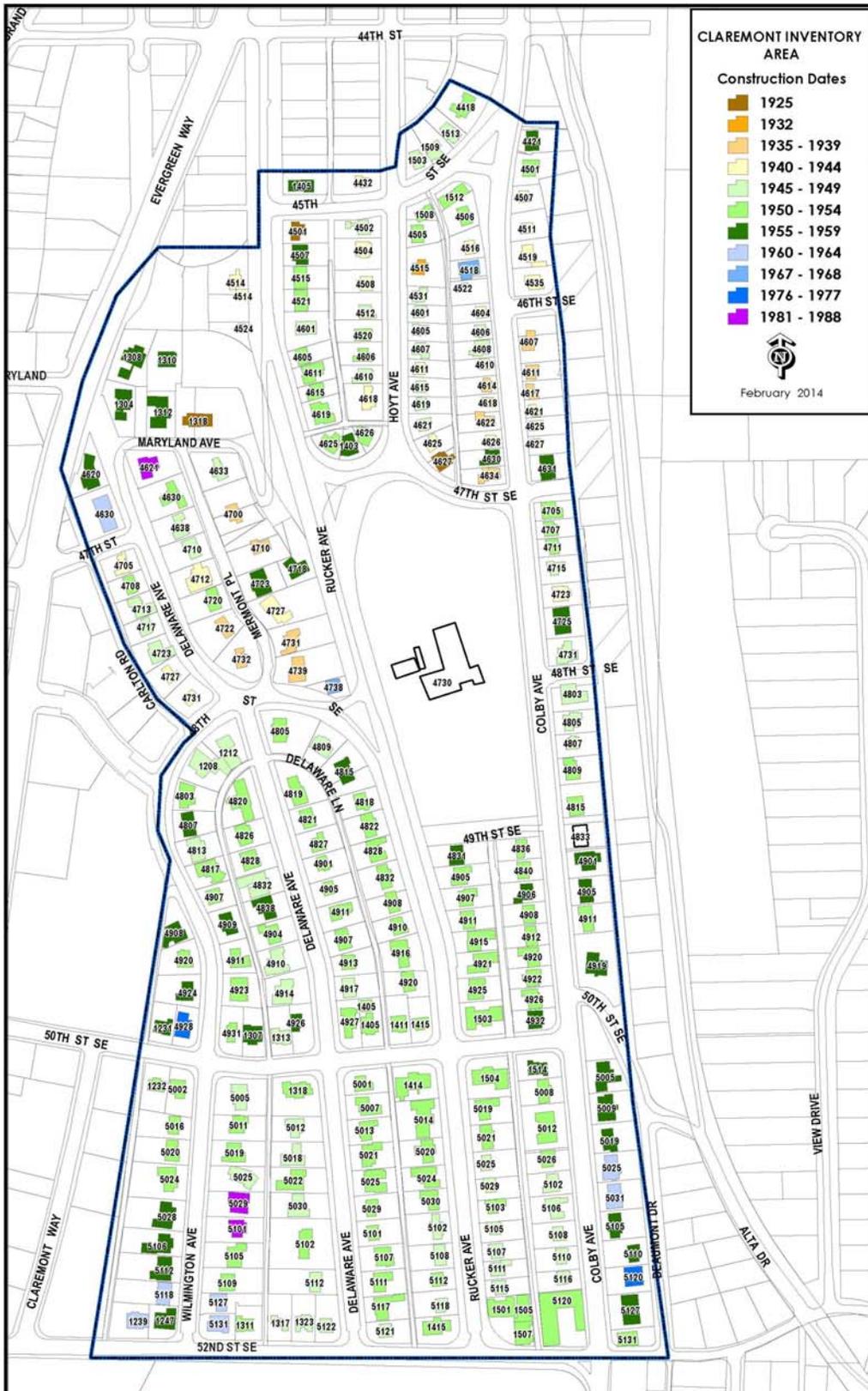
- 3 from 1925 (less than 1%)
- 1 from 1932 (less than 1%)
- 14 from 1935-1939 (5%)
- 21 from 1940-1944 (8%)
- 60 from 1945-1949 (23%)
- 113 from 1950-1954 (42%)
- 40 from 1955-1959 (15%)
- 7 from 1960-1964 (3%)
- 2 from 1967-1968 (less than 1%)
- 2 from 1976-1977 (less than 1%)
- 3 from 1981-1988 (less than 1%)
- None from 1989 to the present

### **Diversity & Stability**

The dwellings in the Claremont survey area are largely single-family residences. At the south end there is one multi-story apartment building at 5120 Colby Avenue, and a three-dwelling condominium complex at 1501-05-07 52nd Street SE. There are also duplex or two-family residences, such as the one at 5012 Colby Avenue, which appear very similar to nearby single-family residences. These, and a three-building assembly were designed and built to fit closely within the neighborhood.

Fieldwork and several interviews with residents have indicated that many of the single-level, Ranch style dwellings have allowed for residents to “age in place.” This neighborhood provides relatively traffic-free roads, and easy parking for vehicles. The houses are largely single-story buildings that minimize or eliminate mobility issues associated with aging. In other words, they are “aging-friendly.” Furthermore, it appears that the stability of the neighborhood, reinforced by zoning codes and resulting from low development pressures, has added to the sense of security for all residents.

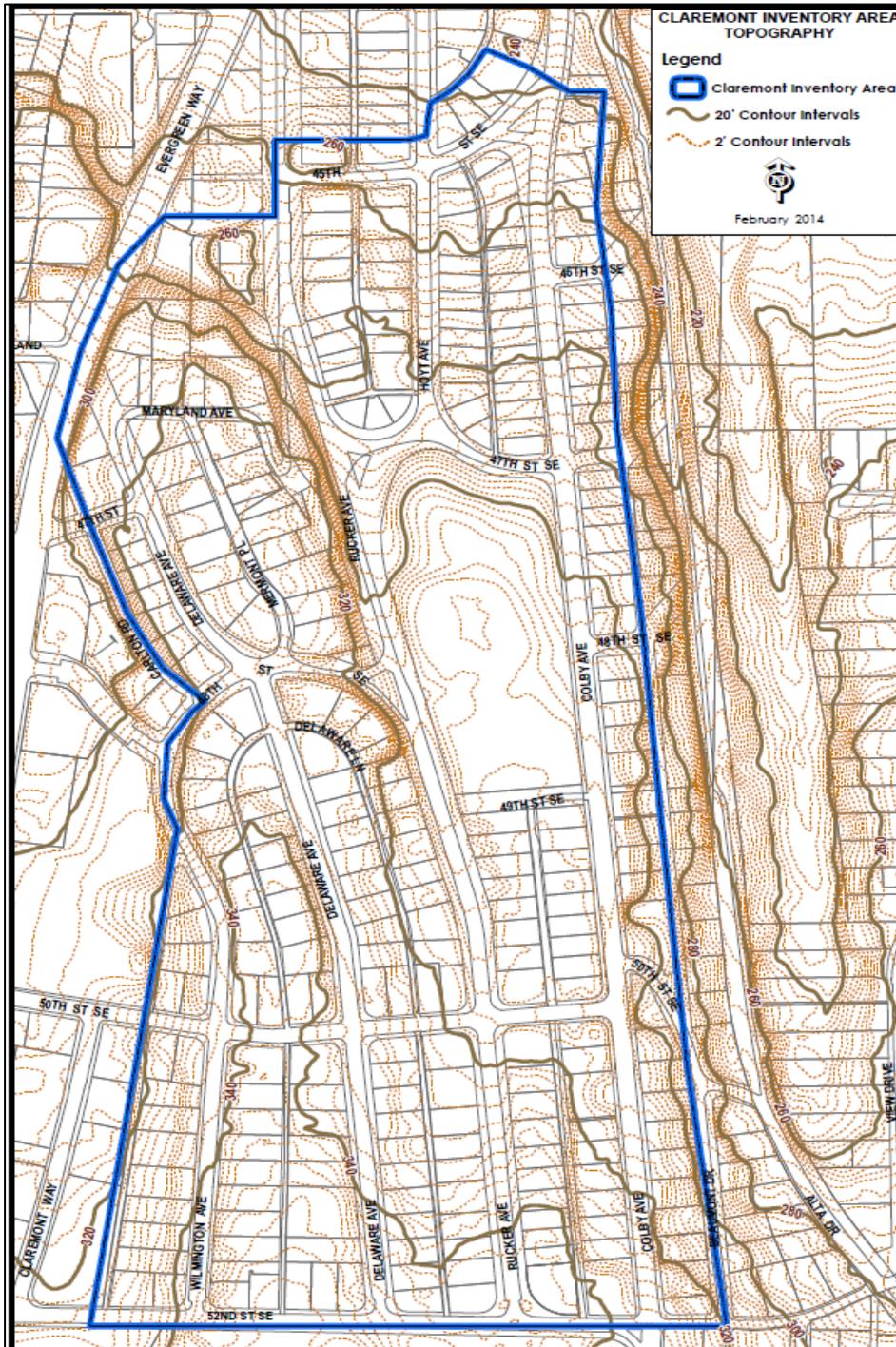
It appears too that the Claremont neighborhood, and others in the nearby vicinity in southeast Everett offer homes not only for many long-time residents, but dwellings for more fragile senior residents, as evidenced by three adult home-care businesses located within the neighborhood. These businesses, which include Heritage Court at 4230 Colby Street, offer diverse housing choices in secure domestic residential settings in contrast to large-scale, institutional facilities.



## 4. DESIGN FEATURES

### Topography, Urban Design & Landscapes

As previously noted, the original planning of the Claremont neighborhood occurred over time, beginning with the Central Park addition in 1910 and followed by other areas within a single post-war decade, from 1946 to 1955. The curvilinear shaped streets and blocks of the oldest southernmost area reflect planning concepts of the early 20<sup>th</sup> century.



Left, a 2014 topographic map of the neighborhood (City of Everett). Claremont was created on relatively high ground, with elevations rising from 240' near the northeast corner to over 340' between Wilmington and Delaware Avenues north of 49th Street SE. Relatively steep grade changes along Rucker and along the east edge of the neighborhood are evident in this map. Properties were graded to provide relatively level home sites.

In the Central Park Addition, the original typical lots were quite small, 25' to 30' wide. As a result most of the residential properties are made up by assemblies of four to six or more parcels. Most streets in this area are 70' in width, allowing in some areas for deep planting strips in front of rockery retaining walls. In contrast, the balance of the neighborhood survey area to the south was platted with a more consistent grid system and more rectilinear-shaped, larger parcels. Lot sizes vary, but typically they are 70'-wide. There are exceptions, but most of these lots are 120' to 170'-deep.

Alleys are provided between the major streets – Colby, Rucker, Delaware, and Wilmington Avenues – and many of the properties have rear garages with access off of them. Others incorporated garages within a basement or first floor, or have carports, all accessed by paved front driveways.

Planning and landscape design concepts that served as a foundation for the layout of Claremont reach back to late 19<sup>th</sup> century ideals about middle-class suburbs put forward by Frederick Law Olmstead and others. Early suburbs were developed to provide middle-class dwellers with healthful light and air, but with relatively small houses on relatively small lots. These were made to appear larger, more spacious, and estate-like, but on a smaller scale. A book by Frank Jessup Scott, *The Art of Beautifying Suburban Home Grounds of Small Extent*, published in 1870, cited careful planning to provide for “all the fine pleasures of rural life” as enjoyed on larger estates, and “gems of beauty on a small scale.” He called for uniform setbacks for houses, and a fenceless “belt of lawn” crossing in front of individual front yards. The expansive green yards of Claremont embody these ideals, and they express a collective value of shared aesthetics by the community as a whole.

The American front lawn, as represented within Claremont, is an idyllic object of shared beauty. Front-facing picture windows in the front facades of many houses afforded expansive outward views. Plant beds seem to radiate from each dwelling, provide a pictorial edge framing from these windows (Isenstadt, pp. 122- 132.) Open views are a component of the urban design and neighborhood utilities as well. Power poles are minimized by their location and some areas may have underground electrical distribution.

Throughout the neighborhood the grading provided for relatively level home sites with gently sloping front lawns and topographic changes made by rockeries and retaining walls situated near street edges or along back alleys and yards. Landscape installations by individual by owners emphasize picturesque gardens with groups of shrubs and trees, in addition to Japanese garden design influences. Throughout the 20<sup>th</sup> century there was a rising interest in gardening, as represented by the growing number of garden clubs and magazines such as *Country Life*, *House and Garden*, and *Sunset*. The influence of these shelter magazines and post-war interest in English cottage gardens, along with post-war trends in gardening that used traditional Japanese landscapes and native materials, are reflected in the plant selections and their arrangement, typically grouped in informally-shaped beds in Claremont. The age and maturity of many shrubs and trees, combined with deep green yards, creates a unique and impressive aspect to the neighborhood.



*Left, streetscape views. These contemporary photographs and those that follow date from April – June 2014, and illustrate the urban design and landscape features seen throughout the neighborhood.*





In contrast to the expansiveness and neighborhood consistency provided by front yard treatments, many back lots in the neighborhood represent individual owners' needs and interests. These are within clear secure boundaries made up by edge plantings or fences for children and pets. In the side and back yards, the landscape acts to minimize views of neighboring properties. Windows tend to be smaller as well. Along alleys there appear to be many non-original service structures and larger garages for RV parking and home workshops, along with paved outdoor dining patios, children's play equipment, and vegetable gardens.

### **The Claremont Houses & Their Architectural Styles**

While there are 18 houses in the neighborhood dating from the 1920s and 1930s and other dwellings built in historical revival styles, most of Claremont is made up by modest-sized, post-war houses designed in the Modern Ranch style. This style emerged in California in the 1930s, taking features from vernacular rural dwellings and courtyard buildings of early Spanish settlement and marrying these with the bungalow style and European Modernism.

Taking advantage of relatively wide sites, the Ranch style houses in the Claremont neighborhood typically are oriented with their gable and hipped roof ridges parallel with the street. In contrast to the older two-story houses, they spread outward, while maintaining relatively compact. Compared to contemporary houses, the houses in Claremont are modest in size; those selected for the survey contained 1,204 to 2,722 square feet, (with some additional space in basements and/or garages), and two or three bedrooms (with two exceptions of four bedrooms each). These houses often were constructed with on-grade concrete slabs, and open rooms that flow together and minimize interior partitions. Post-war builders economized by using standardized framing and trim materials, manufactured windows and flush-type veneer-clad doors, and prefabricated components such as plywood for sheathing.

The typical massing and facade compositions of these Ranch style house are asymmetrical. Exterior cladding materials included some painted clapboard, and board and batten, but more typically brick and stone masonry veneer. Fireplaces were typical features in living room features, and their presence is indicated on the exterior by wide, dramatically-sized masonry chimneys.

The simple rectangular massing of the early Ranch style house gave way to shallow L and U-shapes in the post-war mid-century period of development with intersecting gable or hipped roofs that often surrounded an entry courtyard space. This is a feature seen in Claremont, although actual courtyards are few and only suggested by a projecting bay or entry, or an L-shaped plan. Roofs have been extended with deep overhangs, which express the sheltering aspect of home and afford a secure but private front entry.

The typical floor plans of a Claremont house provided framed views through “picture windows” rather than front porches, and open interior layouts that minimized corridors and vestibules while allowing free movement and extended sightlines. Large windows and sliding glass doors extended interior views outward and helped to connect indoor and outdoor spaces. Garages, typically for a single-car door, were integrated as well with their openings at grade or sub-grade basement levels, or in nearby garages or carports made of exposed wood framing elements.

In Claremont there are also a few later houses that represent variations on the single-level Ranch Style house plan, and more expansive and larger dwellings with daylight basements where there are steep grade changes on the back of the site. A number of houses on the western hillside, along Wilmington Avenue, illustrate this with their full-size daylight basements that open to expansive backyards.

There are also several houses that adhere to the Northwest Regional style, a variation on mid-century Modernism. These were constructed with expressive post and beam structural systems that extend into the front or side yards to create a fenced enclosure, enclosed entry passage or carport. These houses are clad with wood siding. Wood cladding is often seen on Northwest Modern style dwellings whose designers, under the influence of Japanese architecture, sought to emphasize the natural qualities of local materials. Frame construction using dimension lumber in stud walls, and masonry veneer of brick and/or stone, was much more typical in Claremont, however, and these construction materials were used as well in several duplex and multi-family buildings. The use of brick masonry, and specifically highly textured and varied colored units and clinker bricks, rather than narrow “Roman brick,” may have been a function of the presence and available products of a nearby brick yard.

Character-defining architectural features of mid-century houses throughout the neighborhood include:

- Deep set backs on wide sites with roof ridge lines and long facades parallel with the street
- Rectilinear shapes with rectangular, or L-shaped or T-shaped massing, often with a slight projecting mass made up by the entry or main room with picture window
- Asymmetrical facade composition, designed in response to interior functional needs
- Shingle and tile roofing (wood or asphalt shingles, and clay tile or metal to simulate clay tiles)
- Hipped roofs, sometimes with smaller hip roof projections or extensions, and deep and continuous roof overhangs with flat soffits; some gable roofs; Main entries sheltered below roof overhangs or recessed and sheltered by a post-supported roof
- Incorporation of the garage with the house, located in basements or smaller side wings, accessed by front driveways or off alleys. Garage doors are relatively small, indicated a single-vehicle storage space, and there are some carports, seen especially with post and beam structures
- Brick masonry veneer with some light-color brick masonry and a few with horizontal wood siding. (The use of masonry, and specifically highly textured and clinker bricks, rather than narrow “Roman brick” may have been impacted by the reported presence of a nearby Everett brick yard.)
- Large and often grouped chimney rising from an end wall or central ridge and sometimes capped by a thin, inverted slab; chimneys clad in the same brick or ashlar stone veneer as main walls
- Aluminum-framed windows, some set in a single opening in the wall plane, but more often assembled as repetitive units in wide openings; large windows in all rooms, and with expansive picture windows presumably in living and dining rooms; some use of large windows with frames that meet at outer corners

## Representative Residences

As part of this context statement the consultant team was charged with selecting ten representative properties within the Claremont neighborhood and the preparation of Washington State Historic Property Inventory forms to describe their history and architectural features. A total of twelve houses were chosen using the criteria of integrity (intact original features) and age. While several of the early houses in the neighborhood have been included, the selected houses largely date from the mid-century era of development, and they exhibit the typical features of Modern style dwellings, with some variations. The HPI surveys are available on the website of the State Department of Archaeology and Historic Preservation (DAHP), using its Wisaard database, and copies are provided in an appendix to this report. The surveyed properties include the following, cited by address and date of construction:

- 1318 Maryland Avenue (1925)
- 4731 Mermont Drive (1939)
- 4519 Colby Avenue (1944)
- 4630 Mermont Drive (1952)
- 1504 50th Street SE (1952)
- 4826 Delaware Avenue (1953)
- 4921 Rucker Avenue (1953)
- 4805 Delaware Avenue (1954)
- 5012 Colby Avenue (1954)
- 4932 Colby Avenue (1955)
- 5028 Wilmington Avenue (1955)
- 1308 Maryland Avenue (1957)

Most of the post-war houses in the Claremont neighborhood embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades, hipped roofs, integrated garages or carports, strong indoor-outdoor connections, open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces often with wide exterior masonry chimneys. The houses are typically modest in size rather than courtyard-enclosing types of Ranch style houses seen in the southwest and California.



## 5. CONCLUSIONS & RECOMMENDATIONS

### Surveyed Properties

The purpose of this project was to develop a context statement for residential development in post-war Everett, with a focus on the Claremont neighborhood. This phase did not include a comprehensive survey or inventory of the Claremont neighborhood, which should be undertaken in the future. For this current project, a selection was made of representative residences for reconnaissance-level documentation that resulted in the creation of State Historic Property Inventory (HPI) forms for each property. Ten of the houses documented in the HPI forms are from the period 1940 to 1954. Two other residences were chosen because they date are from earlier decades – one from 1925 and one from the late Depression era of 1939 –and provide a historic context for the later mid-century suburban development.

Buildings constructed in 1940 to 1954 make up 63% of the houses in the Claremont survey area. As with dwellings in other post-war, mid-century neighborhoods, the majority of houses are hip roof Ranch style designs featuring low sloping roofs with deep overhangs, detailed with flat soffits and no exposed rafters. The Ranch style house plans, while compact, are presented with their lengths and primary elevations exposed to and parallel with the street frontage. Views of them are framed from the street by deep setbacks and green front yards.

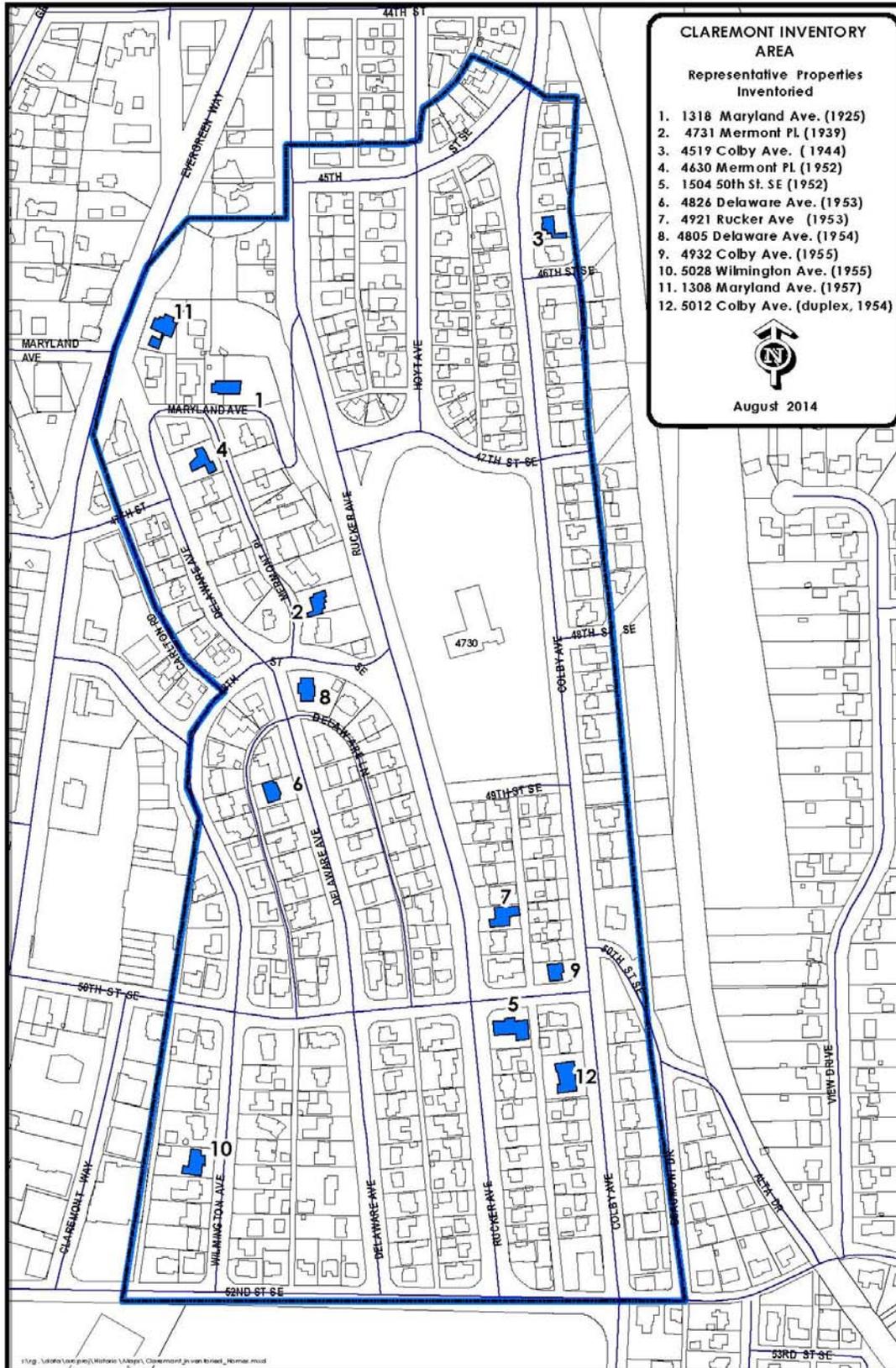
Throughout the neighborhood there are relatively large lots with deep setbacks, expansive front yards, and mature landscaping. This consistency expresses the original design of the suburb and the shared values of the residents. The beauty of the yards is a gift from each individual homeowner to the collective neighborhood.

In contrast, the back yard spaces are often smaller, as seen from alleyways. They often express more individual interests and contain objects that make up functional elements of daily family life: fenced enclosures for pets and children, play equipment, and additional vehicle storage, along with vegetable gardens and paved patios with outdoor grills and site furniture.

Constructed largely of wood framing, the exterior walls of Claremont are typically finished with brick or stone veneer. Primary entries are sheltered by the overhanging roofs, and are sometime recessed in the wall plane or below a porch roof. Windows are typically horizontal in proportion, but long strips of windows, so common in many Modern style buildings are few. Instead the Claremont houses have large picture windows that seem to expand their public rooms, and introduce amply daylight to the interiors. These windows, and the unimpeded view that they afford, give each dweller a sense of freedom and a connection to the outdoors.

Most of the sites in Claremont were graded to provide a single main story, with a basement hidden within the grade or exposed only to the back yard. Garages are provided typically within basements or exposed to the street or alley in a wing, sometimes with a lower roof line. Carports are seen in later dwellings and those designed in a Northwest Modern style. This type of house, of which there are few in the Claremont neighborhood, feature wood post and beam structures and gable roof or shed roof shapes.

A map showing the selected dwellings in the neighborhood, “Claremont Inventoried Homes,” is provided on the following page of this report. The map identifies the locations of the 12 surveyed residences, which documented in Historic Property Inventory (HPI) forms. The selection of so few properties was a limitation of the project scope. Choosing them was difficult due to the large number of well-maintained, historically intact houses that embody the characteristic features of post-war dwellings in Claremont.



The properties included in the HPI forms are representative of the eras of construction, architectural styles, and residential features of within the survey area. A brief description of the selected survey houses follows. Each individual HPI form provides additional information about the property, and contemporary photographs. Copies of these forms are included in an appendix to this report. They are also available on the website of the Washington State Department of Archaeology and Historic Preservation, using its searchable "Wisaard" database, at <https://fortress.wa.gov/dahp/wisaard/>

1. 1318 Maryland Avenue (1925)  
This is one of the earliest houses within the survey area. It is characterized by its Mission Revival style, which was popular particularly in California and the Southwest, and features an enclosed courtyard typical of traditional dwellings in the Southwest. It appears similar to Spanish bungalow style, with Spanish Territorial style influences in the arched colonnade along the north facade, taller northern upper floor section with an ornamental metal balcony on the east facade, and an adobe-like wood-framed courtyard wall finished with mission-style roof tiles and stucco. The house features stucco-clad concrete block construction, two end wall chimneys, and rounded-head and grouped wood-frame windows. The one and a half story house encompasses 2,200 square feet, along with a 410 square foot addition and 300 square foot garage. It sits on a four-lot parcel of 0.46 acres.
2. 4731 Mermont Drive (1939)  
A simple gable-shaped, modest sized dwelling in the earliest part of the neighborhood, the Central Park Addition, clad in painted, vertical and horizontal clapboards and featuring simple masonry chimneys and shutters on the front windows. (The lower-roofed mass at the north was original.) Typical of late Depression era houses, it is a modest sized dwelling with a 1,229 square foot first floor and a similar sized basement on a 0.31 acre site. This is one of few neighborhood residences to have a completely separate garage, with the structure located on the south side of the house. The site is flat with plant beds along the perimeter of the front yard and foundation. The non-original, low brick masonry wall along the street edge is atypical in the neighborhood where there are many rockery retaining walls.
3. 4519 Colby Avenue (1944)  
This modest, 1,204 square foot residence sits on a 0.2 acre site. It was built in 1944, and is representative of the era and the neighborhood, and of the efficiency of its World War II-era construction. It features a hip roof with projecting gable, with two masonry fireplaces, and heavily textured, clinker brick masonry veneer. The small separate single-car garage to the south was built using similar exterior materials and details, but with a smaller hip roof. Originally a separate building, the garage appears to be joined to the house by a covered breezeway.
4. 4630 Mermont Drive (1952)  
In contrast to neighboring Ranch style houses, this residence embodies features of the Northwest Regional style with its wood cladding, exposed wood-frame structure and carport, flat or low-sloping roofs, and naturalistic landscaping. The house contains 1,561 square feet on the main floor with a similar sized basement, and sits on a 0.28 acre site. The layout, with its main level at or near grade, provides strong indoor/outdoor connections, indicative of the informal family lifestyle of the period. A wood post and beam structure makes up the carport and covered walkway along the front facade. The front landscaping is informal, with mature conifer and large rocks. The exterior cladding is horizontal wood siding, a typical feature of mid-century houses in the Northwest. The public spaces within the house appear to have tall interior volumes; these are lit by clerestory windows on the front facade.
5. 1504 50th Street SE (1952)  
Most of the post-war houses in the Claremont neighborhood embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades;

hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys. Most of the houses in this neighborhood are compact and modest in size, in contrast to low-scale, mid-century California Ranch style residential designs.

This residence is an expansive L-shaped mass with hip roofs, a projection on the north facade, and deep overhangs. It contains 2,722 square feet on the first floor, and a similarly sized basement on a 0.30 acre site. The house is located on a corner lot, while access to the garage driveway is provided off the alley on one side. The landscaping is simple, with rockery at sidewalk edges, a deep turf lawn, and mature foundation plantings. The house has stone or manufactured stone veneer cladding, and an expressive grouped chimney rising from the central ridge, which is capped by a thin, inverted V-shaped slab. There are large windows in all rooms, and an expansive picture window in the section that projects into the front yard.

6. 4826 Delaware Avenue (1953)

Most of the post-war houses in the Claremont neighborhood exhibit the Ranch style, with typical features including low-scale, asymmetrical massing and facade composition, hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys.

This residence has been selected for this survey because of its unusual physical characteristics. It has two stories and flat and low shed roofs. The wide front facade provides a two-car garage at grade level. Exterior materials include painted concrete, vertical and horizontal siding, and plywood with battens. Within the dwelling, there is a total of 2,520 square feet at each of the two floor levels (the main floor and basement), making this residence one of the largest in the neighborhood. Its site is 0.18 acres. The house is expressive of the original owner, in contrast to the collective values embodied in the more consistent mid-century houses in the neighborhood. The form of this house also may represent a trend that emerged in the 1960s, with homeowners actively engaged in DIY design and remodel projects.

7. 4921 Delaware Avenue (1953)

This house embodies the compact massing of the Ranch style houses in the neighborhood, in contrast to the California Ranch style houses with their low, horizontal proportions and enclosed courtyards. It features an L-shaped mass below intersecting hipped roofs, variegated colored brick veneer and large wood-frame windows. The house is modest in sized, and contains 1,854 square feet on the main floor with a similar sized basement on a 0.18 acre site, along with a detached garage of 528 square feet. It is clad with varied color brick masonry veneer, and features metal roofing tiles, which simulate clay ties. Set above the street the house is situated on a raised, but level, grade with a small front yard, supported by a tall rockery. The front setback also accommodates a secondary planting area, with turf and a mature tree, between the rockery and the sidewalk. This part of the garden is a gift to the street.

8. 4805 Delaware Avenue (1954)

Most of the houses in this neighborhood are compact and modest in size, in contrast to the low-scale, mid-century California Ranch style houses. This house in particular expresses this difference: it is compact, and set on raised plinth made up by grading to accommodate a basement garage accessible with by a street-level driveway with tall, cast-in-place concrete retaining walls and porch slab. Situated at a street corner site of 0.35 acres, it has wide steps provided at the corner, and mature plant beds in the front and side yards. The house features tile-clad hipped roofs with a projection on the front, and a west-facing facade that features a large picture window. The main and porch entries are sheltered by the deep roof overhangs. Cladding is a light-colored stone veneer. A center two-part chimney, similarly clad, is capped by a thin, V-shaped slab. The house contains 1,669 square feet on the main floor and 1,229 square feet in the basement.

9. 4932 Colby Avenue (1955)

This 1,442 square foot house sits on a corner site in the Baker McLaughlin Plat addition of 1948 on a 0.16 acre site graded to rise above the street. Tall rockeries and the placement of the house allow for direct street access into a single-car garage in the basement. The house is typical of its style with its hip roof, massive fireplace, and entry and side-yard projections. There are large corner windows on outer corners, with expansive "picture-window" glazing. The entry is sheltered by a post-supported roof overhang. A large chimney is situated prominently on the primary facade.

10. 5028 Wilmington Avenue (1955)

Located in the Claremont Heights addition of 1946 where the grade of the house is lower than the street, the building is visually protected by mature perimeter shrubs. Because of the slope, the back, facing west, is a full two-story mass with a daylight basement (or lower floor) that opens directly to grade. The house contains 1,294 square feet with a 1,402 square foot basement, and sits on a large 0.30 acre site. Unlike the typical brick veneer seen throughout the neighborhood, this house is finished with light-colored ashlar stone cladding, which is also used on a number of other nearby residences in the southwest part of the survey area. The main entry door to this house is sheltered by a post-supported roof overhang. The roofs are metal, designed to emulate red tile, and there is an expansive grouped chimney rising from the central ridge and is capped by a thin, inverted slab. Aluminum frame windows feature horizontal sash.

11. 1308 Maryland Avenue (1957)

This house differs from others in the neighborhood, as it embodies mid-Century Modern style features. Its style and features suggest that the house was designed by an architect. The house contains 1,891 square feet at the main (upper) floor and 591 in a daylight basement, and sits on a large, sloping, 0.39 acre site overlooking Evergreen Way in the Victory Heights Addition at the north edge of the survey area. The house features has an encompassing, low sloping (2:12) gable roof, several non-rectilinear shaped windows, which rise from floor to ceiling, and recessed entry capped with a triangular window, which together emphasize its wood post and beam structure. The framing also extends into the front setback where it makes up a partial garden wall and carport structure. Vertical cladding is monolithic, with no trim, and the chimney is modest in its projection. The east side wall facade features tall windows with multi-color glazing units. The large paved parking area is edged by a recent Japanese-inspired garden near the front entry. The present homeowner describes the interior as having an original sunken living room, wood flooring, sandstone fireplace, cedar-lined closets, teak paneling, and tile bathrooms.

12. 5012 Colby Ave (duplex, 1954)

This residence, which dates from 1954, was built in the Baker & McLaughlin Addition of 1948. While it appears similar to the predominant single-family houses in the survey area, it is a duplex. Nonetheless, it shares many of the same stylistic features and mid-century materials as nearby residences. It provides two separate single car garages in a basement, accessible by two driveways, one at each end of the front facade. The somewhat symmetrical front-facing east facade also features two main entries and two back entries. A tall retaining wall serves as a landscaped plinth on which the building sits. It has a long, horizontal, brick-veneer clad mass with an extended hip roof, and two masonry fireplaces. Within this duplex there is a total of 2,520 square feet at both the main floor, and a similar sized basement, making this residence one of the larger ones in the neighborhood. It sits on an ample 0.34 acre site.

### Consultant's Recommendations

The following recommendations are proposed for the City of Everett to undertake with residents and others who are interested in the neighborhood and in Everett's mid-century history and architecture.

- A. Undertake additional survey work, possibly with volunteers, to be coordinated by City staff.
- B. Assess if there is an interest in creating a design overlay district in Claremont. If there is, City staff and Claremont residents should meet with residents from the Riverside neighborhood to learn from them how they created their overlay district, and the benefits of the subsequent design review process. These lessons will be useful for organizing similar efforts in Claremont.
- C. Organize residents who are interested in formal recognition and protection of their houses by listing them of the Everett Register of Historic Places and/or the National Register of Historic Places. Provide information about the financial and non-financial benefits available to owners of landmark properties. Assist these owners with preparation and submission of nomination reports.
- D. City staff and representatives of the Claremont neighborhood should meet with School District representatives to discuss the future of the school district property. The building is presently vacant and residents are concerned about future use of the building and use of the property. The school district administration building was not surveyed as part of the current project because it was not a residential property, but it is a contributing feature of the neighborhood. The building and site could be adapted for a new use that is compatible with the residential nature of the Claremont neighborhood.
- E. Continue to further document the neighborhood. Undertake additional research on individual houses and histories of their early builders, designers, and residents, or additional oral histories. Seek additional photographs and other materials from residents, and digitize these for future use.
- F. Engage local high school and students from Everett Community College, and encourage them to undertake specific projects. Student involvement will provide opportunities for intergenerational learning, and may assist students in fulfilling curriculum requirements. Contact nearby schools to assess teacher's interest in developing a local history program about Claremont.
- G. Collaborate with local realtors. Provide them with copies of this report to help educate them about Claremont. Encourage them to learn more about the neighborhood, and to market houses for sale to appreciative new owners. Work with real estate industry representatives in the development of educational programs focused on historic neighborhoods, historic houses, and preservation.
- H. Prepare a historic survey on the School District property to help identify its historical and architectural significance and eligibility for local and/or National Register listing. Provide information to the School Board to aid in its planning for the future of the property.
- I. Develop an educational program for broadcasting by the local public/civic TV station.
- J. Edit the existing interviews with residents. With permission from individual interviewees, select comments, and develop short oral histories to stream along with historic images of Claremont on the City's website.
- K. Assist local groups in developing neighborhood tours to be co-sponsored by garden organizations, Historic Everett, the local chapter of the AIA, Everett Community College classes, and others.

- L. Encourage residents to share their knowledge, such as an annual neighborhood history celebration, neighborhood blog postings, etc.
- M. Coordinate with Everett Public Library Northwest Room to create a special Claremont collection with digital copies of historical maps, photographs, drawings, etc., provided by residents and others. With permission from the interviewees, provide transcripts of the existing oral history interviews for inclusion in this collection.

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# Mid-Century Everett: A Context Statement for Everett's Post-War Development, Modern-era Residential Design, and the Claremont Neighborhood

August 26, 2014



## APPENDIX A – State Historic Preservation Inventory Forms

This appendix contains the Washington State historic survey inventory forms prepared for representative dwellings in the Claremont neighborhood. The forms provide data and historical and architectural information about the following twelve properties.

1. 1318 Maryland Avenue (1925)
2. 4731 Mermont Place (1939)
3. 4519 Colby Avenue (1944)
4. 4630 Mermont Drive (1952)
5. 1504 50th Street SE (1952)
6. 4826 Delaware Avenue (1953)
7. 4921 Rucker Avenue
8. 4805 Delaware Avenue (1954)
9. 4932 Colby Avenue (1955)
10. 5028 Wilmington Avenue (1955)
11. 1308 Maryland Avenue (1957)
12. 5012 Colby Avenue (duplex, 1954)





# Historic Inventory Report

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## Location

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Field Site No. 1 DAHP No.

Historic Name:

Common Name:

Property Address: 1318 Maryland Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00407801500100

Plat/Block/Lot CENTRAL PARK ADD TO EVERETT BLK 015 D-00 - LOTS 1-

Acreage -1

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221098

Northing: 961241

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1.5	Structural System: Unknown	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Spanish - Spanish Colonial Revival	Veneer - Stucco	Gable	Clay Tile
Spanish - Eclectic			
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1925 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the house designs, typically with integrated basement level or adjoining garages and carports. In contrast to its surroundings, however, this house pre-dates the mid-century period. Designed in the romantic Mission-Revival style, it dates from 1925 and is one of the earliest houses within the Claremont survey area. Located at the northern edge in the earliest plat in the neighborhood, the Central Park Addition, its construction history, style, and large landscaped site make it unique within the Claremont suburb.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys. Typical houses in the neighborhood are modest in size and designed in a mid-century Ranch style. This house is different. It is characterized by its Mission Revival style, which was popular particularly in California and the Southwest, and features an enclosed courtyard typical of traditional dwellings in the Southwest. It appears similar to Spanish bungalow style, with Spanish Territorial style influences in the arched colonnade along the north facade, taller northern upper floor section with an ornamental metal balcony on the east facade, and an adobe-like wood-framed courtyard wall finished with mission-style roof tiles and stucco. The house features stucco-clad concrete block construction, two end wall chimneys, and rounded-head and grouped wood-frame windows. The one and a half story house encompasses 2,200 square feet with a 410 square foot addition and 300 square foot garage. It sits on a four-lot parcel of 0.46 acres.</p>
Major Bibliographic References:	<p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>) Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos

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South and west facades  
2014



Site landscaping and partial south facade  
2014



# Historic Inventory Report

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## Location

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Field Site No. 2 DAHP No.

Historic Name:

Common Name:

Property Address: 4731 Mermont Pl, Everett, WA 98203

Comments:

Tax No./Parcel No. 00407801504600

Plat/Block/Lot 49 LESS N 5FT PLUS VAC MARYLAND AVE & LESS W 10FT

Acreage 0.31

Supplemental Map(s)

---

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221315

Northing: 960626

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House
Plan: Irregular	Stories: 1
Changes to Plan: Unknown	Structural System: Platform Frame
Changes to Original Cladding: Slight	Changes to Interior: Unknown
Changes to Other: Intact	Changes to Windows: Intact

Other (specify): Original drawings indicate gable end cladding, currently horizontal, was vertical. Original shutters and decorative ornamental metal at entry post remain

Style:	Cladding:	Roof Type:	Roof Material:
Ranch - World War II Era Cottage	Wood - Clapboard	Gable - Side Gable	Asphalt / Composition
Ranch - Early Ranch			

Foundation:	Form/Type:
Concrete - Poured	Single Family - Side Gable

## Narrative

Study Unit	Other
Date of Construction:	1939 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: No  
 Property is located in a potential historic district (National and/or local): Yes  
 Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the house designs, typically with basement-level or adjoining garages, and carports. This single-story residence, while representative of the neighborhood, was built in the oldest part of the Central Park addition in 1939, and pre-dates the mid-century era. Within the Claremont survey area, it is one of over 5% of the houses that date from the 1930s. In contrast with surrounding dwellings, this one is clad with painted wood siding rather than masonry veneer, and has a simple, gable-roof form. The present owner has retained the original drawings, which indicate the design was a standard set, Plan No. 106, from the Architectural Plan Service Company, 2917 Wetmore Avenue, Everett. The plans, by Wesley W. Hastings, were prepared originally for Mr. and Mrs. Arthur Green.



## Historic Inventory Report

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Description of Physical Appearance:	A simple gable-shaped, modest sized dwelling in the earliest part of the neighborhood, the Central Park Addition, clad in painted, vertical and horizontal clapboards and featuring simple masonry chimneys and shutters on the front windows. (The lower-roofed mass at the north was original.) Typical of late Depression era houses, it is a modest sized dwelling with a 1,229 square foot first floor and a similar sized basement, on a 0.31 acre site. This is one of few neighborhood residences to have a completely separate garage, with the structure located on the south side of the house. The site is flat with plant beds along the perimeter of the front yard and foundation. The non-original, low brick masonry wall along the street edge is atypical in the neighborhood where there are many rockery retaining walls.
Major Bibliographic References:	Snohomish County Assessor, Property Summary Information ( <a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a> ) Snohomish County Assessor, Structure Information ( <a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a> ) Architectural Plan Service Company, Plans of Residence for Mr. & Mrs. Authur Green, 4-14-39, (available from the current owners).

## Photos

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Primary facade  
2014



Primary facade and front yard  
2014



# Historic Inventory Report

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## Location

**Field Site No.** 3

**DAHP No.**

**Historic Name:**

**Common Name:**

**Property Address:** 4519 Colby Ave, Everett, WA 98203

**Comments:**

**Tax No./Parcel No.** 00407801101300

**Plat/Block/Lot** ST BLK 11

**Acreage** 0.2

**Supplemental Map(s)**

---

<b>Township/Range/EW</b>	<b>Section</b>	<b>1/4 Sec</b>	<b>1/4 1/4 Sec</b>	<b>County</b>	<b>Quadrangle</b>
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

**Easting:** 1221953

**Northing:** 961680

**Projection:** Washington State Plane South

**Datum:** HARN (feet)

## Identification

---

**Survey Name:** Everett Claremont Neighborhood, 2014

**Date Recorded:** 08/22/2014

**Field Recorder:** BOLA Architecture + Planning

**Owner's Name:**

**Owner Address:**

**City:**

**State:**

**Zip:**

**Classification:** Building

**Resource Status:**

Survey/Inventory

**Comments:**

**Within a District?** No

**Contributing?**

**National Register:**

**Local District:**

**National Register District/Thematic Nomination Name:**

**Eligibility Status:** Not Determined - SHPO

**Determination Date:** 1/1/0001

**Determination Comments:**



# Historic Inventory Report

## Description

<b>Historic Use:</b> Domestic - Single Family House	<b>Current Use:</b> Domestic - Single Family House		
<b>Plan:</b> Irregular	<b>Stories:</b> 1		
<b>Changes to Plan:</b> Unknown	<b>Structural System:</b> Platform Frame		
<b>Changes to Original Cladding:</b> Intact	<b>Changes to Interior:</b> Unknown		
<b>Changes to Other:</b> Slight	<b>Changes to Windows:</b> Moderate		
<b>Other (specify):</b> Addition to garage			
<b>Style:</b>	<b>Cladding:</b>	<b>Roof Type:</b>	<b>Roof Material:</b>
Ranch - Early Ranch	Brick - Clinker	Hip	Asphalt / Composition
<b>Foundation:</b>	<b>Form/Type:</b>		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
<b>Date of Construction:</b> 1944 Built Date	<b>Builder:</b>
	<b>Engineer:</b>
	<b>Architect:</b>

**Property appears to meet criteria for the National Register of Historic Places:**No

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Statement of Significance:** Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs with basement level or adjoining garages and carports. The house at 4519 Colby Avenue was built in 1944 in the Central Park Addition plat of the Claremont neighborhood. Its original construction places it among the 31% (81 properties) within the survey area that date from the 1940s.

**Description of Physical Appearance:** This modest, 1,204 square foot residence sits on a 0.2 acre site. It was built in 1944, and is representative of the era and the neighborhood, and of the efficiency of its World War II-era construction. It features a hip roof with projecting gable, with two masonry fireplaces, and heavily textured, clinker brick masonry veneer. The small separate single-car garage to the south was built using similar exterior materials and details, but with a smaller hip roof. Originally a separate building, the garage appears to be joined to the house by a covered breezeway.

**Major Bibliographic References:** Snohomish County Assessor, Property Summary Information (<http://www.snohomishcountywa.gov/175/Assessor>)  
Snohomish County Assessor, Structure Information (<http://www.snohomishcountywa.gov/175/Assessor>)

## Photos



Primary (west) facade  
2014



Photographs from homeowners, Michael and Cherie Castanares.  
Detail view of front facade, with garage in background  
2014



Photographs from homeowners, Michael and Cherie Castanares.  
Landscape treatment along street and sidewalk  
2014



# Historic Inventory Report

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## Location

---

Field Site No. 4 DAHP No.

Historic Name:

Common Name:

Property Address: 4630 Mermont Dr, Everett, WA 98203

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage -1

Supplemental Map(s)

---

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1220948

Northing: 961010

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1	Structural System: Post and Beam	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Northwest Regional	Wood	Flat with Eaves	Asphalt / Composition - Rolled
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1952 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

**Statement of Significance:** Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the house designs with basement level or adjoining garages or carports. Built in 1952, this house is one of 147 residences (65%) of the buildings constructed within the Claremont Survey Area in the 1950s. This house differs from others, as it is one of the few mid-century Northwest Regional style dwellings in the neighborhood.

**Description of Physical Appearance:** In contrast to neighboring Ranch style houses, this residence embodies features of the Northwest Regional style with its wood cladding, exposed wood-frame structure and carport, flat or low-sloping roofs, and naturalistic landscaping. The house contains 1,561 square feet on the main floor with a similar sized basement, and sits on a 0.28 acre site. The layout with its main level at or near grade, provides strong indoor/outdoor connections, indicative of the informal family lifestyle of the period. A wood post and beam structure makes up the carport and covered walkway along the front facade. The front landscaping is informal, with mature conifer and large rocks. The exterior cladding is horizontal wood siding, a typical feature of mid-century houses in the Northwest. The public spaces within the house appear to have tall interior volumes; these are lit by clerestory windows on the front facade.



## Historic Inventory Report

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Major Bibliographic References: Snohomish County Assessor, Property Summary Information (<http://www.snohomishcountywa.gov/175/Assessor>)  
Snohomish County Assessor, Structure Information (<http://www.snohomishcountywa.gov/175/Assessor>)

## Photos



View looking southwest at primary (east) facade  
2014



Carport and entry  
2014



# Historic Inventory Report

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## Location

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Field Site No. 5 DAHP No.

Historic Name:

Common Name:

Property Address: 1504 50TH St SE, Everett, WA 98203

Comments:

Tax No./Parcel No. 00386300000500

Plat/Block/Lot BAKER MC LAUGHLIN ADD BLK 000 D-00 - LOT 5 & LOT 6

Acreage 0.3

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
				Snohomish	

## Coordinate Reference

Easting: 1221825

Northing: 959411

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Irregular	Stories: 1	Structural System: Platform Frame	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style: Ranch	Cladding: Veneer - Stone	Roof Type: Hip	Roof Material: Wood - Shingle
Foundation: Concrete - Poured	Form/Type: Single Family		

## Narrative

Study Unit	Other
Date of Construction: 1952 Built Date	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs with integrated basement level or adjoining garages and carports. This residence, built in 1952, is representative as one of 147 houses (65%) of the residences within the Claremont Survey Area to date from that decade. It was built in the Baker-McLaughlin addition, one of the later-platted areas in Claremont.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys. Most of the houses in this neighborhood are compact and modest in size, in contrast to low-scale, mid-century California Ranch style residential designs.</p> <p>This residence is an expansive L-shaped mass with hip roofs, a projection on the north facade, and deep overhangs. It contains 2,722 square feet on the first floor, and a similarly sized basement on a 0.30 acre site. The house is located on a corner lot, while access to the garage driveway is provided off an alley on one side. The landscaping is simple, with rockery at sidewalk edges, a deep turf lawn, and mature foundation plantings. The house has stone or manufactured stone veneer cladding, and an expressive grouped chimney rising from the central ridge, which is capped by a thin, inverted V-shaped slab. There are large windows in all rooms, and an expansive picture window in the section that projects into the front yard.</p>
Major Bibliographic References:	<p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p> <p>Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos

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Urban context with subject property in the background  
2014



Primary north and west facades  
2014



# Historic Inventory Report

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## Location

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Field Site No. 6 DAHP No.

Historic Name:

Common Name:

Property Address: 4826 Delaware Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00410200010800

Plat/Block/Lot CLAREMONT HEIGHTS BLK 000 D-00 - LT 108 LESS PTN O

Acreage 0.18

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221163

Northing: 960079

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

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Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 2	Structural System: Platform Frame	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Unknown	Changes to Windows: Unknown		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Other - Eclectic/Mixed	Wood - Clapboard	Shed	Unknown
Modern	Wood - Vertical	Flat with Eaves	
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1953 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs, typically with basement or grade-level garages, such as with this dwelling. This residence was built in 1953, the highpoint of construction in the neighborhood, in the Claremont Heights addition.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood exhibit the Ranch style, with typical features including low-scale, asymmetrical massing and facade composition, hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys.</p> <p>This residence has been selected for this survey because of its unusual physical characteristics. It has two stories and flat and low shed roofs. The wide front facade provides a two-car garage at grade level. Exterior materials include painted concrete, vertical and horizontal siding, and plywood with battens. Within the dwelling, there is a total of 2,520 square feet at each of the two floor levels (the main floor and basement), making this residence one of the largest in the neighborhood. Its site is 0.18 acres. The house is expressive of the original owner, in contrast to the collective values embodied in the more consistent mid-century houses in the neighborhood. The form of this house also may represent a trend that emerged in the 1960s, with homeowners actively engaged in DIY design and remodel projects.</p>
Major Bibliographic References:	<p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p> <p>Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos



View looking southwest at primary (east) facade  
2014



2014



# Historic Inventory Report

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## Location

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Field Site No. 7 DAHP No.

Historic Name:

Common Name:

Property Address: 4921 Rucker Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00407801601900

Plat/Block/Lot CENTRAL PARK ADD TO EVERETT BLK 016 D-00 - LOTS 19

Acreage 0.35

Supplemental Map(s)

---

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1220755

Northing: 960966

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

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Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: L-Shape	Stories: 1	Structural System: Platform Frame	
Changes to Plan: Intact	Changes to Interior: Intact	Changes to Windows: Intact	
Changes to Original Cladding: Intact	Changes to Other:		
Other (specify):			
Style: Modern	Cladding: Veneer - Brick	Roof Type: Hip	Roof Material: Metal - Tile
Foundation: Concrete - Poured	Form/Type: Single Family		

## Narrative

Study Unit	Other
Date of Construction: 1953 Built Date	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs with basement-level or adjoining garages or carports. This house dates from 1953, and it represents the typical, enduring design of houses in the neighborhood from that period. The present owner purchased the house when it was under construction from the original builders, Baker & McLaughlin, and has occupied it continuously for over 60 years.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood are compact and modest in size, and they embody features of the Ranch style, with typical characteristics that include low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys.</p> <p>This house embodies the compact massing of the Ranch style houses in the neighborhood, in contrast to the California Ranch style houses with their low, horizontal proportions and enclosed courtyards. It features an L-shaped mass below intersecting hipped roofs, variegated colored brick veneer and large wood-frame windows. The house is modest in size, and contains 1,854 square feet on the main floor with a similar-sized basement on a 0.18 acre site, along with a detached garage of 528 square feet. It is clad with varied color brick masonry veneer, and features metal roofing tiles, which simulate clay tiles. Set above the street the house is situated on a raised, but level, grade with a small front yard, supported by a tall rockery. The front setback also accommodates a secondary planting area, with turf and a mature tree, between the rockery and the sidewalk. This part of the garden is a gift to the street.</p>
Major Bibliographic References:	<p>Interview, homeowner Mary Alice Saglet with City of Everett planner Jan Meston, May 14, 2014.</p> <p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p> <p>Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos



Front rockery and primary (west) facade  
2014



2014



# Historic Inventory Report

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## Location

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Field Site No. 8 DAHP No.

Historic Name:

Common Name:

Property Address: 4805 Delaware Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00407801904700

Plat/Block/Lot CENTRAL PARK ADD TO EVERETT BLK 019 D-00 - LOTS 47

Acreage 0.35

Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221284

Northing: 960358

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1	Structural System: Platform Frame	
Changes to Plan: Intact	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Ranch	Veneer - Stone Veneer - Brick	Hip	Clay Tile
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1954 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs with basement-level or adjoining garages or carports. This house, which dates from 1954, is typical of the neighborhood. It was built in the same period, 1950-1954, as 42% of Claremont residences in the survey area.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood are compact and modest in size, and embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys.</p> <p>This house in particular expresses this difference: it is compact, and set on raised plinth made up by grading to accommodate a basement garage accessible with by a street-level driveway with tall, cast-in-place concrete retaining walls and porch slab. Situated at a street corner site of 0.35 acres, it has wide steps provided at the corner, and mature plant beds in the front and side yards. The massing features tile-clad hipped roofs with a projection on the front, and a west-facing facade that features a large picture window. The main and porch entries are sheltered by the deep roof overhangs. Cladding is a light-colored stone veneer. A center two-part chimney, similarly clad, is capped by a thin, V-shaped slab. The house contains 1,669 square feet on the main floor and 1,229 square feet in the basement.</p>
Major Bibliographic References:	<p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p> <p>Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos



Looking south at site and residence  
2014



Corner entry steps and landscaping  
2014



Primary west and north facades  
2014



# Historic Inventory Report

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## Location

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Field Site No. 9 DAHP No.

Historic Name:

Common Name:

Property Address: 4932 Colby Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00386300001800

Plat/Block/Lot BAKER MC LAUGHLIN ADD BLK 000 D-00 - LOT 18

Acreage 0.16

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221948

Northing: 959568

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1	Structural System: Platform Frame	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Ranch	Veneer - Brick	Hip	Asphalt / Composition
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1955 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

**Statement of Significance:** Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs, typically with basement-level or adjoining garages or carports. This residence, built in 1955, is representative of the era and the neighborhood.

**Description of Physical Appearance:** Most of the post-war houses in the Claremont neighborhood are compact and modest in size, and embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys. This 1,442 square foot house sits on a corner site in the Baker McLaughlin Plat addition of 1948 on a 0.16 acre site graded to rise above the street. Tall rockeries and the placement of the house allow for direct street access into a single-car garage in the basement. The house is typical of its style with its hipped roof, massive fireplace, and entry and side-yard projections. There are large corner windows on outer corners, with expansive "picture-window" glazing. The entry is sheltered by a post-supported roof overhang. A large chimney is situated prominently on the primary facade.



## Historic Inventory Report

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Major Bibliographic References: Snohomish County Assessor, Property Summary Information (<http://www.snohomishcountywa.gov/175/Assessor>)  
Snohomish County Assessor, Structure Information (<http://www.snohomishcountywa.gov/175/Assessor>)

## Photos



Primary south facade and east facade with main entry  
2014



Primary south facade with prominent fireplace chimney  
south facade  
2014



Primary south facade showing basement garage entry  
south facade  
2014



# Historic Inventory Report

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## Location

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Field Site No. 10 DAHP No.

Historic Name:

Common Name:

Property Address: 5028 Wilmington Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00410200005600

Plat/Block/Lot

Acreage 0.3

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1220907

Northing: 959040

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

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Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 05/09/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: L-Shape	Stories: 2	Structural System: Platform Frame	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Ranch	Veneer - Stone	Hip - Bellcast Hip	Metal - Tile
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction: 1955 Built Date	Builder: Bumstead & MacLaughlin
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs, typically with basement-level or adjoining garages or carports. This residence is representative of the era and the neighborhood. It was built in 1955, along with 67% of Claremont houses that date from the 1950s. The house was built by Owen J. McLaughlin, of Baker and McLaughlin, and his wife, Nellie L. McLaughlin, for themselves.



## Historic Inventory Report

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Description of Physical Appearance:	<p>Most of the post-war houses in the Claremont neighborhood are compact and modest in size, and they embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys.</p> <p>Located in the Claremont Heights addition of 1946 where the grade of the house is lower than the street, the building is visually protected by mature perimeter shrubs. Because of the slope, the back, facing west, is a full two-story mass with a daylight basement (or lower floor) that opens directly to grade. The house contains 1294 square feet with a 1402 square foot basement, and sits on a large 0.30 acre site. Unlike the typical brick veneer seen throughout the neighborhood, this house is finished with light-colored ashlar stone cladding, which is also used on a number of other nearby residences in the southwest part of the survey area. The main entry door to this house is sheltered by a post-supported roof overhang. The roofing is metal, designed to emulate red tile, and there is an expansive grouped chimney rising from the central ridge and is capped by a thin, inverted slab. Aluminum frame windows feature horizontal patterned sash.</p>
Major Bibliographic References:	<p>Interview, homeowner Dorothy Vognild with City of Everett planner Jan Meston, May 14, 2014.</p> <p>Snohomish County Assessor, Property Summary Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p> <p>Snohomish County Assessor, Structure Information (<a href="http://www.snohomishcountywa.gov/175/Assessor">http://www.snohomishcountywa.gov/175/Assessor</a>)</p>

## Photos



South and east facades  
2014



Main entry  
2014



Primary (east) facade  
2014



Back (west) facade showing daylight basement level with  
garage and yard  
2014



# Historic Inventory Report

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## Location

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Field Site No. 11 DAHP No.

Historic Name:

Common Name:

Property Address: 1308 Maryland Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00605502100002

Plat/Block/Lot HWY 1 TH S21\*14 00W 132.69 FT TH S68\* 58 00E 82.35

Acreage 0.39

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1220854

Northing: 961396

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

---

Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1		
Changes to Plan: Intact	Structural System: Post and Beam		
Changes to Original Cladding: Intact	Changes to Interior: Intact		
Changes to Other:	Changes to Windows: Intact		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Northwest Regional	Wood - Vertical	Gable - Front Gable	Asphalt / Composition - Rolled
Modern - Contemporary			
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Date of Construction:	1957 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Everett's Claremont neighborhood is an intact collection of largely single-family, Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs, typically with basement-level or adjoining garages or carports. This residence is representative of the era and the neighborhood. It was built in 1957, along with 67% of Claremont houses that date from the 1950s.



## Historic Inventory Report

Description of  
Physical  
Appearance:

Most of the post-war houses in the Claremont neighborhood are modest and compact in size, and they embody features of the Ranch style, with typical characteristics including low-scale massing and asymmetrically composed facades; hipped roofs; integrated garages or carports; strong indoor-outdoor connections; open interior plans with minimal corridor and vestibule spaces; and living and/or family rooms with distinctive fireplaces, often with wide exterior masonry chimneys. This house differs from others in the neighborhood, as it embodies mid-Century Modern style features. Its style and features suggest that the house was designed by an architect.

The house contains 1,891 square feet at the main (upper) floor and 591 in a daylight basement, and sits on a large, sloping, 0.39 acre site overlooking Evergreen Way in the Victory Heights Addition at the north edge of the survey area. The house features has an encompassing, low sloping (2:12) gable roof, several non-rectilinear shaped windows, which rise from floor to ceiling, and recessed entry capped with a triangular window, which together emphasize its wood post and beam structure. The framing also extends into the front setback where it makes up a partial garden wall and carport structure. Vertical cladding is monolithic, with no trim, and the chimney is modest in its projection. The east side wall facade features tall windows with multi-color glazing units. The large paved parking area is edged by a recent Japanese-inspired garden near the front entry.

The present homeowner describes the interior as having an original sunken living room, wood flooring, sandstone fireplace, cedar-lined closets, teak paneling, and tile bathrooms.

Major  
Bibliographic  
References:

Email memo from homeowner, Ian Windham, to City of Everett planner Jan Meston, March 24, 2014.

Snohomish County Assessor, Property Summary Information  
(<http://www.snohomishcountywa.gov/175/Assessor>)

Snohomish County Assessor, Structure Information

(<http://www.snohomishcountywa.gov/175/Assessor>)

## Photos



Original construction, view looking north at front facade, site and carport  
1958



Note wood frame patio wall and recent landscaping  
View looking north at primary (north) facade, secondary (east) facades  
2014



Site and residence, view looking northwest from the street  
2014



Detail view of entry walkway, cladding, entry doors and windows on the north and east facades  
2014



# Historic Inventory Report

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## Location

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Field Site No. 12 DAHP No.

Historic Name:

Common Name:

Property Address: 5012 Colby Ave, Everett, WA 98203

Comments:

Tax No./Parcel No. 00386300001402

Plat/Block/Lot ANGS TO NLY & SLY LNS THOF ALL LOT 15

Acreage 0.34

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	31			Snohomish	EVERETT

## Coordinate Reference

Easting: 1221975

Northing: 959275

Projection: Washington State Plane South

Datum: HARN (feet)

## Identification

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Survey Name: Everett Claremont Neighborhood, 2014

Date Recorded: 08/22/2014

Field Recorder: BOLA Architecture + Planning

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Multiple Family House	Current Use: Domestic - Multiple Family House		
Plan: Rectangle	Stories: 1	Structural System: Platform Frame	
Changes to Plan: Unknown	Changes to Interior: Unknown		
Changes to Original Cladding: Intact	Changes to Windows: Intact		
Changes to Other:			
Other (specify):			
Style: Ranch	Cladding: Veneer - Brick	Roof Type: Hip	Roof Material: Asphalt / Composition - Shingle
Foundation: Concrete - Poured	Form/Type: Multi-Family - Duplex		

## Narrative

Study Unit	Other
Date of Construction: 1954 Built Date	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

**Statement of Significance:** Everett's Claremont neighborhood is an intact collection of largely Ranch houses dating from the post-war period of the mid-1940s through the 1960s. The houses were typically built on large lots, which gave their owners a sense of privacy and freedom, along with separation from the public realm and space for gardens and family recreation. Cars were readily incorporated into the designs, typically with basement-level or adjoining garages or carports. Most of the houses in this neighborhood are compact and modest in size, in contrast to the low-scale, mid-century California Ranch style houses.

**Description of Physical Appearance:** This residence, which dates from 1954, was built in the Baker & McLaughlin Addition of 1948. While it appears similar to the predominant single-family houses in the survey area, it is a duplex. Nonetheless, it shares many of the same stylistic features and mid-century materials as nearby residences. It provides two separate single car garages in a basement, accessible by two driveways, one at each end of the front facade. The somewhat symmetrical front-facing east facade also features two main entries and two back entries. A tall retaining wall serves as a landscaped plinth on which the building sits. It has a long, horizontal, brick-veneer clad mass with an extended hip roof, and two masonry fireplaces. Within this duplex there is a total of 2,520 square feet at both the main floor, and a similar sized basement, making this residence one of the larger ones in the neighborhood. It sits on an ample 0.34 acre site.



## Historic Inventory Report

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Major Bibliographic References: Snohomish County Assessor, Property Summary Information (<http://www.snohomishcountywa.gov/175/Assessor>)  
Snohomish County Assessor, Structure Information (<http://www.snohomishcountywa.gov/175/Assessor>)

## Photos



Note central chimney mass, which serves fireplaces in both units.

Looking northwest at the primary (east) facade

2014



2014



# Mid-Century Everett: A Context Statement for Everett's Post-War Development, Modern-era Residential Design, and the Claremont Neighborhood

August 26, 2014



## APPENDIX B – Claremont Neighborhood Voices Interviews and Information from the Property Owners

This appendix contains information provided in notes and email messages from property owners to the City of Everett as part of the outreach effort, and notes to interviews with existing residents undertaken by the city's project manager, Jan Meston.

In addition to this outreach, a number of existing residents provided information to the consultant team during the field research. Some residents and other members of the public interested in the Claremont neighborhood and historic preservation spoke at a meeting of the Everett Historical Commission on April 22, 2014. Notes to that meeting are provided in this appendix.



**Interview with Maryalice Salget  
Owner, 4921 Rucker Avenue**

Meeting with Jan Meston, City of Everett  
**May 14, 2014**



Maryalice: We bought this house in 1953 when the walls were just studs. Nothing was finished. We liked the layout because it was all on one floor. My husband, Bob, had been wounded in WWII, and it was great for him. And we had a little girl that had polio, and it was great for her because she had a knee that was bad. The two of them together looked like partners in crime. We had had a polio epidemic here. It was just before this house was built.

All the veterans came back from the war, and they were the ones who built houses along here. They went away boys, and they came back men. And the ones that came back were ready to live. Most all of the owners were veterans. They were so cute. And I was their age.

There was a company which built many of these houses -- Baker and McLaughlin. Les Larsen was another builder of many of these houses.

We got to pick out everything and make this house what we wanted. The big windows are just crazy to have in a settlement like this, because you are not looking at a view. But the picture windows were already designed in the house and the windows were in place. Then we picked all the finishes, and it was wonderful.

The two fellows who had the next lots to the south of us owned H and D Inc. on Highway 99. They sold windows and building supplies. Hal (Harold) Dalberg and Bill Holmstad each built their own house; Hal's house was next door and Bill's was next to his.

When we moved in, this was a hill. There were no sidewalks. The alley was just a dirt crust with big ruts. But we got it smoothed out. And we paid for the sidewalks to be put in. That took us about 10 years of paying. People don't realize what it looked like when we first started out.

We were one of the first houses right around here, and they just kept building to the south until they came to the country club, then they built those apartment houses down there. I think that was Baker and McLaughlin that built those two apartment houses. They built those beautiful duplexes that are up on 51<sup>st</sup> and Rucker. Really beautiful duplexes. Our house only has one bathroom, and from here on out, they built two bathrooms in all the houses.

We chose this fireplace; it is a mid-century modern design. They were just going to put a little cap on the fireplace, but we wanted this design. We had drapes and these big, big windows that looked right out on the street. But the windows went with the overhang. We liked the overhang. The brick homes are nice to have. On the east side of the street we don't get as much sun as on the west side, because the back yards across the street are on the west where you get the afternoon sun. Our back yards aren't as good as those.

Interview with Maryalice Salget, 4921 Rucker Avenue  
May 14, 2014

Would you like to walk to the end of the alley? There isn't anyone who lives in this block now except me that lived here when we all moved in. The alley was just paved in the last 10 years.

This house has all these wonderful finishes that we picked out. They are the original stone and cork floors. I designed the dividers between the entry and the living room. We got to choose things like the wood. The doors are gum wood. They are just beautiful. Hal had these doors in their shop.

This is the master bedroom. They are good, big bedrooms. These high, horizontal windows left wall space for furniture. At the time, we couldn't get a lot of colors of tile. This is a new floor in the bathroom. They always put a cap on the wall tile.

We have lots and lots of closet space. We don't have a basement, so I use one of the three bedrooms for storage.

This is a big kitchen with another nice closet. It has wonderful cupboards and a center island. The builders usually put in painted cupboards, but because we bought this before it was finished, we had wood-finish cupboards made. Hal and Bill made the cupboards at their place. They had another friend, too, but I can't remember his name. These are birch cupboards.

The layout is similar to modern kitchens. This was the first time anybody had a central island stovetop and a wall oven like this. People would come in and say, "Oh my!" It was so new. Other houses around here don't have this type of kitchen; this is what we chose for our house. I had been attending college in the art and design department, and studied mid-century architecture, too.

We have a nice double-car garage. The walk-through has been done to separate the garage from the house. It used to be just a flat roof that came across and connected to the house, but to meet code, we had to separate the garage from the house.

In the early days, we all had backyards like this, but none of them were fenced in. The kids roamed around and played in everybody's yards. There weren't fences like there are now. Now people cement over the yards and use them for parking. That's what they need. It was wonderful without the fencing. The landscaping we have now has only been here about 10 years. Rick Nermy, who has taken care of my yard the last 10 years and put the landscaping in for me with a fountain. It's beautiful and nice out here.

My husband died about 15 years ago. My daughter, Sylvia, and I wanted to enclose the area between the house and the garage and behind the house, but the fellow who installed the gate for me said, "Don't take it off the mid-century modern because it is such a good example of it." In the wintertime this area gets pretty wet and cold.

The house next door was built by Baker and McLaughlin, and the one on the corner, a big house. There are three houses in a row here without basements. The one across the street was Baker's house. He built it for himself. All these houses have changed hands now.

Interview with Maryalice Salget, 4921 Rucker Avenue  
May 14, 2014

Most people who moved in stayed until their kids got out of school. My friend Betty Graham, who lived two houses to the north and just died last year, was my neighbor for 62 years. I miss her so much. They came out with Scott Paper Company. There was a big exodus of people who came to work for Scott Paper Company on the waterfront and moved in here to work in the mill. A lot of people came from Pennsylvania where they had a Scott Paper plant. My husband Bob worked at Scott Paper, too. His name was George Robert, and he called himself Bob, but people think of him as George Salget. And I think of him as Bob because that's who he was to himself.

I really love this little retreat (*the back yard*).

That's a three bedroom house and they have two bathrooms. That was a very modern thing at that time. The second bathroom was attached to the master bedroom.

Let's walk down the alley (*to the north*). This was just a couple of ruts. This was all yards that were not fenced. This is a nice house, it has a big basement with rooms they have since put in. This alley went right to the school yard. That has been wonderful because it has buffered any large buildings. Now we don't know what's going to happen to that (*since the Everett School District administration offices moved out*). And it makes a difference.

This is Betty Graham's place, my neighbor for so many years. It has been for sale, and I think the neighbors next door bought it. That was Bill Holmstad's house – he built it. He was one of the men who had been to war. And so was Dick Graham, who bought this house. They were all in WWII. This was Holmstad's.

When I went out to visit Betty, I would come down the alley. It was a path to my dear friend. We weren't alike at all. She was much taller and had a connection with the church. I was working in the school district and had a lot of art attachments.

The yards have come down in care. It all looked so good for a while. All these houses have changed hands.

Rello and Lolly Pearson owned this home to begin with. It's really a lovely home, four bedrooms and a basement. I think it was one of the first Baker and McLaughlin homes. Rello was a paper publisher. They made fliers and all kinds of things. They had three half-grown daughters. They owned Pacific Press. I think one of their grandsons owns it now.

This was a family with six kids. We had four.

This house was a woman and her husband.

This was a beautiful place to have a school administration building. They kept building on because they had more departments and administrators over the years.

Some of the houses have been kept up really well, but so many others haven't.

Interview with Maryalice Salget, 4921 Rucker Avenue  
May 14, 2014

My kids ran from one place to the other. They had a lot of fun and lots of kids to play with. Where the administration building was, it was just woods when we moved in. The kids thought it was their woods. They thought it was lovely to go and play in the woods.

I grew up in Ellensburg but my family came from Everett. My grandfather had a mill here. His name was Blackman. And that is Blackman's Point out there. That's where his mill was. My mother grew up in Everett, but then she moved to Ellensburg and that's where I was born. But I am familiar with Everett because we came to see relatives. This is Bill Holmstad's house. The back yards were all big lawns in the beginning, but now many are covered over with cement.

The people who lived in this house always went to Mexico to spend the winter. They put their trailer and cars in the back yard. They have passed away now.

Tom Rubatino and his family lived here (4920 Colby). And the Johnsons (at 4926 Colby).

At the time these were really nice houses. This is what the men came back from war for. They wanted to buy homes and have kids and get settled down. And they did – they did really well. The commute to Scott Paper was fine. A lot of people with Scott Paper also lived in View Ridge.

*(When you were looking for a house, did you have a mid-century modern house in mind?)* Yes, I did. And this house looked like it could be made into one easily. It was all one level, which was good for Bob with his wounded leg and Sue with her polio. And at my age, to be able to drive into the garage and walk into the house all on one level is just wonderful.

I have lived in Claremont for 62 years now. Bob was working at Scott Paper, and he was friends with Hal Dalberg and Bill Holmstad, and they said the houses along here were nice and good. They have kept up their value.

The big house on the corner of Rucker and 50<sup>th</sup> was a Baker and McLaughlin house. It's a wonderful house. And the one across the corner, too. On the corner of Colby and 50<sup>th</sup> on the west side is where Baker built his home. It looks east and north.

I really don't know a lot about the people who lived on the other side of Rucker. In our block, we shared the alley, and we were all pretty much the same age. We all lived here for about 15 or 20 years.

In the beginning we had a backyard with a few shrubs and no fence around it, and we had a swing set and a sand pile. Steve, our youngest child, was five years younger than the three girls. It's been a nice place to live. And it's been a nice place to stay since I lost my husband, especially because it's all one level.

Les Larsen built the house at 4922 Colby for himself. That's a nice house. He built Betty Graham's house, too.

When we moved in, we had the three girls, Sue, Sally and Sylvia. Steve was born while we lived here.

Interview with Maryalice Salget, 4921 Rucker Avenue  
May 14, 2014

Baker and McLaughlin developed the lots and built the houses. Harold Hall, an architect, lived in Claremont. It had lots of shrubbery and fencing so you couldn't see it, but it looked like a good mid-century modern.

An architect, Howard Tollefson, lived at 4626 Hoyt. He was a well-known architect and designed houses around here with big overhangs and wonderful windows. You'll see that beautiful older home that sits up high and has a wonderful view of the city.

The best features of this house are being on one floor and being able to walk into the garage through a covered area.

Bob and I were married after the war. I had been teaching for three years in Vancouver, Washington, and my husband was in Barnes Hospital in Vancouver trying to get his leg fixed. That's where we met. He was 27 and I was 24 when we were married.

In the neighborhood now, people are not as communicative. I think the fences have a lot to do with that. The fences were installed when the kids got to where they might be run over, after about the first 10 years. After they were little kids. Now you don't really see your neighbors a lot because they are so busy. Both parents need to work. We used to be around, out in the yard. I stayed home until Sue was in the third grade, then we needed me to work, then I got interested in the work. My mother came and lived nearby, and she loved to take care of the kids a few days a week. It was nice to have my mother and father with the kids. They moved close to the Totem Restaurant. That area is becoming more and more commercial. There are several good sized mechanical garages in that area now.

There were two lots in the neighborhood that were used as a little park. (*Lots 80 and 81 in Claremont Heights*) My kids didn't play over there; they went north to the school district property when it was woods.

What are the best qualities of our neighborhood? Trafficwise, it is really quiet, and it is almost all single-family homes. It seems safe. Although not as much lately. I have had people run through the yard with the police chasing them. That's why my fence is broken; a guy climbed over it.

There is a nice home nearby being fixed up, I think it's 5014 Rucker. They've been working on it themselves for a couple of years. It's a large house on a very big lot. It's fun to watch people work on their house.

I felt close to the other families that lived in our block and shared the alley, not so close to others in the neighborhood.

It's nice to have the country club up there. Our kids learned to swim there. And as a single person, it's nice to go there for lunch once in a while and take people there. And for me to go by myself for dinner.

(*Did you ever want to move from this house after you moved in?*) I did. Later on, I bought a condominium in downtown Everett with the doghouses on top. But I never actually moved in.

Interview with Maryalice Salget, 4921 Rucker Avenue  
May 14, 2014

My neighbor said, "What am I going to do without you?" I got to thinking I didn't want to move. It's so convenient here to bring things in from the garage. I talked myself out of moving and sold the condo. It had three bathrooms but no storage. But the view would have been great.

And I bought my great aunt's house on Grand Avenue across from the park, 1521 Grand Avenue. It has a view of the bay and big bay windows. The people who owned it changed so many things, and it didn't look like my Uncle Ned and Aunt Ella's house anymore. They (*Ned and Ella*) moved from Maine, and their family was mostly grown up when they moved out here. When I bought the house, I was going to make it into a gallery. My son Steve was a painter. We had a little opening there, but that's not allowed in that area. But it was fun thinking about it. I did think of moving into the house, but I would have had to rebuild a garage. And I would have had to put another bathroom in. The improvements would have been quite extensive. I just talked myself out of it. It was about 10 years ago, after my husband died. I actually owned each of those properties for a couple of years. But I never moved out of this house.

The location of this neighborhood is great. It's close enough that I can get downtown easily, and I can drive my car. There's a place right over here where you can buy food. It's been okay.

I was educated in fine arts. When I went to elementary school, it was part of the college in Ellensburg. They were always experimenting with doing new kinds of teaching because of the association with Central Washington University. By going to that elementary school, I learned how to teach in many different ways. I remember how they taught us. If you were studying Indians, you would study the ones who lived around here, and how they lived according to the land that they lived on, and what they made, and the kind of people that they were. You learned to appreciate them and their crafts, dance and music. It was a great education. That influenced how I became in teaching.

I taught art, then became an administrator in the Everett School District for the art system. I enjoyed that so much.

**END OF INTERVIEW**

**Interview with Dorothy Vognild  
Owner, 5028 Wilmington Avenue**

**Meeting with Jan Meston, City of  
Everett May 15, 2014**



**1. How long have you lived in the Claremont area? What brought you/your family to this area?**

I've lived here for 32-1/2 years. It will be 33 in June.

I grew up in Everett. When I was still in school, the area south of 41<sup>st</sup> street was all woods.

When Larry (Vognild) and I were looking for a house, we were looking for something really nice, a rambler. In 1981, there were a lot of older people in this neighborhood. The yards were spotless, and people worked in their own yards. We wanted a home where we could host fundraisers for Larry's campaigns. The daylight basement here had a bar and there was plenty of parking. We held many functions here. Larry also wanted a yard where we could build a shop for him.

I was the Everett Fire Department secretary for 25 years. Larry was a fire fighter for the City of Everett. He had a heart attack, which ended that career. In 1978 he was elected to the Washington State Senate, where he served for 16 years.

**2. What do you know about your house, i.e., original construction date, any physical changes made to it?**

The house was built in 1955. There have been no changes to the footprint of the house. We added a window and sliding door in the daylight basement which opens onto a patio in the backyard. We also added a shop in the backyard which is accessed from the alley. The tile in the kitchen and both bathrooms is original. The tile and fixtures are pink in the main bathroom and blue in the bathroom off the master bedroom. It has a beautiful wood divider between the kitchen and the eating area and a built-in desk of wood to match.

**3. Do you know anything about the original owner/prior owners? What was their family like – how many children? How old were they when they moved into the house? Do you know who built it for them, or who designed it?**

The original owners were Owen J. and Nellie L. McLaughlin. They built the house for themselves during 1954. It has many of the features of a typical McLaughlin house – coved ceilings, textured plaster walls, and a stone fireplace. They didn't have any children.

After Owen McLaughlin died, Nellie sold the house to Gladwin S. and G. Evelyn Jordan. I still have the paperwork for that sale and when Larry and I bought the house. The Jordans owned the Alpine Café.

Mildred Pearson lived at 5106 Wilmington for many years. She received the first women's pilot license in Washington State. Mildred said Owen built the house to Nellie's specifications. She also said Owen used leftover concrete from construction of other houses in the foundation of 5028 Wilmington.

**4. Have any changes been made to the site and/or garden?**

It's much the same as when we moved in. The back yard was all fruit trees. We took out some of the trees to build the shop for Larry, which is accessed off the alley, but many of the old fruit trees remain. The landscaping in the front yard is just like it was when we moved in. We have had the same person maintain the yard for all these years.

**5. How would you describe the style of your house?**

I would describe it as comfortable. That was the first thing I thought when I first saw it. I like that the main floor is all on one level. I didn't want a house that had a big garage on the front.

**6. What are the best features of your house?**

I love the brick and stone, and that the main floor is all on one level. It has a big laundry room where I can sew and do puzzles in addition to doing laundry. I also like the open plan which is very comfortable to live in. I like the large windows in the kitchen which go all the way to the corner of the house. It's so open and light.

**7. What are the best qualities your neighborhood today?**

The location is close to stores. We used to walk to the Post Office until it closed. I really miss that. I used to feel safe, but now we have had some thefts and police activity in the neighborhood. But I still feel fairly safe. The neighbors are one of the best things. I know most of them. There are not too many kids anymore; it's pretty quiet. And there is lots of open space.

**8. How has the neighborhood changed over the years you've lived in it?**

It is less safe than it used to be. During the first 10 years we lived here, nothing changed, and it felt very safe. In the last 8 to 10 years, it has changed more. From 1981 to 1987, we had a neighborhood party every year and everyone who came signed a party guest book, which I still have.

**9. Do you feel that Claremont is a cohesive neighborhood, or do smaller areas within it feel like their own little enclaves?**

We socialized mostly within our block and had some other friends sprinkled around the neighborhood.

**10. Do you know/recall the names of any designers or builders who worked in the neighborhood when houses were being built?**

Owen McLaughlin.

**11. What are characteristics of the neighborhood/its residents that have made you want to stay here?**

The stability of the residents is a main thing. When you have stable owners, they take care of their property.

**END OF INTERVIEW**

**Questionnaire Responses from  
Daryl and Susan Presley  
Owners, 4515 Hoyt Avenue**

**Submitted June 10, 2014**



**1. How long have you lived in the Claremont area? What brought you/your family to this area?**

We've been here a little over ten years now. Susan (Presley) was born and raised about a mile from here and always liked the Claremont neighborhood so we decided to buy here.

**2. What do you know about your house, i.e., original construction date, any physical changes made to it?**

The house was built in 1932 by the Nardinger family and I believe is relatively unchanged since the late sixties as Harry Nardinger passed away in 1971. The dining room at the NE corner of the house on the second level may be an addition done sometime in the sixties. Our driveway was at one time a road I've been told (Center Ave I think).

**3. Do you know anything about the original owner/prior owners? What was their family like – how many children? How old were they when they moved into the house? Do you know who built it for them, or who designed it?**

The house was built in 1932 by Harry and Hilda Nardinger. They had four children who were probably born after the house was built. The names of the kids were Greg, David, Barbara and Marsella. Greg still operates Harry's Leather Shop on Hewitt Ave which his father founded sometime in the fifties. Harry was the Reserve Police Chief for Everett but I don't know what years or years.

**4. Have any changes been made to the site and/or garden?**

A garden shed and greenhouse have been added. Most of the mature plantings are original. Apparently Hilda was an avid gardener and so is my wife, so there are quite a few additions now.

**5. How would you describe the style of your house?**

Tudor cottage.

**6. What are the best qualities your neighborhood today?**

It's relatively quiet and tight knit.

Response submitted by Daryl and Susan Presley, 4515 Hoyt Avenue  
June 10, 2014

**Additional Questions for Longtime Residents:**

- 1. Do you know/recall the names of any designers or builders who worked in the neighborhood when houses were being built?**

Jerry Shaeffer's house at 4504 Hoyt Ave was built by his grandfather. Their family owned a brick foundry here in Everett in the early 1900's.

**END OF QUESTIONNAIRE**

**Questionnaire Responses from  
Joe and Diane Rheaume  
Owners, 4926 Delaware Avenue**

Submitted June 12, 2014



**1. How long have you lived in the Claremont area? What brought you/your family to this area?**

We moved into the neighborhood in March of 2004. We used to live up the street on Colby in a tri-plex after selling our home in Edmonds and would drive thru this area on our way to the QFC and admire the neighborhood with hopes of finding a home for sale. Our home had a for rent sign on it, and we contacted the owner and asked if he would be interested in selling. He was, and we bought it.

**2. What do you know about your house, i.e., original construction date, any physical changes made to it?**

The original owner (Sue Heinke) had the house built. She and her husband picked the lot, the builder and helped in the design. She owned the women's clothing store, Mode O Day, in Everett. She had no children and said she didn't cook a lot. (That may explain why she had two closets built in the master bedrm and why the kitchen tile remained in such good condition.)

**3. Do you know anything about the original owner/prior owners? What was their family like – how many children? How old were they when they moved into the house? Do you know who built it for them, or who designed it?**

We know the reason for the radiant heat in the ceiling throughout the house is because the original owner's brother-in-law was a sales rep for a company in Oregon and that was the "latest thing" to have in your home at that time (1955). It still works perfectly to this day and is what we have as our heat source today

**4. Have any changes been made to the site and/or garden?**

We have added an additional garage to the house but designed it to look original. We hand-picked the Roman brick (which they do not produce any more) from a building that was being torn down in Seattle.

**5. How would you describe the style of your house?**

Mid-century classic.

**6. What are the best features of your house?**

We particularly enjoy the brick work and the large overhang soffits

**7. What are the best qualities your neighborhood today?**

Our neighborhood still has the old fashioned feel of days gone by. The streets are wide, the sidewalks are welcoming. Families walk throughout and wave. The mailboxes are still on your house, where you actually know your mailman and stop for a visit. The local police officer will often stop by to simply say hello if we are outside in our yard. It's friendly.

**Additional Questions for Longtime Residents:**

**1. How has the neighborhood changed over the years you've lived in it?**

According to our neighbors directly to the north of us (who have been here for over 30 years), not a lot has changed. Some crime from the grocery store complex and alley area, but for the most part it has remained the same with neighbors looking out for one another and being diligent.

**2. Do you recall a neighborhood park that was part of the early development? (If so--where, size, etc.) Any other common/community features?**

We were told of a neighborhood park that was forfeited. It's too bad. Wish we had that feature.

**3. What kinds of people/families were typical residents of the neighborhood in the '40s-'50s-'60s? Were there some common places of work or types of jobs that residents had?**

Not sure. The former residents in our home were an owner of Mode O Day clothing store in downtown Everett and a gas station owner.

**4. Do you feel that Claremont is a cohesive neighborhood, or do smaller areas within it feel like their own little enclaves?**

I feel that Claremont consists mainly of the small area that I reside in and not the "Glacier View" area which has encompassed it.

**5. Do you know/recall the names of any designers or builders who worked in the neighborhood when houses were being built?**

(No response.)

**6. Do you know/recall if residents tended to buy a property and hire a builder, or if builders bought property and constructed houses on spec (without a particular buyer already involved) that they then sold?**

I believe that people bought the land and hired a builder.

**7. What are the characteristics of the neighborhood/its residents that have made you want to stay here?**

I still enjoy the warmth and feel of this neighborhood. It is friendly and the style of homes reminds people of the days when life was simpler. It is this style of homes that builders have gotten away from, so when you are in this neighborhood, it truly is historical and takes you back to when times were more relaxed; kids could play outdoors and parents worried less.

**8. Is there anything else you'd like to say about your house or the Claremont neighborhood?**

We are 2006 winners of the Monte Cristo Award. We have tried to keep our home true to the mid-century classic that it was built to be. We have made updates but maintained the true style it was built to be. We are complimented by the comments made that it feels so homey and comfortable. It's not just our home, but the entire package... the neighborhood as well.

**END OF QUESTIONNAIRE**



**Email comments from  
Ian and Cathie Windham  
Owners, 1308 Maryland Avenue**

**Received June 23, 2014**



My wife and I live at 1308 Maryland Avenue. We own what we consider to be one of the more distinctive mid-century modern homes in Claremont. Ours was built in 1957. We bought it in 2007 from the second owners, who had lived here since 1977.

It's located at the extreme north end of Claremont at the end of Maryland Avenue and it overlooks Evergreen Way.

Everything about our house typifies the aesthetic of the period -- post and beam construction with huge floor-to-ceiling windows opening up to a very pretty view of downtown Everett and maple trees, sunken living room, huge teak paneling, 2:12 low pitched roof, sandstone fireplace, original tile bathrooms (the master is pink and charcoal!), wood flooring, built-ins, brilliant floor plan, carport with breezeway, and cedar-lined closets.

It's situated on a sloped, wooded lot, which adds much drama. The lot is full of mature landscaping including huge maples, rhododendrons and a very old weeping cherry tree.

The home is obviously one of a kind and custom built. We love it and are doing everything we can to preserve, restore or enhance it, being mindful of and sensitive to as much of the original charm and aesthetic as possible. We are interested in modern architecture and lifestyle.

I've been a vintage clothing and antiques dealer since 1995. We've filled the place with collected period furniture and art.

Best Regards,  
Ian Windham

**END OF COMMENTS**



## EXCERPT

### Everett Historical Commission Minutes April 22, 2014

Members Present	Members Absent	Visitors	City Staff
Paul-Erick Johnson	Jim Staniford	Susan Boyle, BOLA Architecture	Dave Koenig
Bill Vincent		Sonja Molchany, BOLA Architecture	Jan Meston
Laura Cameron-Behee		Daryl & Susan Presley	Ross Johnson
Neil Anderson		Randy Wood	
Bobby Olsen		Karen Barhanovich	
Arnold Morrison		Sue Newman	
Mark Soine		Ian & Cathie Windham	
Dale Good		Maryalice Salget	
Steve Fox			
Allan White			

Paul-Erick Johnson: I'd like to welcome everyone tonight to the Historical Commission meeting. I'm excited to have Susan Boyle and Sonja Molchany from BOLA Architecture + Planning tonight.

#### Claremont Context Statement and Inventory

Jan Meston: As you know, the city was awarded a grant from the State of Washington. This year we applied for funds to hire a consultant to work on a context report and limited inventory of an area in Claremont. We hired BOLA Architecture and Planning to work on this project.

I'd like to have everyone in the audience introduce yourselves. I think most of you are from the Claremont study area. I have heard from a number of property owners there. We have been so pleased at the interest in the neighborhood about the project.

Now I'd like to turn the meeting over to Susan Boyle and Sonja Molchany.

Susan Boyle: I'm Susan Boyle, a preservation architect in Seattle, and this is Sonja Molchany, preservation planner and associate in Bola Architecture and Planning. We're really happy to be here for a number of reasons. Sonja and I have had the opportunity to do other historic studies and landmark nominations on modern era buildings and public housing projects, which really got us into modernism. It's a topic I've been interested in for a long time, and I helped start a local non-profit group that is headquartered in Seattle called Docomomo. This organization is an international group that has chapters throughout the country and throughout Europe and South America. Docomomo stands for documenting and conserving modern monuments. We've got a great website; you may want to look at Docomomo WEWA – which stands for Western Washington at [www.docomomo-wewa.org/](http://www.docomomo-wewa.org/). The website has information on styles, materials, architects, and we have events once a month, a tour or a lecture.

Sonja also worked with staff on a preservation plan and National Register District for Hewitt Avenue and surrounding streets. Sonja began to develop an intimacy with Everett in the earlier part of the 20<sup>th</sup> century, and this project allows us to take a step further in research about the mid-century period.

There is a sort of circle here. I was a child raised in the suburbs when I was a little girl. We moved off an Air Force base into a new suburb in Ogden, Utah and ours was the third house built. There was vast dirt – that's what I remember. I remember planting the lawn and all these activities that were so typical of a child raised in the suburbs. Then we moved, like lots of American families, but we often lived in suburban areas.

Sonja Molchany: (Showing a PowerPoint.) With most of you living in the Claremont area we are studying, I think you know exactly where it is. But this slide orients others to the location of the Claremont study area just north of the Everett Golf and Country Club.

I think you have seen this map which shows the houses in the study area and the dates when they were built.

Susan Boyle: Sonja will talk more specifically about how this neighborhood developed. I wanted to talk more about national trends and how Everett in some ways reflected those trends and in some ways was quite different from those trends. Often I notice that the early books on suburban development tend to be critiques on over-building and sprawl, and you think about Leavitt Town on the East Coast where thousands of units were developed at one time.

This is a view of a more recent suburb in Colorado. When you take big views of these large suburbs, they are cookie cutters and you can't imagine by looking at this mechanistic landscape, almost cellular, that it is anything but a miserable place to live. It doesn't give you the view as you see in a community such as Claremont, which has approximately 270 properties; a certain intimacy that is developed; the way the land is developed to take advantage of views, grading for raised and lowered portions; how it responds to the topography and the air and light. The development conditions around the area include the strip mall, more specifically the B&M Shopping Center on Evergreen Way, which opened in 1951. We get a sort of condemned view when we look at things from a distance, but when we look up close it is different.

This is a photo of a family moving into Leavitt Town from the National Archives in Maryland. This could have been my family, except there were two girls. There are all these different social and economic conditions that were beginning across the nation in 1945 with the end of World War II. The vets were coming home. Through the GI Bill they were educated, taking on professions and service industries rather than manufacturing and production. The women who might have worked during the war period were becoming home makers, and there is this whole change. You can imagine the desire or, if you are old enough, you recognize the desire to come home from war to peacefulness, a new life and a new career, and having a family.

Even earlier in the century, the suburbs were seen as a way of escaping the dense urban city. Not so much in Everett or Seattle or the Northwest towns, because we are newer. But when you look at advertisements from the East Coast, they describe the pests and the disease and noise; all these negative aspects are ascribed to the downtown areas. Even where I live, Wallingford in Seattle, is a streetcar suburb. It's three miles from downtown. The early advertisements emphasize that you can get away from negative aspects of the dense, urbanized city, with a free-standing house that is separated from other people and give your family this healthy benefit of a sort of protected lifestyle.

At this same time, the development of streetcar suburbs was happening both nationally and locally. The one that linked Seattle to Everett started in 1902 and opened in Everett in 1910. You can see this incredible linkage that goes all the way from Everett past Tacoma to American Lake in Steilacoom. Between cities, people could ride the small railcars. In some photos of the streetcar going to the Martha Lake neighborhood, it looks like it's going through the woods, but they had just finished chopping down the trees. Logging had just finished and then quickly they got this interurban,

emphasizing urban, the connectivity. Parallel with this was the opening of these streetcar suburbs, which may have been platted originally for horse-drawn streetcars, but quickly turned over to electric streetcars. The difference here is there starts to be these linear developments, much like you see along Evergreen Way, which was Highway 99. In this case, in Claremont, the streetcar ran up Colby Avenue. So people can move out of the city. They can take public transportation, they don't have to have a horse, they don't have to drive and they can quickly link to their jobs.

In the post war period, we also see the convergence of new building technologies. During the war there were all kinds of new products that were invented that had to do with mass production and speed of construction. This included the plywood industry, especially in the Northwest. It's amazing to see the statistics of how much lumber came out of national forests. They ramped up during the war period, but ramped up even faster after the war because there was a boom on. There was this huge need for housing which had been held back by the Great Depression and the focus on the military effort for World War II.

It's phenomenal how many new families there were and how they so wanted to build a house or live in one.

This upper left photo says, "This house is being made with "plyscord," a type of plywood, I think. This came from the Everett Museum collection. It's a new material that was developed and was developing. There are funny things that we can take for granted about manufactured elements like quick set locks. That lock set could be installed really quickly by someone who wasn't a locksmith. That allowed another element in housing construction to just zoom ahead. On the right-hand photo, that's a photo again from Levittown showing all the components, pretty much off the shelf, that went into building one suburban house in that community. We are really seeing this transportation of the efficiency and inventiveness being delivered from the military into domestic production.

Other conditions of change have to do with social changes. I love this series of advertisements that came from national publications. *Life* magazine had articles about the suburbs, with the advertisement in the middle upper left with the men hanging around the lawnmower, that's an ad for beer that says, "Why does beer taste so good?" You see these guys are home, their struggle with the war era is over, and they're relaxing. There are all these new appliances that are made to make life easier. There's a focus on domesticity, on family life.

I have some statistics that will show how we here are reflecting national trends. There was this huge economic boom redirecting the energy of the war effort to the domestic scene. Between 1945 and 1960, the gross national product grew from \$200 million to \$500 million. In the 1950s, the number of people employed in service industries surpassed those working in production. By 1966, the way sociologists characterize things, more people were white collar workers than blue collar workers. With the war's effort through things like the FHA and other assistance to people buying houses, it allowed a middle class ownership to emerge.

Auto production grew four times between 1945 and 1955, allowing not just ownership, but movement from the center outward as the streetcar system diminished. The number of school children is another representative of the growth of the baby boom family. Between 1945 and 1960, students enrolled in the Everett School District rose from 6,700 to almost 11,700. TV ownership and TV watching grew. In 1946 there were only 17,000 TVs in the entire country; by 1960 75% of all families owned at least one set. We weren't listening to radio, we were watching shows like "Ozzie and Harriett" and "Father Knows Best." These shows and the advertisements that go with them were modeling for us what it is like to live in the suburbs and the joys of a family living in the suburbs. The advertisements encouraged us to buy new products. These are all national trends that we were following in this area, although there were also some specialized conditions and history. Sonja will talk a little about those special conditions.

Sonja Molchany: Here is an aerial photograph of the Claremont area that we are studying now from about 1946, just immediately post war. Development has already begun in the northern portion of the area.

When we began this project, we thought the neighborhood would have been platted as a post-war neighborhood from the beginning. But as you can see, that is not quite the case. In this photo, 52<sup>nd</sup> Street is visible; the Everett Country Club was there; you can see Broadway running past the cemetery. You can also see the interurban line, which tracks onto Colby and goes north into downtown. As we looked for the plat maps, we found that the area is composed of five separate plats. The northern plat, Central Park Addition, dates from 1910 and was filed in May or June, immediately following the inaugural run of the Seattle-Everett interurban. All of this area, south to 52<sup>nd</sup> Street, was within the city limits as of 1910. The remaining plats in the area are all post war. The study area is not aligned exactly with the edges of the plats.

Susan Boyle: Do you think the light color on the photo has to do with the area having been cleared and graded?

Sonja Molchany: It looks graded. The quality of the photo is not very good, so it is hard to be sure, but it certainly looks like that.

Susan Boyle: This was a streetcar suburb. That's what the developers were anticipating, that people would be moving out of dense urban areas. Look how tiny those lots are (on the 1910 plat map). Some are about 20 feet wide, very narrow. It is hard to know what the concept was for such small lots. Did those who platted them think they would sell more small lots, and therefore make more money? Or were they anticipating that some of buyers would buy only a small portion and building a really small house?

Steve Fox: We have those same narrow lots in our older neighborhood, and every house has two lots.

Susan Boyle: You can see the alley, which allowed services to be separated from the front of the houses, allowing for a more formal front presentation. And these curvilinear streets, which are more typical of what was called the "Garden City Movement" or the "City Beautiful Movement" that was forwarded by many, including the famous Olmstead landscape firm. In this movement designs were naturalistic, and topography was addressed through these organic shapes that were at the same time very formal, such as the semi-circle that you see.

Sonja Molchany: The Claremont Heights plat, the other major area within the study area, was filed in 1946 and was immediately settled. Here is Delaware Avenue.

Susan Boyle: If you look at the far west side, on the other side of Claremont Way, it says "Plat of South Highway Addition to Everett." In the post-war period, that is another trend that suburban development was responding to – the expansion of the highway system.

Sonja Molchany: In 1948, there was this little piece east of Rucker, the Baker MacLaughlin Addition. In 1951, an even smaller piece was platted, the Rucker Avenue Addition. And finally in 1955, the eastern edge of the area, the Alta Vista Addition. The area with no color on the map is the Everett School District property.

When we started our research, we expected that the plats would have been filed by a developer, maybe even a builder or developer/contractor, and that would have led us on a path to discovering who

formed the neighborhood. In fact, the area was all owned by the Everett Improvement Company, which filed all of these plats, even those in the post-war area. Apparently the Duryee family essentially ended up with the Everett Improvement Company as a family real estate company. But the way that this area formed, it does not appear that it was both platting and operating it as a builder. It was two separate actions.

Susan Boyle: This shows you, too, a clear difference in planning notions between the early part of the century and the middle part. You can see much more of a grid system on the newer portion of Claremont, and much more consistency between the sizes of the properties. In layout out the streets and plats, they were anticipating marketing a certain type of house with a certain orientation. When you go out to Claremont, you can still see the effort to work with the topography, to create amenity sites for each parcel depending on the outlook. This resulted in a flat site, easy to build on, but with different levels.

Sonja Molchany: This is the map of the study area with the individual houses color-coded by the era of construction. You can get an idea of how the neighborhood developed physically. Even though the northern portion was platted in 1910, the earliest houses in the neighborhood date from 1925. Then there is just a smattering from the 1930s, more houses in the 1940s, the boom in the 1950s, then a few more in the 1960s-1980s.

From information provided by one of the residents, two of the lots in the Claremont Heights plat were originally a neighborhood park. We just got this information and are trying to confirm it.

Susan Boyle: We are also curious whether there was ever a plan by the Everett School District to build a school on their property in the area.

Sonja Molchany: This is one of the earliest houses in the neighborhood that dates from 1925. I understand from David Dilgard, of the Everett Public Library, that this house was originally in the Swalwell family, a prominent Everett family; however, we don't have further information on that yet. This is definitely an interesting house.

In the Central Park Addition from 1910, there are 15 houses that date from the 1930s and 21 houses that date from 1940-1944.

Susan Boyle: The two houses at the top of the slide, although they date from the same decade, they are very different in terms of size and style of the house. Drawings of the house on the right were brought to Jan Meston by the owner. So we have those available, and thus we know a lot more about its physical characteristics. It is much more modern, and to me it looks more typical of the 1930s. It is a depression-era house, small and modest, and doesn't have a lot of embellishments. The house on the left probably has a different individual history because it is a larger house, kind of a Gothic Revival style, that harkens back stylistically to the historic revival periods from the teens and 1920s.

Sonja Molchany: By far the majority of houses in the neighborhood date from the 1950s and the post-war period. We have some general and some specific views. This is part of the larger context of the nation. You see the deep front yard setbacks. There is both differentiation and also consistency as you look down the street views. This photo is looking south toward the golf course with its amazing tall trees. Some of the houses look pretty clearly as if they were built by the same builder, some a little series in a row by the same builder.

Susan Boyle: The drawings on this slide come from a book on residential styles. That example we looked at from the 1930s comes from the minimal traditional style. Most of the houses in this Claremont area are of this later period, the Ranch House. In contrast, houses that came out of Europe

from the modern period typically all had flat roofs, were white, and embraced the concept as a “machine for living.” Whereas American suburban houses still had a more sheltering, traditional aspect. You get the elongated hip roofs as on the Ranch House.

The car is given prominence. Looking at the alleys, it’s interesting how much of the alleys are developed for carports and garages, yet we still see cars on the front face. You have these deep lawns; it looks so luscious like velvet. This is a mid-century suburb, so all the plantings are mature and so beautiful. There is a new tradition that the leisure is behind the house rather than sitting on the front porch as you might in a bungalow neighborhood and interacting directly with your neighbors or people walking on the sidewalk. Your social activities tend to be family centered. The back yards may be smaller than the front yards, but there was a lot of activity in them having to do with outdoor eating and dining. Think about what *Sunset Magazine* was doing, how to make guacamole and use a Weber grill. It was a family extension of the dining area outside the house.

The photo on the lower left of this slide shows how a single-car garage is slipped into the house. The roof shape is a little bit lower than the main body of the house because the garage is not as important. It doesn’t seem to take over and be a prominent feature. It is an integrated feature. Some houses on a slope have a garage tucked in on a lower level. It is a much more complicated physical layout than I initially envisioned.

We saw the neighborhood initially as single-story because we drove down the main streets. When you go to the alleys, you see daylight basements, a lot of differentiation between the public view on the front, which is very oasis-like and idyllic and pristine and beautiful, to a more active back yard space with kids’ toys, cooking stuff, and project space. Some carports and garages have been expanded and have covered areas.

These houses are from the 1950s which are quite different. They are much more typical of a style that emerged that we call “Northwest Regionalism” or “Northwest Modernism.” Rather than brick, wood is used as the exterior material. The geometry is much crisper. You start to see things that are representative of other modern style elements. The structure is shown much more clearly. The house on the bottom right is a post and beam system where they are not covering up the wood framing; they are celebrating it. This is the period where architects and engineers are working together in a much more integrated way. American architects are using some of that European minimalism and form-follow-function aspect, and not decorating houses so much. The decoration comes from the bare bones of the houses. These are one story. They often have courtyard entries rather than a big, bucolic lawn. The car is given a more direct, straightforward functional position.

As we look further into these houses, we might find these were designed by architects rather than builders. These are individualized houses; you don’t see them repeated in a series. In the 1950s it was often typical that an architect was brought in. Today people think of bringing in an architect if you have an expensive house or a complicated project, but in the 1950s it was much more common for architects to be engaged in these small residential projects. There was a whole tradition of craft with people making ceramics and textiles that were integrated in interior design. The idea was that style wasn’t just about the outside of the house; it was about the inside as well. Rooms that flowed into one another, and the materials that were selected for them all reflected the same sensibility.

Steve Fox: During the 1950s, was it still a one car per family era?

Susan Boyle: I think so. It makes a difference when teenagers want to drive. It’s not until later when women rejoin the work force in big numbers where you may have multiple cars for multiple employed people in a single household.

Sonja Molchany: This slide shows examples of our research techniques. On the upper left is an original building permit provided by one of the homeowners. Something like this is fantastic. It was issued to O. R. Rux. While we don't have further information, at least we have the name of the builder or contractor. That specific information is really fantastic to have. The lower photo is an excerpt from the 1952 *Polk Directory* in the Everett Library. Dunlap was a co-signer on one of the plats; he was vice president of H & D Inc., a building material company. It makes sense that he might be interested in being a part of a newly platted area. These are the trails we follow in our research.

The photo on the right is an excerpt from a plan book from 1937. The 1930s house we showed earlier dates from 1939. The drawings for that house are on the table this evening. In the title block it gives the name of an architectural service and says "Plan 106." From that you know it is part of a series of standard plans. This slide shows an example of a plan from a plan book.

Susan Boyle: We have looked at these pattern books before produced by Victor Voorhees in Seattle who issued four different plan books around 1910 to 1914. He had everything going. He'll sell you the plans, one set for \$14 or two sets for \$18; you could get the plan flipped. It's like going to Ikea for cabinets, you can keep moving around all the components. He sold the specs as well. Lumber companies also sometimes hired an architect or designer to develop a house plan, and they would also sell all the lumber, etc. Pretty soon it is like Leavitt Town. Call them, send your check, the whole house is delivered.

Sonja Molchany: We are still looking for pieces of this project. It looks like some of you brought plans this evening, which is great.

Susan Boyle: If you have information, the best way to get it to us is to bring it to Jan because she is doing the City's project outreach. If you email her, start with your contact information, and any stories you have about the history of your home. Maryalice, you are like the encyclopedia for the neighborhood. It would be great if you have any information or stories to tell Jan. From all these information sources, we are trying to build as complete a picture as we can of this neighborhood, both for this neighborhood and because it is representative of other neighborhoods in Everett. It will add to the knowledge that the whole community can share about the emergence of this special residence type at this specific point in history.

Steve Fox: How long will you be engaged with this project?

Susan Boyle: We hope to finish by next month. The grant period carries through to next August. We are about 2/3 finished. We have done as much research as we can with records and library material and photos in the field. We are trying to synthesize all that information, then find more about some individual houses. The end product will be a context statement, a written history with descriptions of materials and some architects and builders, a bibliography, and illustrations. We will also produce Historic Property Inventory Forms for about 10 properties. We will also have some recommendation for next steps, which certainly include more celebration and exchange of information in the neighborhood. The report will be provided to the Planning Department and the Everett Library and some other sources you can go to.

Maryalice Salget: Do you have any information about what will happen to the Everett School District property?

Susan Boyle: No, we don't. Was it built originally as a school?

Maryalice Salget: No, it was built for administration offices.

Ian Windham: It's really an amazing building. If you love mid-century modern, the style of the façade on it is great. Very intact.

Susan Boyle: How does the city interact with the School District on the property?

Dave Koenig: The School District has not talked to us recently. They went through a process of looking at surplusizing it along with some other properties. They got a lot of kick back from the community, and that's when the superintendent who's there now was just new. That process was started under the old superintendent, so the new person put the plans on hold. At this point there is no decision. I have heard ideas such as keeping it for other school functions or surplusizing it, but that would require a public process.

Susan Boyle: It's such a large parcel.

Dave Koenig: It's residentially zoned like the rest of the neighborhood. Schools are allowed in that zone, so they could reuse it for that purpose.

Maryalice Salget: I worked in that building for years after it first opened in 1964, until I retired, really. I was the art supervisor for the district, so my office was there. It was wonderful.

Susan Boyle: We have not talked to the city yet about next steps for this area. It seems you might be able to work toward a historic district or overlay zone that might involve design review guidelines. It's great to see how much of it is still intact. It looks like people love these houses, and the houses have enduring qualities. It's not just an academic appreciation for them. The houses look responsive to life.

Visitor: Was there anything other than residential in that neighborhood? I walk through there. On Mermont, there is a cool looking house.

Susan Boyle: We noticed that. I liked that the entrance is opposite what it was originally.

Visitor: Do you think that was always a residence? It doesn't look residential.

Susan Boyle: I think it was always a residence. It's a white, blocky brick rectangle. Then there's a shed porch that faces west that looks like an addition. But when you look at that house from the east side, you can see that was the formal entry.

At the far south end of the study area on the corner of Colby and 52<sup>nd</sup> Street, there's a brick multistory building, looks like an apartment building. There is also a series of courtyard buildings that are condominiums and apartments that have a lot of outdoor area. It has a really interesting brick pattern. The bricks pull forward which gives it a really dimensional pattern with the light colored brick.

Dale Good: There are several houses in the area that have been added to.

Susan Boyle: There are some duplexes, too, that until you study them look very similar.

Visitor: Some of the homes on Mermont are grand, but they don't fit in with the later homes that are more subdued with lower roof lines because they are taller.

Susan Boyle: The house to the south of it has a new slate roof and copper gutters. The house must have been built substantially because slate is so heavy, you can't put it on a frame roof.

Dale Ramstad: I represent Historic Everett, and we are following this work very closely. We do an annual historic homes tour every September. We have been doing a calendar every year for 10 or 12 years with historic themes. We will be doing an education campaign through our home tour and our calendar when you get to a sense of what Everett's mid-century classics are. They are sprinkled all over town, but this is the best concentration that you are studying in Claremont. Property owners can expect to be asked to enter your house in the historic house tour. That will help educate the public about the fact that they are historic.

Steve Fox: There was a comment on an overlay zone to protect the neighborhood. I would encourage you to look into that. We did that in Riverside. That would ensure that if a house burns down that something that doesn't fit in won't end up there. It is a fun process, too, to go through adoption of an overlay. What you have done is fantastic, and you will learn even more going through the overlay adoption process.

Susan Boyle: Design review includes elements such as deep setbacks from the street. No one feels like they have to do privatizing with a six-foot fence. It shows common vision and common values. Design review recognizes common community values in a physical way. A lot of studies show that design review actually correlates with higher house values. Please tell your neighbors that we would welcome any information they have.

Jan Meston: I have gotten a flurry of calls in the last couple weeks.

Susan Boyle: Family photos would be great if you want to share. We want the report to imbue a sensibility of what it's like to live there.

Ian Windham: I was talking with my neighbor, Jerry Weir, and his family history goes back to when it was built. He said he has the original plans.

Dave Ramstad sent me some photos of my house from *The Herald* in 1963. All the people in the little cul-de-sac of Maryland Avenue had fantastic Christmas displays every year and a photo of that was in *The Herald*. You could see the displays from Evergreen Way. One neighbor had a huge lighted cross that was 15 to 20 feet above the house with two rows of incandescent light bulbs. There were no trees at that time. I'm sure you could see if for a long way.

Dave Ramstad: Even today, Maryland Avenue is not an official city street, it's marked private. The four houses, 1304, 1308, 1310 and 1312. Cole, Ken Callahan who was the plumbing and heating company. They won the 1963 *Herald* Christmas display contest.

Dave Koenig: He was the building official for the city for a while, too.

Susan Boyle: When you are researching, if you know the construction date, there might be real estate advertisements in *The Herald* that would shed some light.

Ian Windham: I have a feeling that all four houses were by the same builder. They're all a similar style.

Jan Meston: Thank you, Susan and Sonja, for your presentation.

END OF EXCERPT