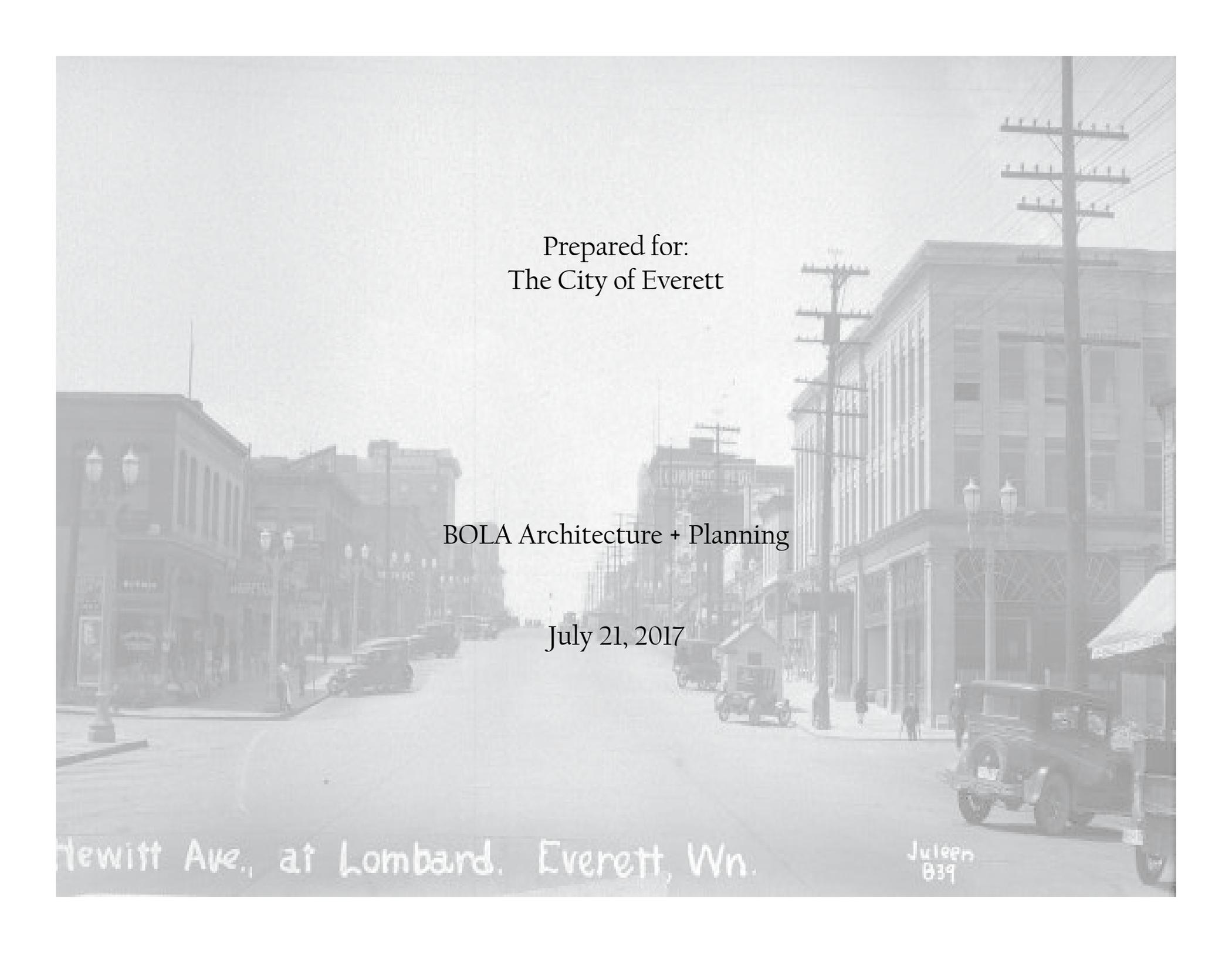




DOWNTOWN EVERETT HISTORIC BUILDINGS
ASSESSMENT & TOOLKIT



Prepared for:
The City of Everett

BOLA Architecture + Planning

July 21, 2017

Hewitt Ave., at Lombard. Everett, Wn.

Julien
839

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1 INTRODUCTION

Background

The City of Everett received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) in 2016-17 to fund a building assessment and associated public workshop. Most of the assessed buildings are within the Hewitt Avenue National Register Historic District, which was nominated under an earlier Certified Local Government grant in 2010.

The current project involves assessment of ten historic buildings within Everett's downtown, within the Hewitt National Register Historic District or individually listed in the Everett Register of Historic Places. Selected buildings exhibit a range of ages, scales, and materials, while representing conditions and issues that are common. The guidelines and resources that are applicable to the specific buildings selected for this project are relevant to many other buildings as well, and thus useful to a much broader group of property owners.



1 INTRODUCTION

Methods

The Seattle firm of BOLA Architecture + Planning was selected as the City's consultant for this building assessment project. Associate Sonja Molchany and Principal Susan Boyle worked with City staff to narrow down the list of potential buildings for initial assessment. Sonja finalized the selection of buildings, and she and Principal Rhoda Lawrence undertook additional field work in April 2017. They examined and photo-documented the selected properties and developed the conditions assessment and recommendations. Sonja provided a status update at the April Everett Historical Commission meeting. The City's project manager, planner Paul Popelka, undertook community outreach to inform downtown property owners and other interested parties about the project. Susan and Sonja participated in a public meeting and workshop event in late July, where this toolkit was provided to attendees.

Acknowledgements

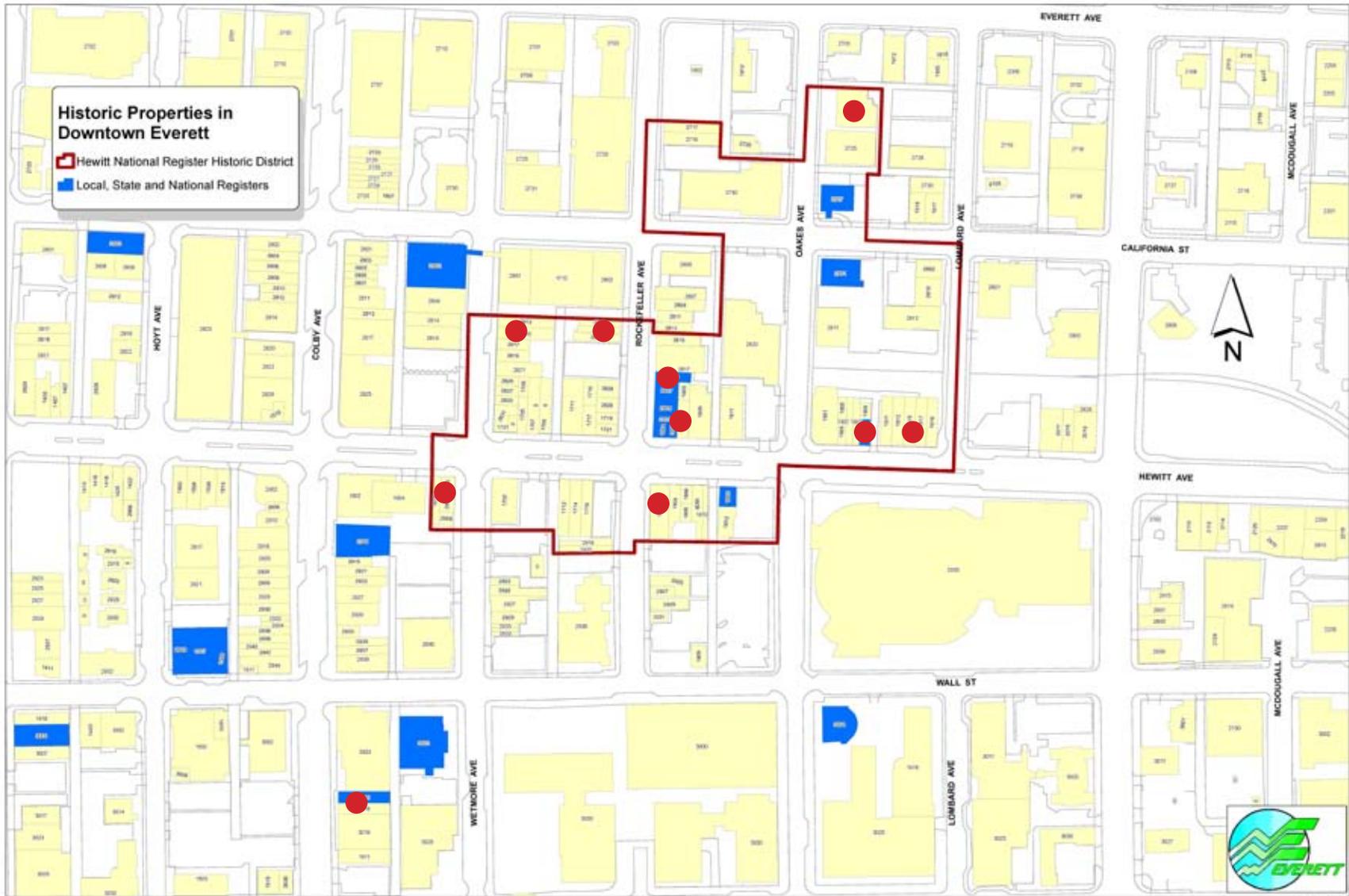
This project has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Everett. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or DAHP.

This program received Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.

BOLA recognizes the assistance provided by Paul Popelka, particularly including outreach efforts, and the Everett Historical Commission. Review comments were provided by Certified Local Government Coordinator & Survey Program Manager Kim Gant and State Historical Architect Nicholas Vann, both of DAHP. Special thanks is extended to Jack O'Donnell, Everett Historical Commission member and local historian, for sharing his extensive knowledge and collection of historic photos and clippings.

1 INTRODUCTION

Map of Everett Historic District



1 INTRODUCTION

Buildings Assessed

Evergreen Building (1902), 1909 Hewitt Avenue

Greenberg Block (1903), 1620 Hewitt Avenue

Mitchell Hotel / Cascadian Apartments (1903), 1915 Hewitt Avenue

Horseshoe Saloon (1909-10), 1805 Hewitt Avenue

IOOF Hall (1912), 2815 Wetmore Avenue

Hodges Building (1923), 1804 Hewitt Avenue

Culmbach Building (1924), 3013 Colby Avenue

Morrow Building (1925), 2823 Rockefeller Avenue

2816 Rockefeller Avenue (ca. 1928)

VFW Building (1946), 2711 Oakes Avenue

2 GENERAL FINDINGS & RECOMMENDATIONS

Downtown Everett contains a strong collection of historic buildings that, taken as a group, clearly convey its early 20th-century development. While some buildings have undergone significant alterations and the condition of individual buildings varies from good to poor, there is sufficient collective integrity to express this history. Nearly all of the buildings assessed for this project are commercial or mixed-use, and they range from one to five stories in height. Three of the buildings are presently vacant.

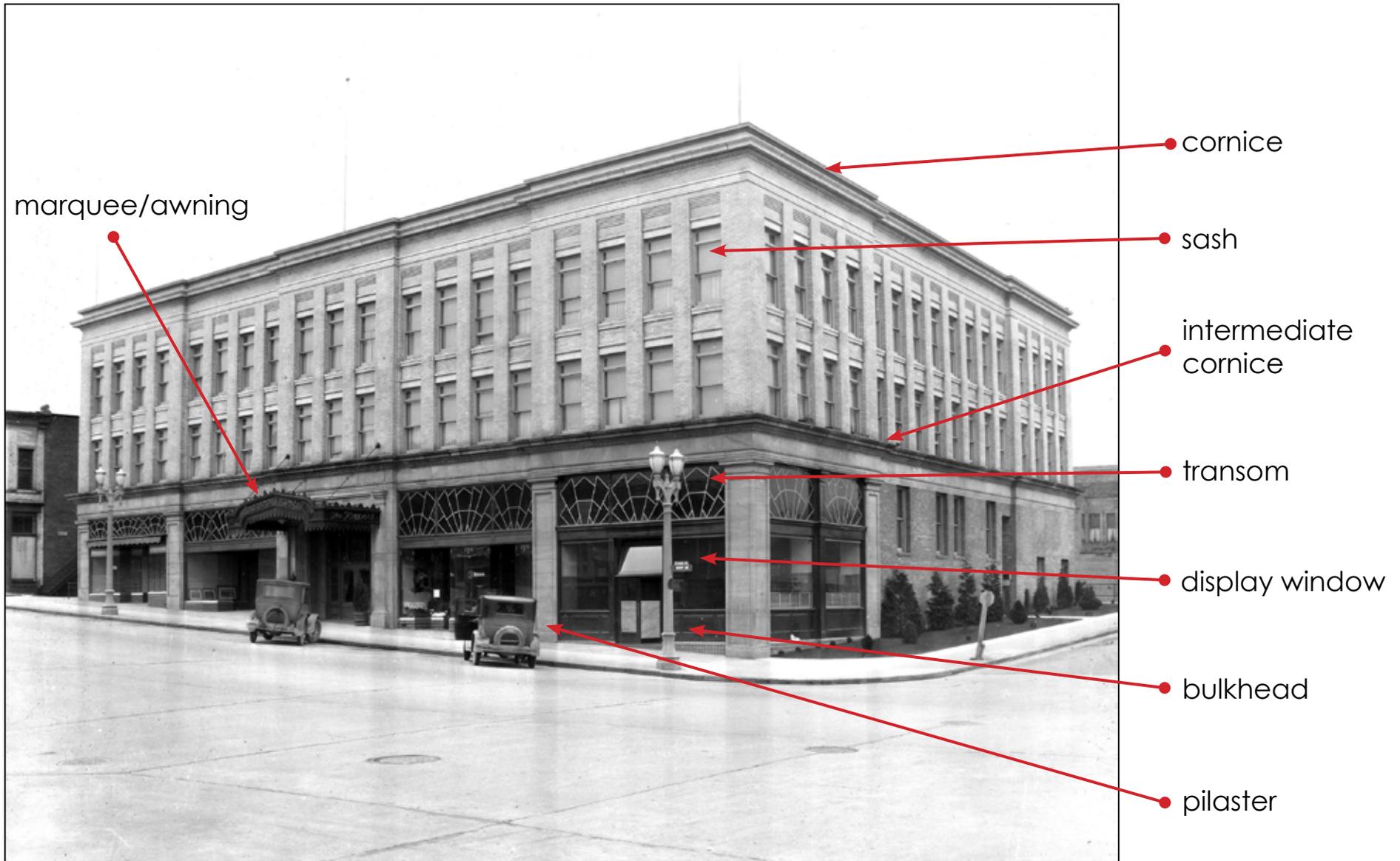
These historic downtown structures are predominantly of bearing brick masonry construction with brick facing on the primary façade. They have decorative brick, stone, and terra cotta details; many have glazed wood storefront systems at the first story; and windows include original wood windows as well as aluminum or vinyl replacements. Several buildings still have an original sheet metal cornice or marquee. While much of the brick itself appears to be in good condition, in many cases the masonry needs to be repointed. Water intrusion is often the main source of deterioration, and is evidenced by staining, dampness, and biological growth on the building's faces and trim elements.

Specific materials and building elements addressed in this report include brick, stone, terra cotta, wood windows, wood storefronts, metal, replacement windows, signage, and the issue of incompatible alterations. A matrix is included that indicates the materials/elements and issues addressed for each assessed building. This is intended to provide easy reference by other building owners seeking resources and recommendations on those particular items.



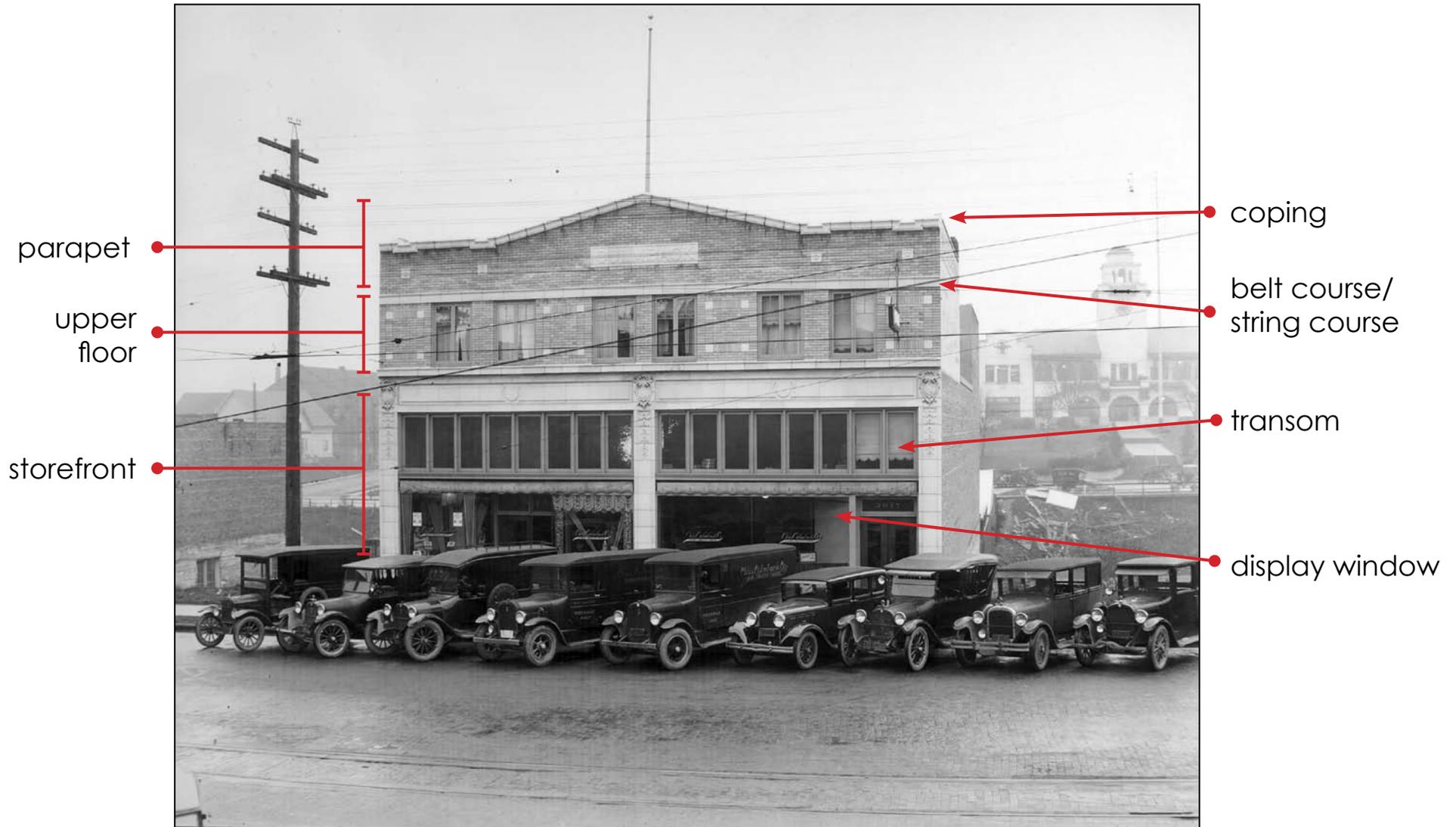
2 GENERAL FINDINGS & RECOMMENDATIONS

Anatomy of an Everett Historic Building



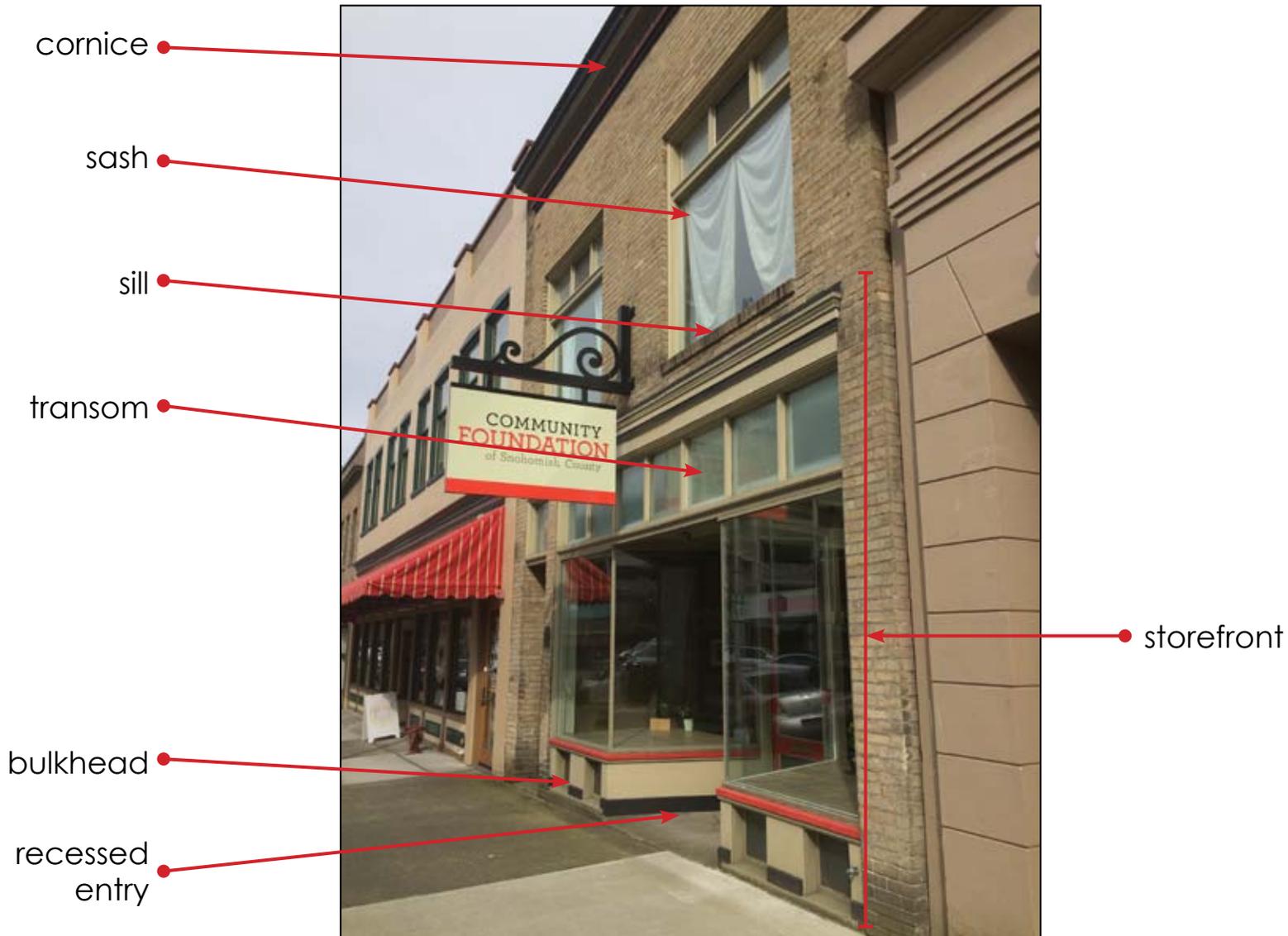
2 GENERAL FINDINGS & RECOMMENDATIONS

Anatomy of an Everett Historic Building



2 GENERAL FINDINGS & RECOMMENDATIONS

Anatomy of an Everett Historic Building



2 GENERAL FINDINGS & RECOMMENDATIONS

Matrix of Buildings & Materials

	Brick	Stone	Terra Cotta	Wood Windows	Wood Storefronts	Wood Cladding & Trim	Metal (sheet metal & bar stock)	Replacement Windows	Signage	Incompatible Alterations
Evergreen Building 1909 Hewitt Ave	•				•		•	•	•	
Greenberg Block 1620 Hewitt Ave	•	•		•					•	•
Mitchell Hotel/ Cascadian Apts 1905 Hewitt Ave	•	•	•	•	•	•	•	•	•	
Horseshoe Bldg 1805 Hewitt Ave	•			•		•				•
IIOF Hall 2815 Wetmore Ave	•			•						•
Hodges Bldg 1804 Hewitt Ave	•				•	•	•	•		•
Culmback Bldg 3013 Colby Ave	•				•					
Morrow Bldg 2823 Rockefeller Ave	•			•	•					
2816 Rockefeller Ave	•				•	•				

2 GENERAL FINDINGS & RECOMMENDATIONS

District-wide Recommendations

- Repair damaged or deteriorated projecting elements such as stone or metal cornices; this is a life safety issue.
- Seismic reinforcement of the most vulnerable elements of unreinforced masonry buildings is strongly recommended. (See Preservation Brief 41)
 - Brace roof parapets.
 - Strengthen floor-to-wall and roof-to-wall connections.
- Be aware of potentially hazardous materials such as lead paint, mortar with lead or asbestos, and asbestos-containing window putty. Simple testing can be undertaken to determine content of these materials and ensure proper handling.
- Masonry cleaning should be undertaken carefully and by a qualified masonry contractor. (See Preservation Brief 6)
- Consider accessibility. (See Preservation Brief 32) Note the potential availability to small businesses of a tax credit to assist with ADA compliance: <https://www.ada.gov/taxcred.htm>
- Signage should be compatible with the architectural style and visual character of the building on which it is located. Maintain storefront transparency and consider the overall signage “package” for a building to avoid a cluttered appearance. Avoid drilling new holes in historic materials; use existing holes or make attachments at mortar joints rather than in brick, stone, or terra cotta.

3 PRESERVATION PRACTICES

Maintenance, Preservation, & Rehabilitation

Maintaining buildings in good condition and repairing existing historic materials when necessary is much more economical than dealing with larger problems after a period of disregard. It is well established that addressing deterioration resulting from lack of maintenance is much more costly in the long run than are proactive maintenance and repairs.

The recommendations in this assessment are based on principles set forth in the Secretary of the Interior's Standards for Rehabilitation, which are widely accepted as the guidance to follow when considering changes to historically significant properties. They are also the standards referenced for Federal historic tax credits. The ten standards are included in the Resources section of this report.

<https://www.nps.gov/tps/standards/rehabilitation.htm>

Further guidance is contained in Preservation Briefs published by the National Park Service (NPS). These publications on specific materials and topics assist property owners in recognizing and resolving common problems. They recommend methods and approaches that are appropriate for historic building materials and consistent with the historic character of the buildings. For example, they note that cleaning should be done by the gentlest means possible, because overly harsh cleaning such as sandblasting can irreversibly damage wood, brick, stone, terra cotta, and other historic materials. All the Preservation Briefs are available online, with references included in the Resources section of this report.



3 PRESERVATION PRACTICES

Economic Benefits

Historic preservation strengthens both the community and the economy, as well as being an environmentally friendly or “green” process in its conservation of resources. Recent studies indicate the benefits inherent in preserving and adaptively using older buildings, such as local job creation, use of local labor and materials, encouragement of small businesses, and bolstering of heritage tourism. A successful rehabilitation project can also become a catalyst, attracting new/additional investment to historic downtowns. A 2006 study by DAHP, “The Economic Benefits of Historic Preservation in Washington State,” found that between 2000 and 2004, tax credit rehabilitation projects in Washington State involved average annual spending of \$83.5 million. <http://www.dahp.wa.gov/sites/default/files/EconomicDevStudyExecutiveSummary.pdf>

The National Trust for Historic Preservation published a list in 2011, citing the following “12 Benefits of Historic Preservation:”

1. Rehab costs are roughly the same as building new
2. Creates jobs
3. Increases property values
4. Conserves resources
5. Uses existing public investments
6. Supports small business
7. Revitalizes Main Street
8. Attracts investment
9. Attracts visitors
10. Prevents sprawl
11. Creates affordable housing
12. Is good economic development

See the original list, with further details and statistics about each point: http://my.preservationnation.org/site/DocServer/Economic_Benefits_of_HP_April_2011.pdf?docID=9023



4 MATERIALS & ELEMENTS

The following photographs illustrate the common building materials and elements discussed in this toolkit. They are examples of materials that constitute the character of Everett.

BRICK



4 MATERIALS & ELEMENTS

BRICK



4 MATERIALS & ELEMENTS

STONE



Stone trim and details introduce another color and texture to a building façade. Stone is often used as a window sill or lintel, string course, or cornice. The examples pictured here are showing problems resulting from water damage.

4 MATERIALS & ELEMENTS

STONE



4 MATERIALS & ELEMENTS

TERRA COTTA



Terra cotta cladding can include decorative details, as it does on the Culmback Building, or be quite simple, as seen above the windows in the Mitchell Hotel / Cascadian Apartments.

4 MATERIALS & ELEMENTS

TERRA COTTA



4 MATERIALS & ELEMENTS

WOOD WINDOWS, STOREFRONTS, CLADDING & TRIM



4 MATERIALS & ELEMENTS

WOOD WINDOWS, STOREFRONTS, CLADDING & TRIM



4 MATERIALS & ELEMENTS

WOOD WINDOWS, STOREFRONTS, CLADDING & TRIM



4 MATERIALS & ELEMENTS

WOOD WINDOWS, STOREFRONTS, CLADDING & TRIM



Wood was often used for storefront systems, sometimes including decorative details and a paneled bulkhead below the display windows. Wood windows, doors, and trim are also common.

4 MATERIALS & ELEMENTS

METAL



Both the Evergreen and Hodges Buildings feature sheet metal cornices, while the Mitchell Hotel / Cascadian Apartments has an elaborately detailed metal marquee.



4 MATERIALS & ELEMENTS

REPLACEMENT WINDOWS



4 MATERIALS & ELEMENTS

SIGNAGE



Signage varies greatly. Examples shown include flush signage, integral signage, blade signs, and "ghost" signs (remnants of painted signs).

4 MATERIALS & ELEMENTS

SIGNAGE



4 MATERIALS & ELEMENTS

INCOMPATIBLE ALTERATIONS



In each of these three examples, the original storefront assembly was replaced with a contemporary version that is not harmonious with the building's historic character. The proportions and materials are out of place. The alterations to the Horseshoe Saloon also resulted in a loss of visual transparency.

4 MATERIALS & ELEMENTS

INCOMPATIBLE ALTERATIONS



5 BUILDINGS ASSESSED

EVERGREEN BUILDING (1902) • 1909 HEWITT AVENUE



5 BUILDINGS ASSESSED

EVERGREEN BUILDING (1902) • 1909 HEWITT AVENUE

The Building

This brick building features a primary south façade composed of a wood storefront system at the first story and faced with cream brick at the second story. A stone belt course forms a continuous sill for the four rectangular windows at the second story. The windows are separated by simple brick pilasters and have stone lintels and corbelling above. The building is capped with a sheet metal cornice above a frieze band with a row of dentils. Comparison of today's appearance with a ca. 1933 photo of the building reveals that the original storefront featured a single, recessed central entry. The existing storefront reportedly dates from a remodel in the 1980s. While it altered the original design and materials, it is compatible with the feel of the district.

Materials, Conditions & Recommendations

- Face brick is generally in good condition, although at the sign band level there are holes in the brick, likely from signage installed and removed over time. There are some areas of missing mortar/open joints in the brickwork. Brick, along with stone details, should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Consider replacing non-original second-floor windows with single-hung wood windows that better match the originals, visible in the historic photo.
- The sheet metal cornice should be inspected to verify condition and confirm that it is properly attached to the building. Based on a cursory view from the sidewalk, it appears there are areas of missing paint. At a minimum, the cornice should be cleaned, properly prepared, and repainted.



5 BUILDINGS ASSESSED

GREENBERG BLOCK (1903) • 1620 HEWITT AVENUE



5 BUILDINGS ASSESSED

GREENBERG BLOCK (1903) • 1620 HEWITT AVENUE

The Building

The Greenberg Block, designed by Clayton D. Wilson, was completed in March 1903 for approximately \$30,000. This three-story building is prominently sited on a corner, showcasing its north and east façades, which are finished with light brown brick and sandstone details. Although storefronts on the north have been altered, original features at the first story on the east façade show the “rustication” formed by insetting every seventh row of brick.

A stone belt course, or band, at the sill line of the second story distinguishes the tall base of the building from the upper stories. At the upper portion, tall pilasters capped by brick arches form window openings, with brick spandrels inset below the third-story windows. Tripartite (three-part) wood windows are set into relatively deep window openings. The building has lost its cornice and suffers from major storefront alterations on the north side, but retains fine original architectural detail and materials.



Materials, Conditions & Recommendations

- There is evidence of extensive water infiltration, indicated by staining and plant growth.
- Sandstone trim is in poor condition, with spalling, cracks, and biological growth.
- Face brick is generally in good condition, although at the sign band level there are numerous holes in the brick from signage installed and removed over time. There are some areas of missing mortar/open joints in the brickwork. Brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Second- and third-story original wood windows appear from the sidewalk to be in fairly good condition, although the sills were not visible and may be deteriorated.
- Consider reconstructing the original projecting cornice, which has been removed. Brace the tall parapet.
- Storefronts have been remodeled, most extensively on the north and northeast corner.

5 BUILDINGS ASSESSED

MITCHELL HOTEL/CASCADIAN APTS (1903) • 915 HEWITT AVENUE



5 BUILDINGS ASSESSED

MITCHELL HOTEL/CASCADIAN APTS (1903) • 915 HEWITT AVENUE

The Building

The 120' x 104', three-story building is prominently located on the northwest corner of Hewitt and Lombard Avenues. Primary south and east façades have a tripartite composition of a first-story base, second- and third-story shaft, and cap formed by a projecting cornice. Five bays comprise the south façade. At the first story, these bays consist of four storefronts, two on either side of a prominent central entry emphasized by a projecting marquee. At the upper two stories, pilasters divide regularly-spaced rectangular window openings, which contain simple one-over-one double hung sash. Above the first story, a flat belt course and intermediate cornice divide the base from the stories above. At the second and third stories, the building is faced with buff-colored brick. Slight corbelling is used above each third-story window. The entablature consists of a plan frieze band with dentils and a shaped cornice above. Art glass transoms remain in some of the storefronts.

This building has very good integrity but suffers from some significant deterioration. Water infiltration is evident, indicated by staining and areas of moisture, particularly on the sandstone, and extensive biological growth.

Materials, Conditions & Recommendations

- Sandstone trim is in very poor condition in some areas, and the projecting cornice and intermediate cornice (below the second floor line) may be a safety hazard. It should be immediately inspected by a stonemason for further steps.
- The face brick and terra cotta trim appear to be in relatively good condition but should be inspected by a qualified mason. Brick should be cleaned and repointed where needed.
- The tall brick chimney should be repointed as needed and braced.
- The building has a tall parapet, which should be braced.
- The metal awning/marquee over the central south entrance should be inspected, cleaned, and repaired as necessary.
- Scrape, prime, and repaint wood storefronts, bulkheads, and doors.



5 BUILDINGS ASSESSED

HORSESHOE SALOON (1909-10) • 1805 HEWITT AVENUE



5 BUILDINGS ASSESSED

HORSESHOE SALOON (1909-10) • 1805 HEWITT AVENUE

The Building

This two-story brick commercial building has a storefront at the first story and a band of five windows at the second story. The first story has been extensively altered but the building is characterized by end pilasters (at the outer edges of the façade); decorative narrow wood pilasters between the second-story windows; a line of corbelling above the windows; and by the tall, shaped brick parapet with cast stone coping.



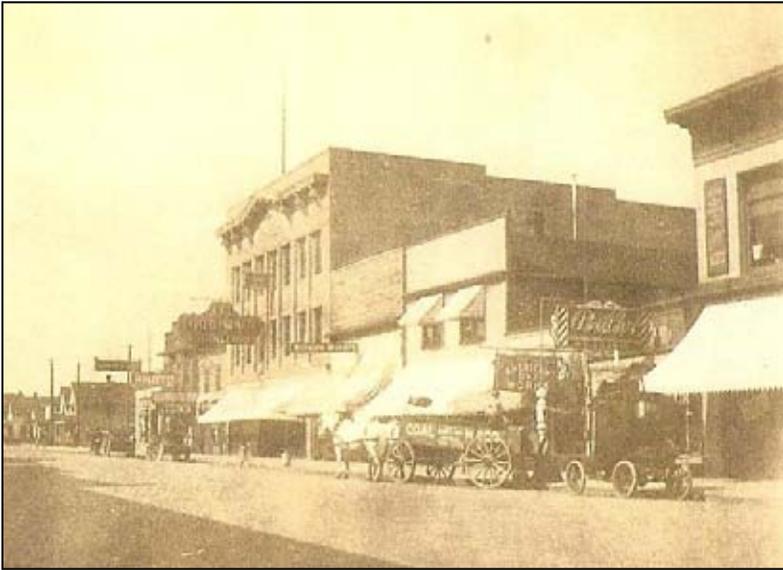
Materials, Conditions & Recommendations

- Some of the original brick appears to be deteriorating. The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Scrape, prime, and repaint wood trim.
- Consider replacing non-original second-floor windows with single-hung wood windows that better match the originals, visible in historic photos.
- Consider reversing the extensive alterations at the first story and restoring a historically appropriate storefront.
- Consider reconstructing the projecting cornice to provide physical water repellency for surfaces below.



5 BUILDINGS ASSESSED

IOOF HALL (1912) • 2815 WETMORE AVENUE



5 BUILDINGS ASSESSED

IOOF HALL(1912) • 2815 WETMORE AVENUE

The Building

This large three-story bearing brick masonry building has been altered at the storefront level but retains defining characteristics above. A corbelled belt course divides the first-story base from the upper stories. Regularly-spaced, rectangular window openings (seven each at the second and third stories) are divided by two-story pilasters, and brick spandrel panels with a decorative geometric design are located between first- and second-story windows. Two thin cast stone belt courses separate the third story from the tall flat parapet above. A wider, flat band with a central peak highlights a simple escutcheon with the construction date—1912. Historic photos show the prominent cornice that originally projected along this band. Wood windows are one-over-one, with a smaller upper sash. Remnants of painted signage are visible at the upper portions of the north and south façades.

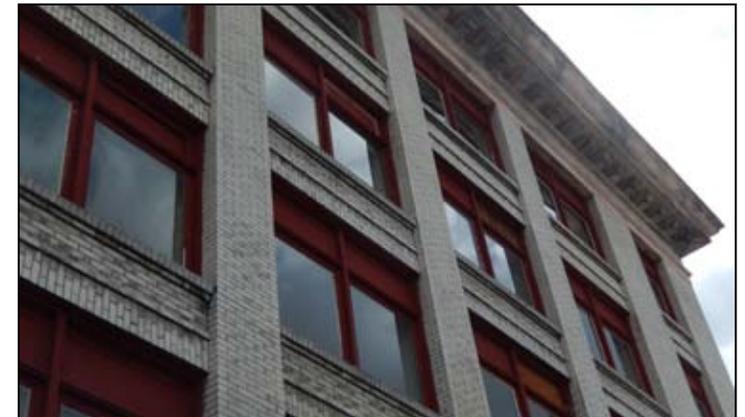


Materials, Conditions & Recommendations

- Reconstruct the projecting cornice.
- Remove the non-original glass awning, which is incompatible with the historic character of the building. Consider an awning more sensitive to the building. Consider restoring the storefront to the original, taller height.
- The original wood windows appear to be deteriorating. Undertake a window survey to determine their condition and necessary repairs; repair the windows.
- The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.

5 BUILDINGS ASSESSED

HODGES BUILDING (1923) • 1804 HEWITT AVENUE



5 BUILDINGS ASSESSED

HODGES BUILDING (1923) • 1804 HEWITT AVENUE

The Building

Constructed for owner H.C. Hodges, this was the last major Everett building designed by architect Benjamin F. Turnbull. The five-story building is located on the southeast corner of Hewitt and Rockefeller Avenues. The primary north and west façades are characterized by a tripartite (three-part) composition of base, shaft, and cap. The first story is concrete, with storefronts at the north (Hewitt Avenue) façade. Upper stories are faced with white brick and have paired wood windows in openings that are separated by pilasters rising continuously from the second story to the cornice line above the fifth story. A prominent sheet metal cornice projects above the fifth story and a simple brick parapet rises above that. The building appears to have good integrity, with the exception of storefront alterations. However, fire damage is evident and overall the building appears in fair to poor condition.

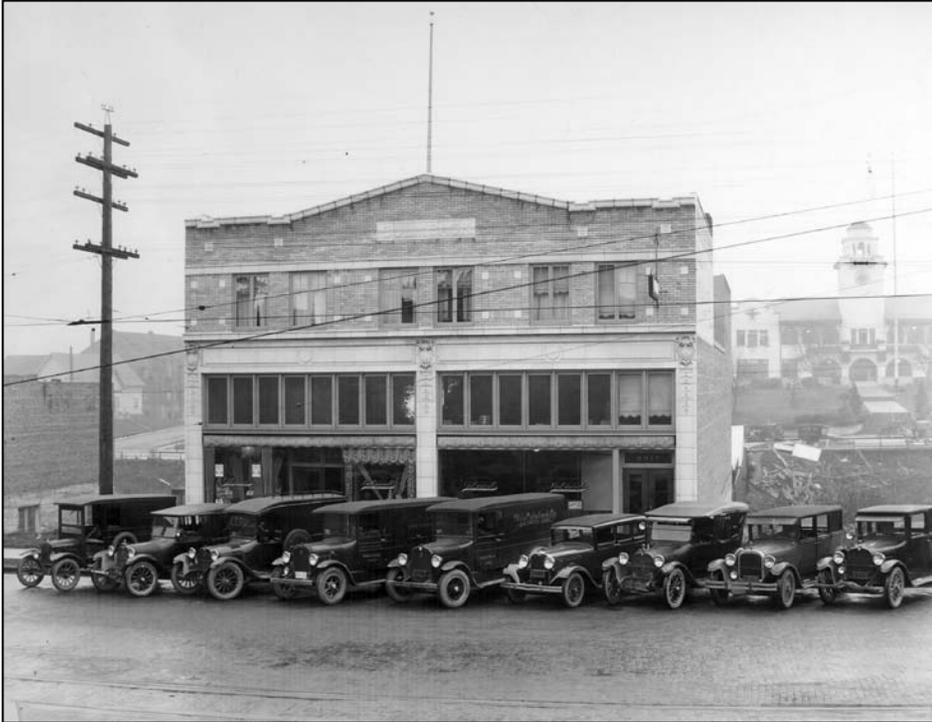
Materials, Conditions & Recommendations

- The face brick is stained in many areas. The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Scrape, prime, and repaint wood trim.
- The sheet metal cornice should be inspected to verify condition and confirm that it is properly attached to the building. Based on a cursory view from the sidewalk, it appears there are extensive areas of missing paint and some rust. At a minimum, the cornice should be cleaned, properly prepared, and repainted.
- Consider reversing the alterations at the first story and restoring a historically appropriate storefront, including transom windows.



5 BUILDINGS ASSESSED

CULMBACK BUILDING (1924) • 3013 COLBY AVENUE



5 BUILDINGS ASSESSED

CULMBACK BUILDING (1924) • 3013 COLBY AVENUE

The Building

Designed by German-born architect Andrew Willatsen, the Culmback Building is sited mid-block on Colby Avenue and faces west. A bearing brick building, it is two stories in height and features a primary façade finished with cream-colored terra cotta and brownish brick. The building and is in very good condition. While second-story wood windows have been replaced and storefronts have been somewhat altered, overall the building has good integrity.



Materials, Conditions & Recommendations

- The common red brick that is exposed on the north side of the building was likely intended to be covered by an adjacent building and not meant to be exposed as exterior brick. It has some efflorescence, as well as missing mortar and evidence of former ivy growth. The face brick on the primary west façade appears to be in good condition. The terra cotta has some spalling, some open joints, and areas that have been previously painted. The brick and terra cotta should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Consider replacing non-original second-floor windows with wood windows that better match the original casement windows, visible in historic photos.

5 BUILDINGS ASSESSED

MORROW BUILDING (1925) • 2823 ROCKEFELLER AVENUE



5 BUILDINGS ASSESSED

MORROW BUILDING (1925) • 2823 ROCKEFELLER AVENUE

The Building

The Morrow Building is a two-story vernacular commercial building located mid-block, with its primary façade facing west. The façade is finished with tan brick veneer laid in running bond. The first story primarily consists of a wood storefront system with a central recessed entry, a glazed transom band, and a bulkhead with windows to light the basement below. The entrance has a glazed wood door with a transom light. North of the storefront is a similar entrance (glazed wood door with glazed transom) that serves the second-floor residential space. At the second story are two large fixed wood windows, each with an upper sash divided into a row of three lights. There is a shaped intermediate cornice above the transom band at the top of the first story, and a slightly larger cornice caps the building. Overall the building exhibits good integrity and appears to be in good condition.

Materials, Conditions & Recommendations

- The brick appears to have been repointed in some areas, and original mortar is showing areas of failure. The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- There is some missing trim along the bottom of the display window at the storefront, resulting in exposed wood. Add trim.



5 BUILDINGS ASSESSED

2816 ROCKEFELLER AVE (ca. 1928)



5 BUILDINGS ASSESSED

2816 ROCKEFELLER AVE (ca. 1928)

The Building

The primary east façade of this vernacular one-story commercial building is faced with red brick laid in running bond. The glazed wood storefront system with a central recessed entry and a glazed transom band above appear original. A row of soldiered brick runs above the storefront opening, and two very slightly projecting header courses provide simple detail to the parapet, which has a shaped sheet metal coping.

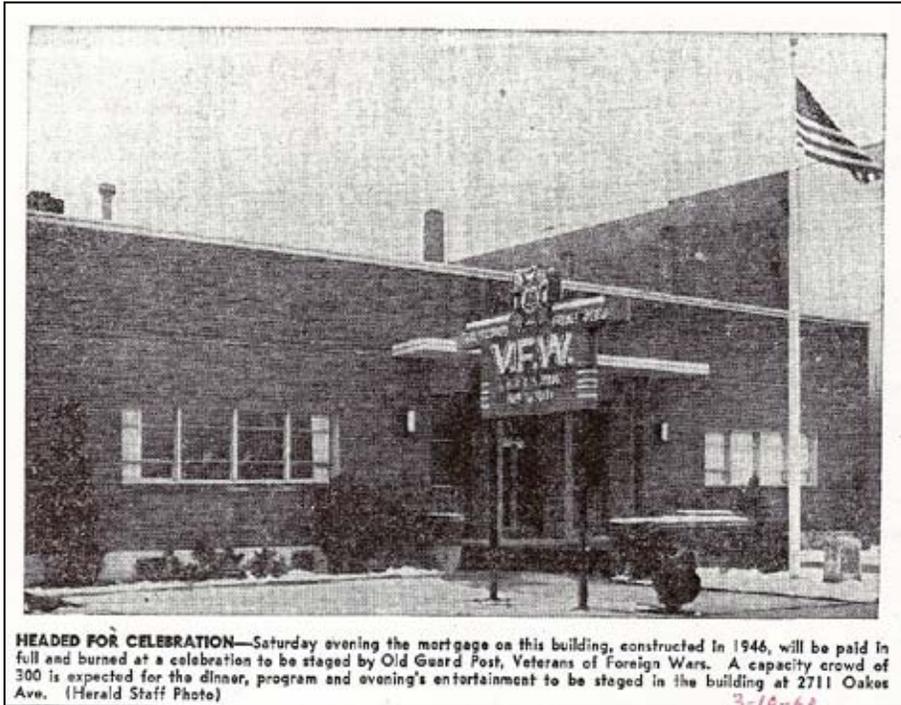
Materials, Conditions & Recommendations

- A large crack is apparent at the upper left (south) end of the primary façade and may indicate that the south exterior wall is separating from the structure. This should be evaluated by a structural engineer.
- The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- Scrape, prime, and repaint wood trim.
- Replace the missing transom light in kind.



5 BUILDINGS ASSESSED

VFW BUILDING (1946) • 2711 OAKES AVENUE



5 BUILDINGS ASSESSED

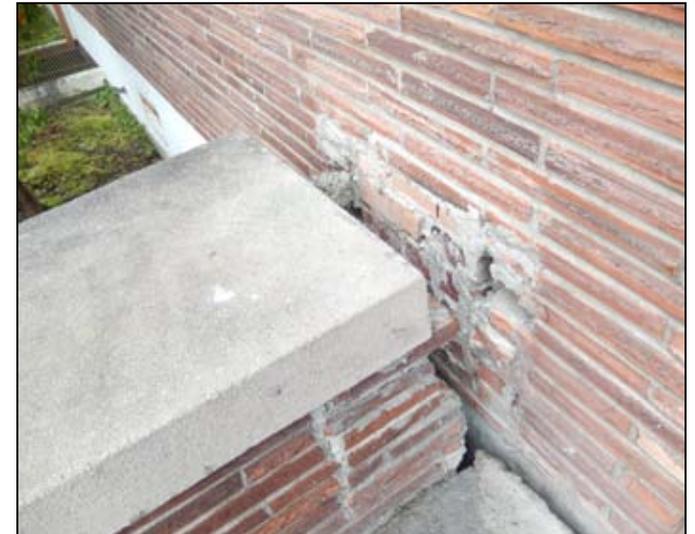
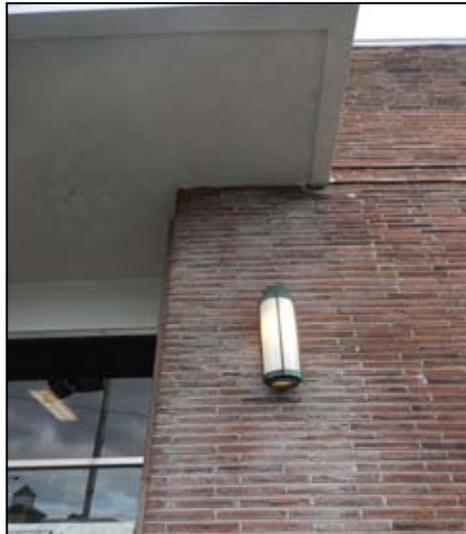
VFW BUILDING (1946) • 2711 OAKES AVENUE

The Building

Veterans of Foreign Wars (VFW) Post 2100 was chartered April 25, 1931 in Lake Stevens, Washington. The post moved to Everett in 1946 with construction of the subject building. This Modern building has a horizontality emphasized by its Roman brick veneer, flat marquee above the central entry, and a single wide rectangular window opening on either side of the entry. A simple belt course runs along the façade in line with the entry marquee. The entrance is slightly recessed, flanked by tall concrete fins that divide the glazed entry assembly into three parts. A strip of four wood windows, divided vertically into three panes, is set into each of the two window openings. The windows have ribbed glass. A flat parapet with simple coping caps the building. The building is very intact and in good condition.

Materials, Conditions & Recommendations

- The brick is in generally good condition but some effluorescence is evident. The brick should be inspected by a qualified mason, cleaned, repaired and repointed where needed.
- The concrete front entry ramp appears to be settling, and the two brick cheek blocks flanking the entrance are separating/pulling away from the wall.
- There is some evidence of water damage on the underside of the concrete canopy. It should be inspected and appropriate drainage verified.
- The wood windows appear to be in good condition, but they should be inspected and the wood scraped, primed and repainted.
- The wrought iron balustrade has some areas of flaking paint and rust. It should be cleaned of any rust and loose paint with a wire brush, prepared and repainted.



6 RESOURCES FOR PROPERTY OWNERS

Preservation Treatments & Standards

The Secretary of the Interior's Standards for Rehabilitation, found here <https://www.nps.gov/tps/standards/rehabilitation.htm>, are "applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The standards for rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Briefs, developed and published by the National Park Service, provide specific guidance for building owners, preservation professionals, and others preserving, rehabilitating, and restoring historic buildings. The full list, with individual links, is available online:

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

6 RESOURCES FOR PROPERTY OWNERS

Select, relevant individual briefs are listed below:

- 01: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: Improving Energy Efficiency in Historic Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 07: The Preservation of Historic Glazed Architectural Terra Cotta
- 09: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 32: Making Historic Properties Accessible
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- 47: Maintaining the Exterior of Small and Medium Size Historic Buildings



6 RESOURCES FOR PROPERTY OWNERS

Preservation Incentives & Other Potential Funding Sources

Federal Historic Tax Credit

This federal income tax credit is available for qualified substantial rehabilitation projects. The building must be individually listed in the National Register or be a contributing property to a district (such as the Hewitt Avenue Historic District), and it must be an income-producing property. The project must be substantial, and the work must meet the Secretary of the Interior's Standards for Rehabilitation. The tax credit is equal to 20% of Qualified Rehabilitation Expenditures.

Further information is available here: <http://www.dahp.wa.gov/tax-credits>

State Special Valuation

This is a State program administered at the local level, with application to the Snohomish County Assessor and review by the Everett Historical Commission. Everett Register properties are eligible for a property tax abatement, reducing the assessed value for up to ten years by subtracting qualified rehabilitation expenses. The rehabilitation cost must be at least 25% of the assessed value of the structure, excluding land value, prior to the rehabilitation. The work must occur within the two years prior to application.

Further information is available here:
<http://www.dahp.wa.gov/special-tax-valuation>

The City of Everett, in accordance with state law, offers Special Valuation for properties listed on the Everett Register: <http://everettwa.gov/657/Special-Valuation>

Façade Easements

If a building is individually listed in the National Register or is a contributing property to a district, an income tax deduction may be taken by a property owner for donating a façade easement to a qualified organization for the purposes of historic preservation.

Further information is available here: <http://www.dahp.wa.gov/easements>

Grants

DAHP lists various grant opportunities on its website: <http://www.dahp.wa.gov/grants>

Small grants (up to \$2,000) are sometimes available from the Washington Trust for Historic Preservation. Valerie Sivinski Washington Preserves Fund: <http://preservewa.org/Washington-Preserves-Fund.aspx>

6 RESOURCES FOR PROPERTY OWNERS

Agencies & Organizations

Washington State Department of Archaeology and Historic Preservation (DAHP) <http://www.dahp.wa.gov/>

Washington Trust for Historic Preservation <http://www.wa-trust.org/>

City of Everett <https://everettwa.gov/343/Historic-Preservation>

Historic Everett <http://historiceverett.org/>

Snohomish County <https://snohomishcountywa.gov/1400/Historic-Cultural>

Preservation Green Lab <http://forum.savingplaces.org/act/pgl>

VanWell Masonry <http://www.vanwellmasonry.com/>

Pioneer Masonry Restoration Company <http://www.pioneermasonry.com/>

Legacy Renovation (wood windows & doors) <http://www.legacyrenovation.com/>

W.F. Norman Corporation (sheet metal fabricator) <http://wfnorman.com/>

*The Washington Trust also maintains a Preservation Trades and Consultants Directory, available online: <http://preservewa.org/ptcd.aspx>

