

Request for certificate for appropriateness

PROPOSAL:

Ken Hiatt requests a certificate of appropriateness for work at 904 E Street in the Everett Landmark District.

DISCUSSION:

Mr. Hiatt is part of a group applying to relocate a house from 926 South Street to an open lot at 904 E Street in the Everett Landmark District.



The proposed site for relocating this house is the south 80 feet of Lot 7, Block 176, in the Original Plat of Lincoln . The north 62 feet of Lot 7 are occupied by another house (928 S. 9th Street), which is a frame bungalow with a hipped roof. Adjacent the 904 E lot to the east is a two story frame “American Foursquare addressed as 910 E Street.



928 South 9th Street



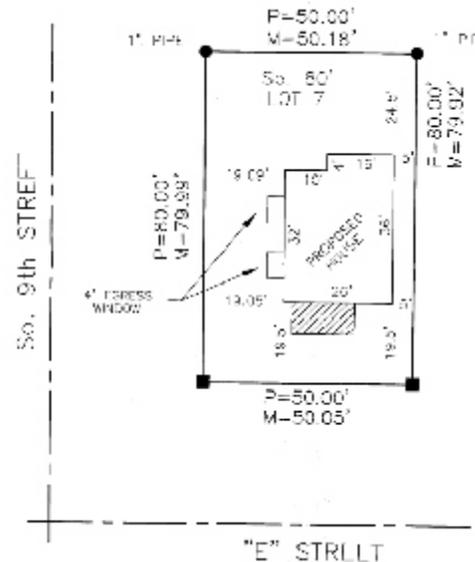
910 E Street

The small, clapboarded bungalow at 926 South Street was built in 1921 by E. E. Halverstadt for an estimated \$3500.

Since the lot at 904 E Street is a corner property, the zoning code requires a “front yard” setback on both 9th and E Streets. A site plan provided for 904 E Street shows the proposed placement of the house.



926 South Street



The preservation guidelines for the Everett Landmark District require review of moving buildings on or off properties in the district, but the guidelines do not specifically address characteristics of appropriateness for moving structures into the district. Therefore the guidelines for new construction are the most relevant to this project, addressing compatibility in “height, proportion, character, and mood” with the “surrounding historic structures.”

The Everett district is very diverse in its historic building stock, from 1870s houses such as 901 E, directly south of the subject property, to large mansions, row houses and historic apartment buildings, especially along 11th Street. The bungalow at 926 South Street is similar in scale, materials, and detailing to many houses in Everett and especially to the adjacent houses north and east of it. It appears to be highly compatible with the historic character of its surroundings and would fill a prominent corner lot from which the historic house has been lost.

Recommended finding

Relocating the bungalow at 926 South Street to 904 E Street in the Everett Landmark District is compatible with the historic character of the District and would be an exemplary reuse of the vacant corner lot.

Recommended action:

Approval of a Certificate of Appropriateness.