

Summary Memorandum

Claremont Heights Inventory

BOLA Architecture + Planning
August 18, 2016

City of Everett
Planning & Community Planning Department

This survey 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.

1. INTRODUCTION

Background & Project Goals

The City of Everett received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) in 2015 to fund an inventory of residences in the Claremont Heights portion of the mid-century Claremont Neighborhood. This project builds on a previous DAHP grant-funded project, which resulted in 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. (The context statement is available as a pdf on the City of Everett's website here: <https://everettwa.gov/DocumentCenter/Home/View/5289>)

The current project inventories one portion of the Claremont Neighborhood and results in reconnaissance-level documentation of all pre-1975 properties within it. The consultant developed State Historic Property Inventory (HPI) forms for these 90 residences. As part of the project, the project team provided information about the neighborhood at the July public meeting of the Everett Historical Commission, which engaged some Claremont residents in the audience as participants. The City's project manager, Paul Popelka, undertook community outreach to inform all current residents about the Claremont Heights inventory, providing informational postcards and inviting questions or comments.

Once approved by DAHP, inventory forms from this project will be publicly available through WISAARD, which is DAHP's online inventory of historic properties. The project name, which can be searched in WISAARD, is "Everett Claremont Heights Neighborhood." (WISAARD is available here: <http://www.dahp.wa.gov/learn-and-research/find-a-historic-place>)

Survey Methods

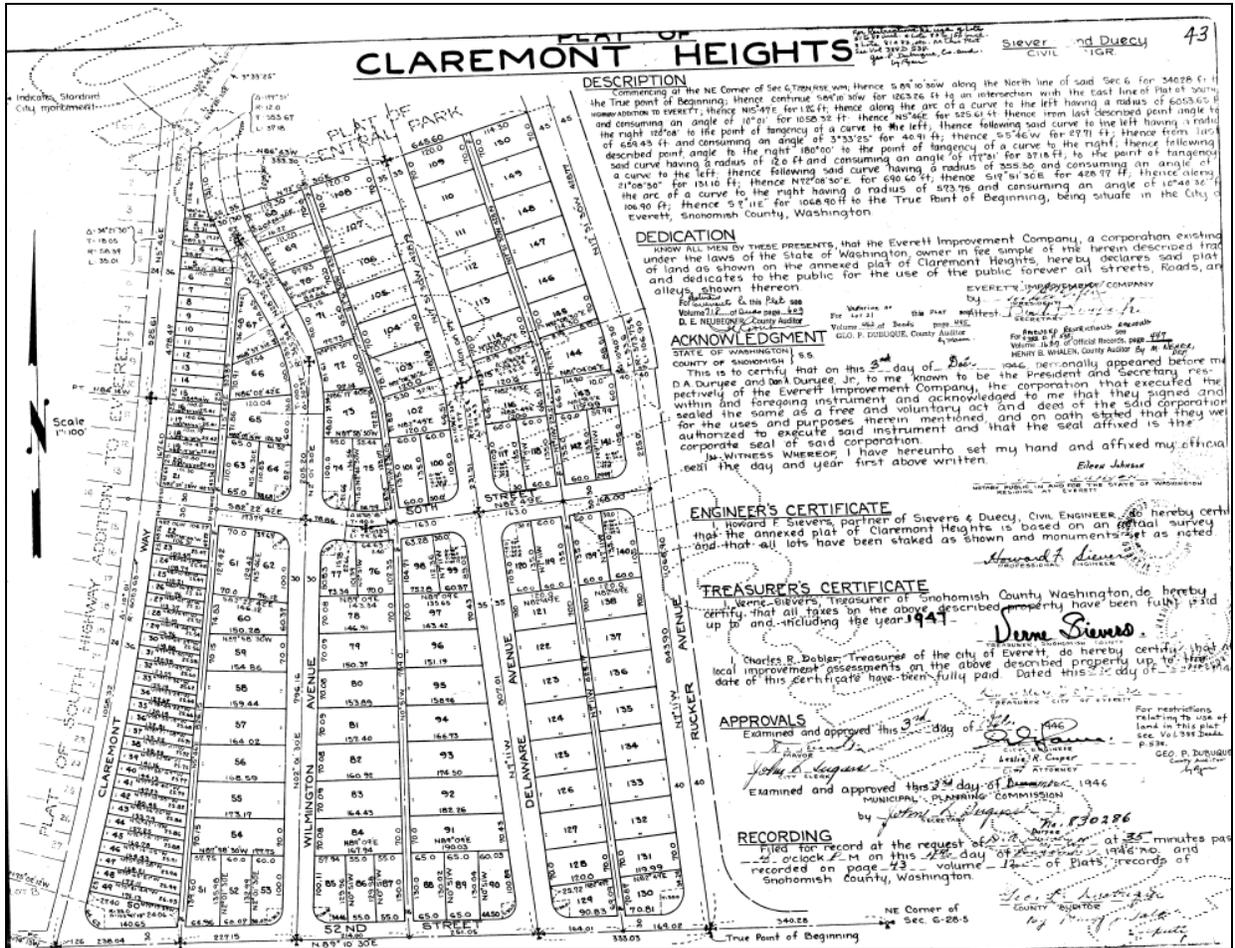
The Seattle firm of BOLA Architecture + Planning was selected as the City's consultant for this project. Associate Sonja Molchany undertook field work in April 2016, photo-documenting the neighborhood and observing characteristics of the properties. She prepared the HPI forms in May–August 2016, with assistance from Meagan Scott. Principal Susan Boyle participated in the public meeting and in development of this Summary Memorandum.

Acknowledgements

The consultant recognizes the assistance provided by Paul Popelka, Planner, particularly including outreach efforts and preparation of the project map. The team also extends its appreciation to local residents who expressed interest in the project and/or attended the July 2016 public meeting of the Everett Historical Commission. Review comments were provided by Certified Local Government Coordinator & Survey Program Manager Kim Gant of the Washington State Department of Archaeology and Historic Preservation.

2. THE PROPERTIES

Claremont Heights



The Claremont Heights plat (shown above) dates from 1946. Original lots were generous, varying somewhat in size and shape but typically about 70' by 120', or 8,400 square feet. The dwellings in the Claremont Heights survey area are almost exclusively single-family residences, primarily Ranch form and a few WWII-era Cottage-style and Minimal Traditional style. Most of the post-war houses in the neighborhood embody features of the Ranch form, with typical characteristics including low-scale massing and asymmetrically composed facades, hipped or side-gabled 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 houses seen in the southwest and California.

Inventoried Properties

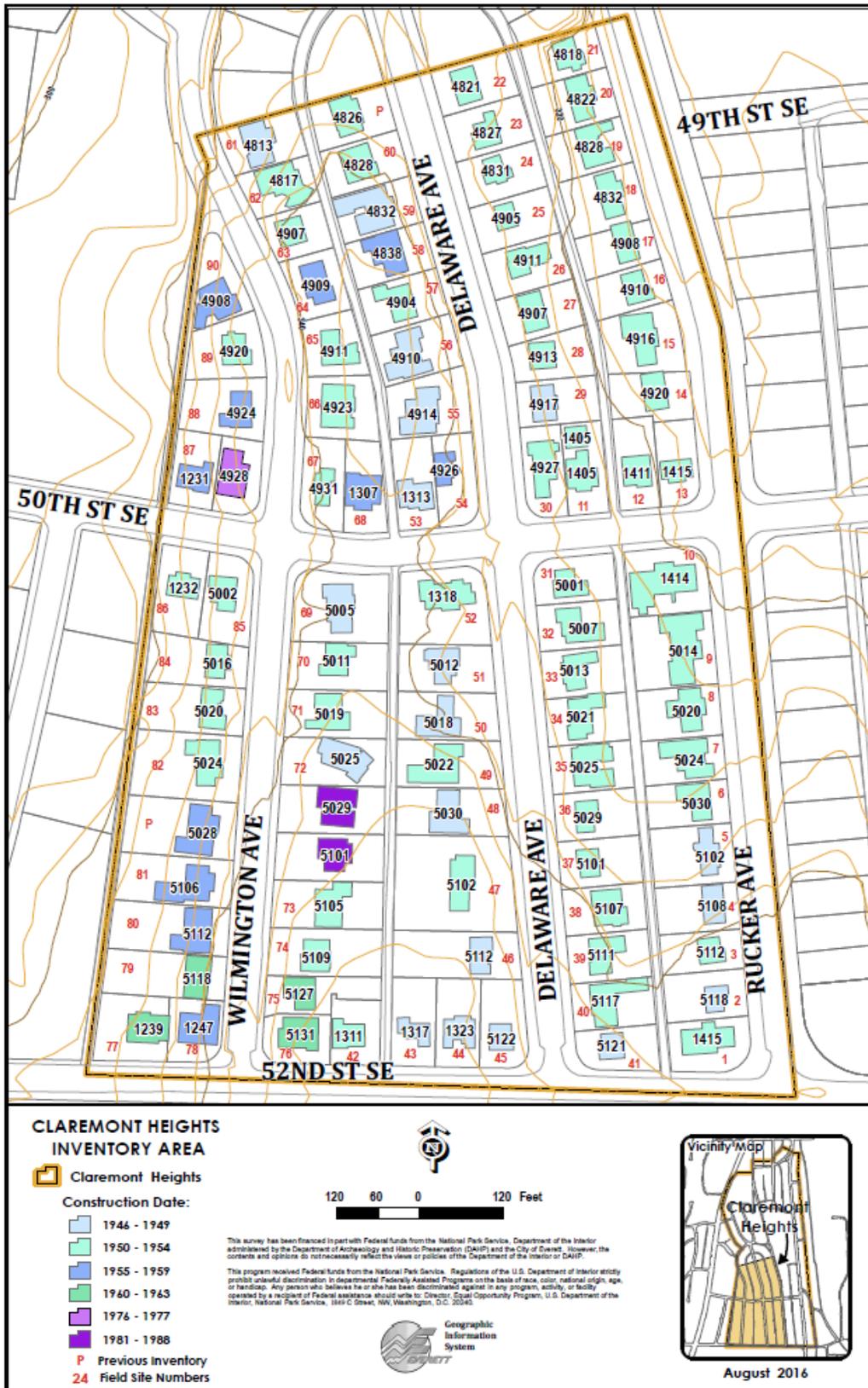
All but three of the houses within the project area date from between 1946 and 1963. Ninety new historic property inventory forms were developed, with two additional properties previously inventoried as part of the 2014 project. For a more in-depth discussion of the area's history, as well as the architectural styles, topography, urban design, and landscape elements of the neighborhood, see the 2014 context statement.

Below is a list of the inventoried properties, cited by field site number, address, and construction date for each dwelling. The first house was constructed in 1946 (#56), the same year the area was platted. Several followed in 1947 and another four in 1948, with faster growth—11 new houses—in 1949. The clear peak of construction was 1950, with 24 new houses, followed by 20 in 1951. Nearly half, 48 percent, of the Claremont Heights residences were constructed in 1950-51. By 1952 the rate of construction had slowed to nine houses, then two to four houses each year between 1953 and 1956. In total, this accounted for 91 percent of the pre-1975 construction. This development is illustrative of local and national building trends in the post-war years. The project map on page 5 identifies the properties by field site number, address, and construction era.

1.	1415 52nd Street SE (1950)	44.	1323 52nd Street SE (1948)
2.	5118 Rucker Ave (1949)	45.	5122 Delaware Ave (1948)
3.	5112 Rucker Ave (1951)	46.	5112 Delaware Ave (1947)
4.	5108 Rucker Ave (1949)	47.	5102 Delaware Ave (1950)
5.	5102 Rucker Ave (1949)	48.	5030 Delaware Ave (1949)
6.	5030 Rucker Ave (1950)	49.	5022 Delaware Ave (1951)
7.	5024 Rucker Ave (1952)	50.	5018 Delaware Ave (1948)
8.	5020 Rucker Ave (1952)	51.	5012 Delaware Ave (1949)
9.	5014 Rucker Ave (1954)	52.	1318 50th Street SE (1951)
10.	1414 50th Street SE (1954)	53.	1313 50th Street SE (1949)
11.	1405 50th Street SE (1950)	54.	4926 Delaware Ave (1955)
12.	1411 50th Street SE (1950)	55.	4914 Delaware Ave (1947)
13.	1415 50th Street SE (1950)	56.	4910 Delaware Ave (1946)
14.	4920 Rucker Ave (1951)	57.	4904 Delaware Ave (1951)
15.	4916 Rucker Ave (1950)	58.	4838 Delaware Ave (1959)
16.	4910 Rucker Ave (1952)	59.	4832 Delaware Ave (1949)
17.	4908 Rucker Ave (1951)	60.	4828 Delaware Ave (1951)
18.	4832 Rucker Ave (1952)		[4826 Delaware Ave (1953)]*
19.	4828 Rucker Ave (1951)	61.	4813 Wilmington Ave (1949)
20.	4822 Rucker Ave (1952)	62.	4817 Wilmington Ave (1954)
21.	4818 Rucker Ave (1952)	63.	4907 Wilmington Ave (1950)
22.	4821 Delaware Ave (1951)	64.	4909 Wilmington Ave (1957)
23.	4827 Delaware Ave (1950)	65.	4911 Wilmington Ave (1952)
24.	4831 Delaware Ave (1950)	66.	4923 Wilmington Ave (1950)
25.	4905 Delaware Ave (1950)	67.	4931 Wilmington Ave (1951)
26.	4911 Delaware Ave (1950)	68.	1307 50th Street SE (1955)
27.	4907 Delaware Ave (1951)	69.	5005 Wilmington Ave (1949)
28.	4913 Delaware Ave (1950)	70.	5011 Wilmington Ave (1951)
29.	4917 Delaware Ave (1949)	71.	5019 Wilmington Ave (1951)
30.	4927 Delaware Ave (1950)	72.	5025 Wilmington Ave (1949)
31.	5001 Delaware Ave (1952)	73.	5105 Wilmington Ave (1951)
32.	5007 Delaware Ave (1950)	74.	5109 Wilmington Ave (1951)
33.	5013 Delaware Ave (1950)	75.	5127 Wilmington Ave (1963)
34.	5021 Delaware Ave (1950)	76.	5131 Wilmington Ave (1961)
35.	5025 Delaware Ave (1950)	77.	1239 52nd Street SE (1962)
36.	5029 Delaware Ave (1950)	78.	1247 52nd Street SE (1959)
37.	5101 Delaware Ave (1951)	79.	5118 Wilmington Ave (1960)
38.	5107 Delaware Ave (1950)	80.	5112 Wilmington Ave (1956)
39.	5111 Delaware Ave (1950)	81.	5106 Wilmington Ave (1956)
40.	5117 Delaware Ave (1950)		[5028 Wilmington Ave (1955)]*
41.	5121 Delaware Ave (1947)	82.	5024 Wilmington Ave (1952)
42.	1311 52nd Street SE (1953)	83.	5020 Wilmington Ave (1951)
43.	1317 52nd Street SE (1948)	84.	5016 Wilmington Ave (1951)

- | | | | |
|-----|----------------------------|-----|----------------------------|
| 85. | 5002 Wilmington Ave (1950) | 88. | 4924 Wilmington Ave (1956) |
| 86. | 1232 50th Street SE (1951) | 89. | 4920 Wilmington Ave (1951) |
| 87. | 1231 50th Street SE (1959) | 90. | 4908 Wilmington Ave (1955) |

*The two previously-inventoried properties do not have field site numbers.



3. CONCLUSIONS & RECOMMENDATIONS

Surveyed Properties

The purpose of this project was to provide a complete inventory of Claremont Heights, one portion of the Claremont Neighborhood. The restriction of the work to this part of the neighborhood was a limitation of the available fee and resources. Clearly the balance of the Claremont Neighborhood should be inventoried in the future.

While some of the individual houses have been altered and updated over time, overall the neighborhood retains its distinct post-war characteristics and exhibits considerable continuity. Most properties appear likely to contribute to a potential local and/or National Register Historic District. Common changes include replacement of wood roof shingles with composition shingles, replacement of original aluminum windows, and addition of detached garages with alley access.

Consultant's Recommendations

We would like to reiterate the most relevant of the recommendations made in the 2014 Claremont Context Statement. Based on attendance at the most recent public meeting, there remains strong interest in the neighborhood. 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. Assess if there is further interest in creating a historic 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.
- B. 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.
- C. 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.
- D. Collaborate with local realtors. Provide them with copies of the context statement to help educate them about Claremont. Encourage them to learn more about the neighborhood, and to market houses for sale to appreciative new owners, which will also reinforce the value of the neighborhood. Work with real estate industry representatives in the development of educational programs focused on historic neighborhoods, historic houses, and preservation.
- E. 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.
- F. Assist local groups in developing neighborhood tours to be co-sponsored by garden organizations, Historic Everett, the local chapter of the AIA, Everett Junior College classes, and others.
- G. Encourage residents to share their knowledge, such as an annual neighborhood history celebration, neighborhood blog, etc.

- H. 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.

4. SOURCES

BOLA Architecture + Planning. "Mid-Century Everett: A Context Statement, Post-War Residential Development, Modern-era Design, and the Claremont Neighborhood." August 26, 2014.

Houser, Michael, State Architectural Historian, DAHP. "Mid-Century Modern Architecture in Washington State." March 2016.
(<http://www.dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf>)

Snohomish County Assessor, Property Summary Search. (<http://snohomishcountywa.gov/2934/Assessor>)