

17-040

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D. DEPARTMENT

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1012 East Montgomery Street Cottage Replacement

Justification for the Project

When I purchased the property at 11th and Montgomery Street, my objective was to live here for the rest of my life. The cottage at Montgomery Street is vital to my intention, as it provides me with supplemental income, community, security and a place for a caregiver to live when I need one. It has existed in its present location and provided much needed housing for our community, for nearly 80 years.

In the time that I have owned this property and begun renting the cottage, it has never been without an occupant for more than 1 week, until now. It is a highly desirable rental location.

This cottage is physically in line with the neighboring houses all along Montgomery Street. Since I am re-building on the same footprint, I am not impacting the city right-of-way or any neighboring property in any new way. I can see nothing but positive impacts from the approval of this project.

Site Description

The cottage is located at 1012 East Montgomery Street, Mount Vernon at the corner of 11th & Montgomery, between 11th Street to the east and an alley to the west. This property is comprised of two separate homes, a building I use as my office and art studio, a small garden shed and a 4'x8' shed that is for use by the tenant at the cottage.

Montgomery Street is a quiet residential street, that dead ends to the east at the hospital and intersects 9th Street to the west. There is little traffic on Montgomery St. South 11th Street is the main route between Lincoln School and the High School, which are 3 and 4 blocks away, respectively. The homes in this neighborhood are of mixed age, height and architectural character. It is a modest, but nice neighborhood. My own home that shares the same lot as the cottage, is surrounded by a fully landscaped and interestingly fenced garden, which has become an attraction in the neighborhood.

The cottage has access to PSE, Cascade Natural Gas, PUD water, city sanitary sewer service and garbage. There is telephone and cable TV service on Montgomery Street, although the telephone has not been used since the advent of cellular service. I provide my renters with WiFi from my office modem.

The lot is slightly sloping to the south and west. There is no separate storm sewer in our neighborhood and the lots on 11th and Montgomery drain to the alley between 11th and 10th, to be picked up by the gutters at Kincaid and 10th Streets.

Project Description: Rebuild of Existing rental Cottage at 1012 East Montgomery Street
Square footage – existing= 464 sf / new = 512 sf
Zoning designation = R 1-7.0
Comp plan = Mount Vernon Incorporated Area

Although the cottage is cosmetically attractive, it is oddly built and suffers from both powder post beetle damage and dry rot due to a poorly constructed foundation with little or no ventilation. As well, the ceiling height in the cottage is very low – 5-9" in part of the kitchen, with doorways at about 5'-10".

After consulting with a house mover and several contractors, I have determined that the cottage is not worth the cost of repairing it.

My proposal is to demo the existing building and rebuild in the same footprint. I would square up the foundation and infill the two areas that bump in. This would add 52 square feet to the existing 464 square feet. The new construction would be 512 square feet. I would make this new building a simple structure, with 10' tall walls, a single ridge with two gable ends and a shed roof extension, with an attic / loft at one end. This would make the house easy to build and maintain and much more comfortable to live in.

My last tenant vacated the cottage on March 15th. I would like to proceed as soon as possible with the demo and re-construction. My hope is to have it ready to occupy in the fall of 2017.

Given the proximity to my own home, I rent primarily to single people. There is space to park 2 cars in front of the cottage. The renters generally make 2 – 3 car trips per day, although given the location, I have often rented to people who work in the nearby medical facilities. They generally leave their cars parked at the cottage and walk to work.

This project would not make any changes to the streets nearby and the access would remain the same.

As for the cost of this project – I would estimate 60,000 and I will try to build it for less. Since I will not be getting a construction loan for the project, and plan on living in my home until the end of my days, I'm not concerned about fair market value.

Thank you for your consideration.

Shannon Good