

**KING COUNTY LANDMARKS COMMISSION  
MEETING MINUTES\***

*March 28, 2024  
Zoom (Call-in) Conference  
(Approved 04/25/2024)*

King Street Center, Eighth Floor – Rm 8E  
201 S Jackson Street, Seattle, WA 98104

**COMMISSIONERS PRESENT:** Dean Kralios, Acting Chair, Amber Earley, Amy Blue, Huy Pham, Jeff Murdock

**COMMISSIONERS EXCUSED:** Cristy Lake, Kim Hartman, Francesca Renouard

**STAFF PRESENT:** Sarah Steen, Jennifer Meisner

**GUESTS:** Michael Johnson, Tom Hitzroth, Michelle Bacca, Chris Pasinetti

**CALL TO ORDER:** Chair Kralios called the meeting to order at 4.34 p.m. Introductions of commissioners and staff were made, and the Chair outlined the structure of the hearing.

**Convene AUBURN LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Greg Watson (*absent*)

**CITY STAFF PRESENT:** None

**GUESTS:** Michael Johnson, Tom Hitzroth, Michelle Bacca, Chris Pasinetti

**CERTIFICATE OF APPROPRIATENESS #21.24:** Auburn Post Office – request for 3-year CoA permit extension for alley lighting installation.

Blue/Pham moved to approve the 3-year CoA extension request for #21.24. The motion passed, 5-0.

**PUBLIC COMMENT (*general*):** None

**ADJOURN:** The ALC adjourned at 4:40 p.m.

**Convene KENT LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Linda Martinez

**CITY STAFF PRESENT:** None

**GUESTS:** Michael Johnson, Tom Hitzroth, Michelle Bacca, Chris Pasinetti

**CERTIFICATE OF APPROPRIATENESS #24.04:** MCHD, Kent – proposal to construct new single-family residence on vacant lot within historic district

\*May include minutes for cities who have interlocal historic preservation agreements with King County.

Steen presented a staff report describing the location of the vacant lot, patterns of architectural design within the district, and an overview of the proposed new SFR. She noted that the DRC had a number of design compatibility concerns they wished the Commission to discuss.

Commissioner Murdock reported on the DRC meeting. The DRC discussed the proposed stone cladding, the location of the SFR at the northeast corner of the district, and their concern with two primary entries.

Chair Kralios invited the applicant to present on the project. Terry Smith, or TDSA Architects, addressed the concerns of the DRC, noting that the stone veneer was a reference to the neighboring mid-century modern house, and that the house was located on a corner lot, with one entry leading to each street. Smith also addressed the fenestration patterns on the Hazel elevation, and said the hipped roof softens the apparent height of the building on the elevated lot. Smith said that the house design was a blend of contemporary and mid-century design features found throughout the district.

Chair Kralios asked if any members of the public wished to speak on the project. Michael Johnson, with the Greater Kent Historical Society, spoke on his involvement developing the guidelines for the district, noting that the guidelines state that a new non-contributing house should match one contributing house style within the neighborhood.

Hearing no further comment, Chair Kralios closed the floor for public comment and asked the Commissioners to deliberate on the application. Commissioners discussed reducing or eliminating the brick siding, centering an upper story window on the Hazel Avenue elevation to make the fenestration pattern more reflective of contributing building styles, and altering the porch roof on that elevation to a shed roof so the entry reads as a secondary entryway. Commissioners also commented on the location of the lot at the northeast boundary of the district. Chair Kralios then asked for a motion.

Blue/Martinez moved to approve CoA application #24.04 as proposed at today's hearing with the following conditions: that the final design will not include brick siding; that the upper level window on the Hazel elevation be centered over the entry; and that the entry porch roof on the Hazel elevation will be a shed roof. The motion passed, 6-0.

**PUBLIC COMMENT** (*general*): None

**ADJOURN:** The KLC adjourned at 5:20p.m

### **Convene ENUMCLAW LANDMARKS COMMISSION**

**SPECIAL COMMISSIONER:** Bryan Christiansen (*absent*)

**CITY STAFF PRESENT:** Chris Pasinetti

**GUESTS:**

**CERTIFICATE OF APPROPRIATENESS #24.05:** Enumclaw National Bank, 1602 Cole Street, Enumclaw – proposal to install new commercial signage.

Steen presented a staff report describing the history of the building and the details of the proposal. She noted that the DRC had recommended approval of the application with some changes to the signage.

The DRC recommended reducing the sign dimensions to allow for reveal around the signs, and that the signs be centered underneath the window openings to reflect the symmetry of the building. Hearing no comment from the public, Chair Kralios asked if the Commissioners had questions of staff or the applicant.

Hearing no further comment or questions, Chair Kralios closed the floor for public comment and asked the Commissioners to deliberate on the nomination application. Commissioner Earley said she agreed with the staff report's recommendation. Kralios then asked for a motion.

Blue/Murdock moved to approve CoA application #24.05 as recommended by the DRC. The motion passed, 5-0.

**PUBLIC COMMENT** (*general*): Chris Pasinetti, Community Development Director with the City of Enumclaw, thanked the Commission for their work.

**ADJOURN:** The NBLC adjourned at 5:26p.m

### **Convene KING COUNTY LANDMARKS COMMISSION**

**HISTORIC PRESERVATION OFFICER'S REPORT:** Meisner reported on plans to work with the PPC and Community Advisors to develop Cultural Significance Criteria for landmark designation, as well as efforts by HPP to make their HRI accessible online to the public. Meisner announced a Built Environment Summit planned for April 18, which will be focused on mitigation. She noted it is open to Landmarks Commissioners if any are interested in attending. Meisner also announced that registration for the 2024 NAPC Forum, which is scheduled to be held in West Palm Beach, Florida in late July, is open. Some funding to cover registration fees and travel expenses may be available to Landmarks Commissioners should they wish to attend.

**PUBLIC COMMENT** (*general*): None

**ANNOUNCEMENTS:** None

**ADJOURN:** The KCLC adjourned at 5.39 p.m.