

DESIGN GUIDELINES

MILL CREEK HISTORIC DISTRICT

KENT, WASHINGTON

**Developed:
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ACKNOWLEDGEMENTS

This document was prepared by a group of Mill Creek Historic District homeowners starting in January 2015 and completing in November 2016. They were dedicated to producing Design Guidelines that will preserve the historical character of the Contributing properties in the Historic District, while being minimally constraining to the District homeowners. The homeowners in this endeavor were Michael Johnson (chair), Desiree (Secretary), Mary Jacob, Stacy Kroeze, Amy Peri, Doug Scharnhorst, and Bill Vanderpas.

We wish to acknowledge the invaluable help, guidance, and editing from Todd Scott, Preservation Architect at the King County Historic Preservation Office. And acknowledgement and thanks to the Kent Landmarks Commission, which accepted the nomination of the Mill Creek Historic District in November 2014, and allowed us to produce these Design Guidelines which are meant to help guide homeowners if they pursue external modifications to their house in the District.

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MILL CREEK HISTORIC DISTRICT DESIGN GUIDELINES

ARTICLE I: INTRODUCTION

1. Mill Creek Historic District – History and Designation Process

The Mill Creek Historic District (District) is a subarea of the Mill Creek neighborhood, located east of downtown Kent, Washington, on the edge of Kent’s East Hill. The District consists of approximately five square blocks of single-family houses. Its boundaries are irregular, but generally lie between Hazel Avenue N. and the alley west of Clark Avenue N., and from E. Cedar Street to E. Smith/E. Canyon Dr. *(See Appendix A: Map of the Mill Creek Historic District, Kent, WA.)*

The District was identified as potentially eligible for landmark designation in 2007 following a historic resource survey of Kent. During this period, Mill Creek residents undertook efforts to formally recognize the neighborhood. In 2007 the City of Kent established the Mill Creek Neighborhood as an official Neighborhood in the City’s Neighborhood Program. Between 2009 and 2012, the Neighborhood applied for two matching grants from the City of Kent to 1) purchase house plaques indicating the date the house was built and the original owner; and 2) publish a book of the houses that includes some of their history. In June 2014, the Neighborhood sought approval of Kent City Council to nominate a part of the Neighborhood as a Kent Landmark Historic District. City Council unanimously approved nominating the District for consideration by the Kent Landmarks Commission. A completed nomination application was submitted to the Kent Landmarks Commission in September 2014.

The District was designated as a historic district by the Kent Landmarks Commission on November 20, 2014. They found that although many of the houses had been altered to some degree, the overall scale, massing, and orientation to the street of the majority of buildings remained intact. In addition, most houses retained their original siding, fenestration patterns, and primary entrances and conveyed a strong sense of historical character. The Commission found that the District met the minimum age criterion of 40 years because the majority of houses in the District were built between 1903 and 1958. Further, the Commission found that the District met landmark designation criteria because it contained a well-preserved concentration of historic dwellings that together reflected the physical evolution of domestic architecture in Kent during the first half of the 20th century. *(See Appendix B for the complete list of the Kent Landmarks Commission findings.)*

2. Mill Creek Historic District – Character

The District is on the west slope of the East Hill and slopes down toward the west. The east-west streets ascend the hill. Most houses front on to the north-south streets, which are relatively flat. Because of the topography, houses on the east side of the street typically are set above the street, with a rockery or retaining wall (of concrete or concrete block) in front. Houses on the west side of the street are at grade level or, in some cases, below street grade.

The streets are relatively narrow and paved with concrete or asphalt. The strips flanking the paved roadway vary in character from block to block and sometimes from house to house. These strips are most typically used for parking. Most have gravel or bare dirt; some have lawn or asphalt. The District has concrete sidewalks mostly on the north-south streets. They are narrow and have no curbing.

Most properties have a front lawn and foundation shrubs; many have larger shrubs and small trees extending to the front of the lot as well. Fences in front are atypical, although some properties have picket fences. Many rear yards have wood fences. Front and side yards are relatively narrow, and the larger space is in the rear; even though many houses sit on non-conforming sized or double lots based on the original plotting. Large trees are usually in the rear or side yards. Many properties have a detached garage at the rear. Sheds and accessory dwellings are also found at the rear.

The Historic District is entirely residential. However, the Bereiter House, at the south edge of the District, is owned by the City of Kent and used as a museum.

Most buildings within the District are conventional wood-frame construction. In scale, the houses vary from simple, one-story or 1-1/2 stories, to spacious two-story dwellings. Most have gabled roofs, with some hipped roofs on smaller houses. Some have front porches, but often there is a simple concrete stoop sheltered by a gabled hood. Various types of wood cladding (narrow or wide clapboard, shingles, vertical boards) are almost universal, with minimal use of brick, stone, or stucco accents. Brick veneer is found on some of the Minimal Traditional and Ranch houses from the 1940s and '50s.

3. Contributing versus Non-Contributing Properties

There are 60 properties within the Historic District, 57 of which have houses, including the Bereiter House, which is currently used as a museum and is owned by the City of Kent. Of these 57 properties, 49 are Contributing; the other 8 are Non-Contributing, either because were built after 1962 or because they have been substantially altered and do not possess sufficient historical or physical integrity.

With a few exceptions (see *Appendix C*) Non-Contributing houses have much more flexibility when it comes to alterations than do Contributing houses. One expectation, however, is that new construction should fit within the scale and character of the District as a whole. If a Non-Contributing house is completely replaced, or if new construction on a vacant lot is proposed, the style of the new house shall be compatible with an architectural style of a Contributing house in the District. Examples of existing styles are offered in Section 1.c.

Each of the Design Guidelines in Article III includes a paragraph describing the constraints for Contributing and Non-Contributing houses. In many cases projects involving Non-Contributing houses will not require a COA review, but owners should still refer to the COA Approval Chart in Appendix C.

The Non-Contributing properties are:

- 508 Jason Avenue N.
- 318 Jason Avenue N.
- 802 E. Temperance Street
- 824 E. Temperance Street
- 821 E. Temperance Street
- 912 E. Temperance Street
- 419 Hazel Avenue N.
- 406 Hazel Avenue N.

4. Architectural Styles

There are many architectural styles represented within the District. These are listed below.

a) Craftsman Houses. Craftsman houses were inspired by a rustic/naturalistic design movement in California and were very popular throughout the country from around 1905 until 1930. They have moderately-pitched, gabled or hipped roofs; exposed rafters; wide, often unenclosed eaves; and full or partial-width porches. They are also characterized by decorative beams or braces under gables; tapered square columns; and substantial roof dormers, usually gabled or shed.

- Murker House, 617 E. Temperance Street (1909)
- Barton House, 701 E. Temperance Street (1909)
- Kendall House, 426 Jason Avenue N. (1911)
- E. Reed House, 512 Jason Avenue N. (1911)
- John Reed House, 431 Clark Avenue N. (1914)
- R E. Young House, 426 Prospect Avenue N. (1916)
- Neibling House, 420 Clark Avenue N. (1919)
- Ramstead House, 421 Prospect Avenue N. (1931)
- Cook House, 420 Prospect Avenue N. (1922)
- 327 Hazel Avenue N. (1909)
- Schaley House, 426 Clark Avenue N. (1912, altered 1950)



b) Workingman's Foursquare Houses. Workingman's Foursquare houses were common from the early part of the 20th century until about 1920. Most are 1 or 1-1/2 stories with square, hipped, or pyramidal roofs. Like vernacular houses they were simple and inexpensive to build, but had more space and slightly more ornamentation. The square or rectangular form of these houses made them especially practical for narrow city lots. A quadrant floor plan - typically a room is tucked into each of the four corners - eliminated the need for long hallways and made efficient use of interior space.

- Churchill House, 438 Clark Avenue N. (1909)
- Dunbar House, 412 Clark Avenue N. (1908)
- Berg House, 347 Hazel Avenue N. (1910)
- Bereiter House, 855 E. Smith Street (1908)



c) Vernacular/Folk Houses. Vernacular/Folk houses were popular in the late 19th and early 20th centuries. They are relatively small in size and simple in design, and used readily available building materials and conventional wood frame construction. As a result they were inexpensive and easy to construct.

- W.W. Young House, 438 Prospect Ave. N. (1906)
- George Berlin House, 833 E. Smith Street (1909)
- Anderson House, 414 Jason Avenue N. (1910)
- L. P. Calhoun House, 431 Prospect Ave N. (1910)
- Anna Pays House, 425 Clark Avenue N. (1930)
- S. A. Matson House, 404 Prospect Avenue N. (1937)
- Nelson House, 5001 Jason Avenue N. (1937)
- Smith House, 437 Jason Ave. N. (1909)
- Lee House, 425 Jason Avenue N. (1910)
- Wall House, 709 E. Temperance Street (1910)
- Calhoun House, 413 Prospect Avenue N. (1904)
- Smith House, 387 Hazel Avenue N. (1908)
- Radar House, 429 Jason Avenue N. (1907)
- S. W. Lyons House, 419 Jason Avenue N. (1908)
- Becvar House, 410 Prospect Avenue N. (1940)



d) Minimal Traditional Houses. Minimal Traditional houses were prevalent just before and during World War II, and are based loosely on the Tudor Revival style of the late 1920s. They are often very compact and have less ornament and simpler detailing than Tudor Revival, and often have a prominent front gable. Corner windows are common as are moderately pitched roof with no eaves.

- Hirfeman House, 314 Jason Avenue N. (1944)
- Henning House, 808 E. Temperance Street (1942)
- 415 Hazel Avenue N. (1954)
- 417 Clark Avenue N. (1939)
- Thomas House, 509 Jason Avenue N. (1941)
- H. Lyons House, 411 Jason Avenue N. (1939)
- Ottini House, 430 Jason Avenue N. (1938)
- Becvar House, 416 Jason Avenue N. (1941)
- Pozzi House, 721 E. Temperance Street (1943)
- 417 Prospect Avenue N. (1947)
- Goss House, 336 Hazel Avenue N. (1937)



e) Ranch Houses. Ranch houses were popular following World War II. They are characterized by a wide sprawling form, and were based loosely on the Spanish Revival style of the American Southwest. They generally have wide overhanging eaves and an asymmetrical façade, and are often much wider than they are deep. They often incorporated elements from other styles such as Colonial Revival or Craftsman.

- Knapstad House, 704 E. Temperance Street (1947)
- Badgro House, 432 Clark Avenue N. (1950)
- Williams House, 431 Hazel Avenue N, (1958)
- Dunbar House, 405 Clark Avenue N. (1957)
- Scott House, 424 Clark Avenue N. (1954)
- Erion House, 604 E. Temperance Street (1951)
- Anderson House, 715 E. Temperance Street (1959)



f) Colonial Revival Cape Code Houses. Colonial Revival Cape Cod houses were relatively common from the 1930s into the 1950s. They were a compact and inexpensive style developed as a result of the Great Depression. They are usually 1-1/2 stories with a symmetrical façade and gable roof, and usually have a simple front stoop rather than a porch.



- Mergens House, 436 Jason Avenue N. (1941)

5. Allowances for Security, Safety, and Noise Abatement

Any proposed changes for reasons of security, safety, and noise abatement to the exterior features of a house should be given wide latitude for approval by the Design Review Committee and Kent Landmarks Commission. It is preferable that the homeowner make these changes or additions in an unobtrusive manner and preferably not as a permanent change to the exterior structure of the house.

ARTICLE II: GENERAL PROVISIONS

1. Applicability

Article III, below, sets forth the Design Guidelines that are to be used for properties inside the boundaries of the Mill Creek Historic District. (*See Appendix A: District Map.*) These Design Guidelines apply to modifications of the exterior features of the house and property, but impose no restrictions on interior changes in the house. These Design Guidelines do not require restoration of the existing house in order to return it to its original condition. (Restoration, however, is always encouraged, and in some cases the homeowner can apply for grants to assist in the cost of restoration.) Existing design, materials, features and conditions on all Contributing properties at the time of Landmark District designation (November 20, 2014) are grandfathered in, and are not required to be modified unless they are in violation of City of Kent code regulations.

Any homeowner wishing to make modifications to the exterior of the house must refer to *Appendix C: Certificate of Appropriateness (COA) Approval Chart* to determine which modifications require a COA application to be submitted to the Kent Landmarks Commission. Approved COAs expire after three years, though a single application may be submitted and conditioned for a lengthy or phased project.

COAs are sometimes required even if no building permit required. Conversely, a COA may not be required for all things that require a building permit. Because the Commission may impose conditions or require changes to a proposed alteration, it may be to the homeowner's advantage to first obtain a COA from the Landmarks Commission before investing in a building permit application. There are no City or Commission fees for the processing of a COA.

Non-Contributing houses (listed in Section I(3)) must also submit a COA application, if certain exterior changes are proposed, to ensure that the historic character of the District is not being negatively affected. If a Non-Contributing house is replaced or substantially rebuilt, or new construction on a vacant lot is

proposed, a COA is required, and the style of the new house should be compatible with an existing architectural style of a Contributing house in the District. (Those styles are listed in Section I(4).) If a Contributing house is destroyed or substantially damaged, the replacement house will be considered Non-Contributing and must be compatible with a contributing architectural style in the existing Historic District.

2. Administration

The City of Kent will not administer the Design Guidelines, so they will not be able to interpret the guidelines for the homeowner. King County Historic Preservation Program (KCHPP) staff will provide assistance with the design review process. Should a homeowner choose to appeal a COA decision or complete a project in conflict with the Guidelines, the homeowner may be liable for any costs incurred by the City of Kent or KCHPP as a result of that enforcement or appeal. Additional appeal process information is available in the *Rules and Procedures* for the Kent Landmarks Commission.

a) COA Application. The COA application and instructions can be found in *Appendix D*. The COA application should include a written description of the proposal, along with photographs and drawings illustrating the present condition and proposed alterations. The project description should discuss in detail any proposed alterations or additions to that part of a property identified as a feature of significance in the landmark designation report (which is available through the King County Historic Preservation Program). Features of significance generally focus on the front of the property. Article III identifies in more detail all of the features that would need to be addressed in the COA application. The Landmarks Commission will also consider COA applications for projects that are not covered in the Guidelines or for projects which may be in conflict with the Guidelines but are requested due to extenuating circumstances.

b) Application Review. Once a COA application is submitted to the City of Kent or the King County Historic Preservation Office, it will be reviewed by KCHPP staff who will determine the COA Type. There are three COA types; Type I for major repair, replacement in-kind, and element restoration; Type II for alterations in appearance, replacement of historic materials, new construction, or additions; and Type III for demolition or removal of a landmark building. KCHPP staff can approve Type I COAs and will make a decision expeditiously in most cases. Type II and III are first reviewed by a Design Review Committee (DRC), consisting of 3-5 members of the Kent Landmarks Commission. The application will meet with the DRC for each Type II or Type III COA submitted, and the DRC will make a recommendation to the Landmarks Commission to approve, modify or deny the proposed COA. The Design Review Committee recommendations will be reviewed by the full Kent Landmarks Commission, who will then make a final decision on the COA project. The Landmarks Commission meets once a month for the purpose of reviewing COAs, and the design review process typically takes about 30 days.

3. Secretary of the Interior's Standards

The Design Guidelines in this document are the defining guidelines for Mill Creek Historic District homeowners to use when making exterior modifications to their houses. However, the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* provide more detail that could be helpful in restoring the individual historical features of the house.

Owners in the Historic District are encouraged to consult the *Secretary of the Interior's Standards for the Treatment of Historic Buildings*, available online at <http://www.nps.gov/tps/standards/rehabilitation.htm>. For more detailed information about specific projects, owners are encouraged to use the *Guidelines for Rehabilitating Historic Properties* located here: <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

These federal standards and illustrated guidelines are used throughout the nation for rehabilitation and restoration projects on historic buildings. They provide solid guidance regarding improvements, adaptive use, and appropriate treatment of historic features and materials.

These Guidelines are not meant to conflict with the *Secretary's Standards* but are intended to help homeowners understand the important features that reflect the historic character of their homes within the Mill Creek Historic District. The Design Guidelines supplement the standards that the Secretary of the Interior developed to guide the rehabilitation of historic properties.

4. Definitions

The following definitions should help clarify the intent of these guidelines:

- Original materials/features – those materials/features placed on a building when first constructed. These often consist of wood roofing shingles, horizontal wood siding, front porches, and wood double-hung windows.
- Historic materials/features – those materials, features, or architectural design placed on a building at the time of construction or after, but before 1962, the end year for Mill Creek Historic District's period of significance. These often include asphalt roofing shingles, mineral fiber siding tiles (sometimes containing asbestos), enclosed or enlarged front porches, room additions, and steel casement or aluminum sliding windows. Historic materials can be original materials or can have been added in a remodel or addition done prior to 1962.
- Compatibility – distinguishable as non-historic, but comparable to historic materials and features in terms of size, scale, form, design, material, color, and texture.

ARTICLE III: DESIGN GUIDELINES

1. Front, Side, and Back Restrictions

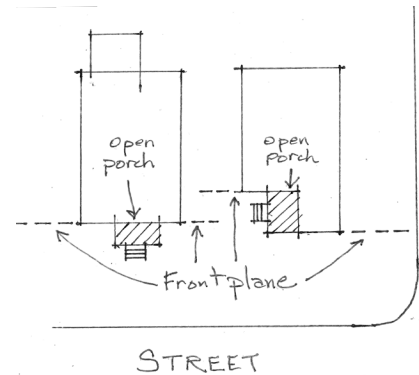
The street-facing front of a Contributing house is the most important feature to the historic character of the District as a whole; consequently, every effort should be made to preserve it. This includes porches, windows, entries, and roofs. Restoration of the front exterior to its original appearance is allowed and encouraged. Otherwise, any proposed changes to the front should be minimal and not impact the overall historic character of the house.

Historic features or materials on the front can be replaced if deteriorated beyond repair, but priority should be given to restoration or repair of any remaining historic material. Every effort should be made to avoid damage to any remaining historic features or materials. Any replacement of historic materials or features must match the existing look, pattern, and texture of the material being replaced or be a material used originally on the house.

In general, changes to the sides and rear of the house that do not require a building permit from the City of Kent are allowed without a COA. However, there are some exceptions which are explained in sections 2–9 of this Article.

2. Building Additions

- a. **Rooms:** Additions can be made to Contributing and Non-contributing houses without a COA as long as they are not on the street-facing front. Additions to the sides of the house must be set back two feet from the front plane of the house, so that the historical relationship between the front of the house and the streetscape is maintained, and the historic character of the streetscape is preserved. Front plane is defined as the primary built wall closest to and parallel with the street, at first floor level. It may vary depending which side of the house is being impacted. (See figure below.) Additions should be compatible with the architectural style of the house and materials should complement the existing or historic exterior siding, windows, and roof. Additions should preserve the existing symmetrical or asymmetrical balance of the historic design style.



Substantial alterations to Non-Contributing houses should strive to establish relative consistency and compatibility with existing architectural styles in the District.

All additions to the front of any house, or extending past the front façade, require a COA. Additions to any building on an individual lot cannot supersede City of Kent zoning regulations for maximum lot coverage.

- b. **Stories:** Contributing houses may have second stories added if they can be added within the existing architectural style of the house and if approved by the Kent Landmarks Commission. Dormers are addressed in the roofing section (Section 7.) All story additions must comply with the City of Kent zoning height regulation for the District residential zone, which is currently a maximum of 35 feet.

Non-Contributing houses may add second stories. All story additions must comply with the City of Kent zoning height regulation for the District residential zone, which is currently a maximum height of 35 feet.

All added stories, whether for a Contributing or Non-Contributing house, require a COA.

- c. **Porches and Decks:** Porches of Contributing houses are significant to the historic character of the District and should be preserved. However, increasing the size of porches is allowed if it is in keeping with the architectural style of the house. New decks should be built on the side or the rear of the house. Houses with heavily altered porches are encouraged to be restored back to their original form and detail according to archival photos or physical evidence.

Non-Contributing houses can change the existing side porches and decks without restriction, except as to comply with any City of Kent regulations.

All front porches or decks for Contributing houses require a COA. Non-Contributing houses do not require porch or deck COAs.

- d. Utilities, Heat Pumps, and Alternative Energy Systems: When integrating modern energy technology into a structure, or upgrading the home's power source, the integrity of the structure and historic features and materials of the house should be maintained.
- Locate energy-conserving and generating systems where they will not damage, obscure, or cause the removal of historic features or materials. Consideration must be given when the existing infrastructure doesn't allow for concealed placement of equipment without unreasonable cost to the homeowner. Every attempt should be made to install these systems in locations other than on the front of the house or in the front yard.
 - Install technology in such a way that it can be readily removed without damage to historic features or materials.
 - Solar collectors and other alternative energy should be designed, sized, and located to minimize their effect on the historic features or materials of a building. Exposed hardware should be in a consistent color scheme and mounted in a way to minimize visual impact.

Non-Contributing houses can change any of these systems without restriction, except as to comply with City of Kent regulations.

All utilities, heat pumps, and alternative energy equipment located on the front of a Contributing house require a COA.

3. Exterior Finishes

- a. Materials: Historic materials (siding, decorative trim, eave brackets, etc.) should be maintained if at all possible. (See Section II(4) for definitions of historic materials. Repair of deteriorated historic materials is preferred over replacement. If repair is not feasible, materials can be replaced with materials of similar width, shape, and texture as the historic material.

Existing material that is not historic can be replaced with materials of similar width, shape, and texture. For example, if a house once had wood shingles, but now has horizontal aluminum siding, it is acceptable to use either of these materials to make repairs or to do replacements. Lower-maintenance materials may be used if they have structural integrity, and closely match the profile of the historic or existing siding. Proposed replacement of historic materials with materials unlike the historic material in width, texture, and structural integrity requires a COA.

Non-Contributing houses can change their exterior materials without restriction, subject to City of Kent code regulations.

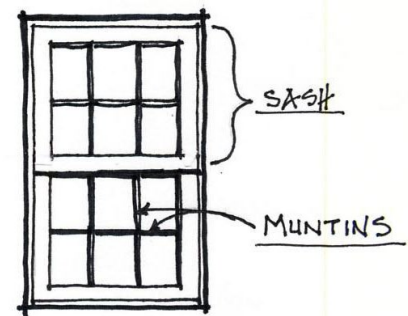
- b. Colors: Historical colors are recommended for exterior paint. (See Appendix F: Historic Colors of America palette, also available at <http://historic.getservd.net/>.) Non-Contributing houses are also asked to use the same historical palette recommendations as for Contributing houses. No COA is required for paint, with the exception of the painting of previously unpainted brick (due to accelerated deterioration from moisture retention).

4. Fenestration (windows, doors and their openings)

- a. Windows: Historic window types, configuration, and size of openings on the front of the house shall be preserved. If the historic windows have muntin grids they shall be maintained. If windows are deteriorating, the preferred option is to restore the grids and frames. If the windows must be replaced, they should be replaced with the same size and profile of the existing window and if possible, using

the same material. If it can be shown that the original window style of the house was different, then replacement to that style is allowed. It is acceptable to replace the glass in the windows with insulated glass. Mirrored or darkly tinted glass is not permitted. If safety is an issue, safety glass will be allowed. For 1/1 historic window sash (no muntin grids) that are too deteriorated to repair, fiberglass or metal clad wood windows are acceptable replacements. Externally applied muntin grids are acceptable. While high-quality vinyl or fiberglass windows may be acceptable, low-cost vinyl windows are discouraged due to short life span, difficulties with operation after they've warped, and inability to change the color.

- Replacement of existing non-historical windows with windows of the same style, size, and profile does not require a COA. COAs are required for replacing historic windows. Use of interior or exterior storm windows is preferred over replacement of historic windows with more energy efficient windows.
- As mentioned in Section I(5), special consideration should be given to window changes which maintain safety, reduce noise, minimize cost, and promote energy efficiency.



Non-Contributing houses have no restriction on window or glass replacement.

- b. Air Conditioners: It is preferable that permanent window air conditioners are not placed on the front of the house. Temporary window-located air conditioners (defined as 6 months or less) is acceptable on the front sides of houses. Permanent window air conditioners on the front of Contributing houses require a COA.

Non-Contributing houses have no restriction on air conditioners in the windows.

- c. Awnings and Blinds: Permanent awnings on the front should be compatible with the architectural style of the house. Canvas awnings for earlier homes and metal awnings for post-WWII homes were typical. Temporary roll-up awnings or blinds are acceptable, as long as they are removable, can be rolled up, and are unobtrusive. The color scheme of the awnings should match or complement the house colors. Permanent awnings on the front of Contributing houses require a COA.

Non-Contributing houses have no restriction on the use of awnings and blinds.

- d. Window Boxes. Window boxes under the windows, even on the front, are allowed, and do not require a COA.
- e. Doors: Every effort should be made to maintain historic doors. When replacing an existing door, avoid modern flush doors or ornamental doors that do not reflect the historic architectural character of the house. If safety is an issue, safety glass is allowed. Replacement of historic front doors on Contributing houses requires a COA. Replacement of non-historic doors on Contributing houses does not require a COA.

Non-Contributing houses have no restriction on replacing doors.

- f. Storm/Screen Doors: Screen and/or storm doors should be compatible with and not obscure a historical door. Storm and/or screen doors that completely obscure the historical front door on a Contributing house requires a COA. Storm and/or screen doors that do not significantly obscure the historical front door on a Contributing house do not require a COA.

Non-Contributing houses have no restriction on adding storm and screen doors.

- g. Window bars: Window bars on the front of a Contributing or Non-Contributing house require a COA. Window bars on the back or sides of Contributing or Non-Contributing houses do not require a COA.

5. Roofs

- a. Dormers: Dormers are allowed if they are consistent with the architectural design of the house. New dormers on a Contributing house visible from the front street require a COA.

Non-Contributing houses have no restriction on adding dormers.

- b. Skylights, solar collectors, and other alternative energy equipment on the roof should be designed, sized, and located to minimize its effect on the architectural character of a building and the streetscape. They should not be located on the front, unless there is no feasible alternative location. Any skylights or solar collectors on Contributing houses visible from the street require a COA.

Non-Contributing houses have no restriction on skylights and solar collectors.

- c. Chimneys: Chimneys shall not be added on the front of the house. If it is not possible to add an alternative heat source requiring a flue or chimney without broaching the front of the house or the roof on the front side of the house, then a COA is required. Adding a chimney to the back or side of a Contributing house does not require a COA.

Non-Contributing houses have no restriction on adding chimneys.

- d. Materials: Historically, most roofs in the district were covered with wood shingles or asphalt/composition shingles. They are intended to be replaced every 25-30 years. Roofs can be replaced with new materials that match the existing shingles without obtaining a COA. Replacement with different materials or colors may also be acceptable but requires a COA. Metal and tile roofs are generally not acceptable unless they were historically used on the house; proposed use of these materials require a COA.

Non-Contributing houses should comply with the same guidelines for roof material replacement.

6. Driveways & Parking Areas

No new driveways are to be added at the front of the property unless it is not possible to reach a garage in the back from the alleyway. Driveway entry from alleyways is preferred. Corner lots may have new driveways entering from the side street.

No new parking areas on the front of the lot shall be allowed without a COA. The only parking normally allowed in the front is in the existing parking strip. Parking on the side for corner lots is allowed.

Non-Contributing properties have the same restrictions on driveways and parking areas.

7. Garages and Sheds

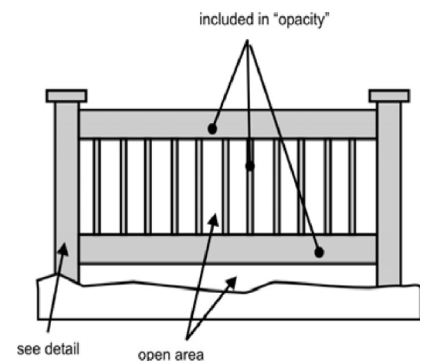
Garages and sheds that are visible from the front street or that exceed a 10' x 10' footprint should be compatible with the architectural style and materials of the house and require a COA. There shall be no new garages allowed at the front of the property without approval by the landmarks commission. Total building footprint on a lot must comply with City of Kent development regulations.

Temporary sheds are not allowed in the front yard and must be set back at least ten feet from the front of the house. There are no material restrictions for temporary sheds. Open shelters like gazebos, pergolas, and arbors are allowed without a COA.

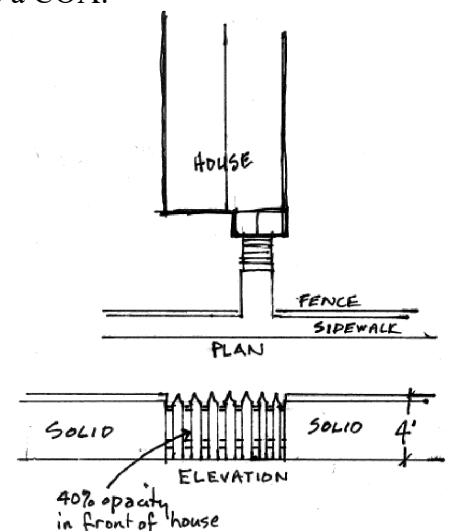
Garages and sheds which are not visible from the front street, or do not exceed a 10' x 10' footprint, do not require a COA.

8. Fences and Walls

- a. **Heights:** Fence height shall comply with existing City of Kent regulations. A three-foot high solid fence or wall is allowed in the front yard. A four-foot high fence or wall is allowed in the front yard if it has a minimum of 40% transparency (40% of the fence is visually open). Arbor or pergola entries and gateways more than four feet tall are allowed. A front fence may be solid and four feet tall outside of the front width of the house but must return to three feet or 40% transparency for the front width of the house. No COA is required if the fence or wall meet these criteria. All others require a COA.



- b. **Styles:** Front fences or walls should attempt to complement the architectural style of the house or be similar in style to one in the Historic District.
- c. **Materials:** Wood construction is preferred for fences. Cinder block and chain link fences on the street front side are discouraged.
- d. **Colors:** Paint or stain color of fences should complement the historic color palette or be natural (i.e. bare wood with clear treatment). No COA is required for paint color.



Non-Contributing properties have the same restrictions on fences and walls.

9. Landscaping

The primary feature of significance in the Mill Creek Historic District is the relationship of the houses to the streets. Consequently, the character of the neighborhood depends on a balance of hard streetscape elements (streets, curbs, sidewalks, driveways, and fences), soft landscape screening between the street and the house (shrubs, bushes, vined arbors, and trees), and the visible front of the house. In order to better maintain this character, extensive landscape materials that fully screen the front of the house are discouraged, but not regulated. A mix of good street trees, small shrubs or bushes, and low fencing is preferred.

MAP OF MILL CREEK HISTORIC DISTRICT, KENT, WASHINGTON



APPENDIX C:

MILL CREEK HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS (COA) APPROVAL CHART

**Obtain all required city building permits prior to making any alterations to one's property. The need for a COA is independent of any required city building permits. Allow a month minimum for the COA review process.

PROJECT	Contributing Property		Non-contributing Property	
	NO COA	COA	NO COA	COA
New Building		X		X
Additions				
a. Rooms				
<ul style="list-style-type: none"> Affecting the front of house, or extending past the front façade 		X		X
<ul style="list-style-type: none"> Not affecting the front of house 	X		X	
b. Stories				
<ul style="list-style-type: none"> Any story addition 		X		X
c. Porches & Decks				
<ul style="list-style-type: none"> Any porch or deck addition to front of the house 		X		X
<ul style="list-style-type: none"> Any porch or deck addition to side or rear of house 	X		X	
d. Utilities, Heat Pumps & Alternative Energy Systems				
<ul style="list-style-type: none"> Affecting the front of the house 		X		X
<ul style="list-style-type: none"> On the side or rear 	X		X	

PROJECT	Contributing Property		Non-Contributing Property	
	NO COA	COA	NO COA	COA
Exterior				
a. Materials				
<ul style="list-style-type: none"> ● Repair of existing siding with siding of same material, dimension and texture 	X		X	
<ul style="list-style-type: none"> ● Replacement of historic or non-historic siding with siding of the same dimension, texture, and structural integrity of the historic siding 	X		X	
<ul style="list-style-type: none"> ● Replacement of historic siding with material unlike the historic or original siding in width, texture, and structural integrity. 		X	X	
<ul style="list-style-type: none"> ● Replacement of existing non-historic siding with siding of the same dimension, texture, and structural integrity. 	X		X	
<ul style="list-style-type: none"> ● Replacement of existing non-historic siding with material unlike the existing, historic, or original. 		X	X	
b. Colors - Paint	X		X	
<ul style="list-style-type: none"> ● Painting previously unpainted masonry 		X		
Fenestration (windows and doors)				
a. Windows				
<ul style="list-style-type: none"> ● Replacement of historic windows on front of house 		X	X	
<ul style="list-style-type: none"> ● Replacement of non-historic windows using same style and size 	X		X	
<ul style="list-style-type: none"> ● Replacement of non-historic windows altering style and size 		X	X	
<ul style="list-style-type: none"> ● Storm windows on front that match size and have horizontal divisions matching existing windows 	X		X	

PROJECT	Contributing Property		Non-Contributing Property	
	NO COA	COA	NO COA	COA
b. Air Conditioners				
<ul style="list-style-type: none"> Permanent window air conditioners on front 		X	X	
<ul style="list-style-type: none"> Temporary (less than six months) window air conditioners on front 	X		X	
<ul style="list-style-type: none"> Permanent and temporary window air conditioners on side or rear 	X		X	
c. Awnings & Blinds				
<ul style="list-style-type: none"> Temporary roll up awnings or blinds 	X		X	
<ul style="list-style-type: none"> Permanent awnings on front of house 		X	X	
d. Window boxes		X	X	
e. Doors				
<ul style="list-style-type: none"> Replacement of historic front door 		X	X	
<ul style="list-style-type: none"> Replacement of existing front door in style that does not reflect historical architectural character 		X	X	
f. Storm/Screen Doors				
<ul style="list-style-type: none"> Addition of storm or screen door that does not obscure front door 	X		X	
<ul style="list-style-type: none"> Storm or screen doors that obscure historic front door 		X	X	

PROJECT	Contributing Property		Non-Contributing Property	
	NO COA	COA	NO COA	COA
<i>Fenestration (continued)</i>				
g. Window Bars				
<ul style="list-style-type: none"> ● Addition of window bars on windows not visible from front street 	X		X	
<ul style="list-style-type: none"> ● Addition of window bars on front of house 		X		X
Roofs				
a. Dormers				
<ul style="list-style-type: none"> ● Addition of dormer to front of house or if visible from the front street 		X	X	
<ul style="list-style-type: none"> ● Addition of dormer to any side of house not visible from front street 	X		X	
b. Skylights and Solar Collectors				
<ul style="list-style-type: none"> ● Any skylights or solar collectors visible from front street 		X	X	
c. Chimneys				
<ul style="list-style-type: none"> ● Any chimney added to front of house 		X	X	
d. Materials				
<ul style="list-style-type: none"> ● Replacement of roofing material with similar color and material or historical roof color and material 	X		X	
<ul style="list-style-type: none"> ● Replacement not fitting above criteria 		X		X
Driveway & Parking Areas				
<ul style="list-style-type: none"> ● Addition of new driveway or parking area at front of property 		X		X
<ul style="list-style-type: none"> ● Addition or replacement of driveway or parking area on side or rear of property 	X		X	

PROJECT	Contributing Property		Non-Contributing Property	
	NO COA	COA	NO COA	COA
Garages & Sheds				
<ul style="list-style-type: none"> Addition of garage or shed that is visible from street and larger than 10' by 10' 		X		X
Fences and Walls				
a. Height				
<ul style="list-style-type: none"> Fences or walls in front yard that do not exceed 4 ft. high, and have a minimum 40% opacity. 	X		X	
<ul style="list-style-type: none"> Solid fences or walls in front of the house that do not exceed 3 ft. high 	X		X	
<ul style="list-style-type: none"> Fences or walls in front yard that do not meet above criteria. 		X		X
b. Styles – front of property				
<ul style="list-style-type: none"> Style complementing architectural style of house or a style represented in historic district 	X		X	
<ul style="list-style-type: none"> Any style not represented in historic district or not complementing architectural style of house 		X		X
c. Materials – front of property				
<ul style="list-style-type: none"> Wood construction 	X		X	
<ul style="list-style-type: none"> Other materials 		X		X
Landscaping	X		X	



Landmarks Commission

Certificate of Appropriateness Application Instructions

A complete Certificate of Appropriateness Application must include the cover sheet, a complete project description and photographs as described below.

Project Description

The project description consists of a written description of the proposal accompanied by photographs and/or drawings illustrating the present condition and proposed alterations to a landmark property. The project description should discuss in detail any proposed alterations or additions to any element of a landmark property identified as a feature of significance in the designation report. The features of significance vary for each landmark property, but most often include the front of the building and the area between the house and the street. To verify the what project information should be included in the application, contact King County Historic Preservation Program staff at 206-477-7976.

For each feature of the landmark affected by the proposed project:

- Describe the location and current condition of the feature (reference photographs). Provide information about the original design and materials of the feature, if known, including the date of construction. Historic photographs may be helpful in determining the original appearance.
- Describe proposed alterations (reference photographs/drawings). Discuss the reason for the proposed intervention and reason for selecting the proposed alternative.
- Provide specific information about materials i.e. metal roofing, paint colors, or siding, which are proposed for use in the restoration/rehabilitation project. Include samples or specifications.

The application ***must also include photographs, drawings, and/or color photocopies***, which clearly illustrate the existing conditions and the proposed work. A sample project description is included on the back of this page for reference.

Application Deadline

Applications for Type II projects, which must be formally reviewed by the Design Review Committee, need to be received by 5 pm on the first Thursday of the month. This is to ensure placement on the upcoming agenda for the monthly Design Review Committee meeting which is generally held on the second Thursday of each month. Applications for Type I projects will be reviewed by Historic Preservation Program Staff within ten days of receipt.

Return completed application to ssteen@kingcounty.gov, or if by regular mail to:

Attn: Sarah Steen
Historic Preservation Program
201 S. Jackson, Suite 700
Seattle, WA 98104

Please Note: Applicants are encouraged to confer with the program staff prior to submitting an application. To schedule an appointment or discuss your anticipated project, please contact Sarah Steen, at 206-477-7976.

Sample Project Description

(Photographs, drawings, and samples are referenced but not attached here)

Property: Wilson Farmhouse, 1905

Project Summary: Restoration of front porch; repainting of the entire structure.

Porch:

Present condition: The porch presently consists of an asphalt shingle roof supported by wrought-iron posts. The wooden porch floor is also deteriorated. The porch is presently in disrepair and pulling away from the main structure. (Photographs 1-5) The current porch reflects alterations which occurred sometime after 1940. The configuration of the original porch, is revealed by the 1940 tax assessor's photograph, as well as earlier photographs. The historic photographs reveal that the porch originally had four turned wooden posts supporting a hipped, wood shingle roof. (Photographs 6-8).

Proposed work: Restoration of the original porch using a design based on historic photographs (Drawing 1). Preliminary investigation of the porch roof indicates that the original framing is still in place; however the wood has suffered severe water damage due to leaks in the porch roof, and may need to be replaced.

Painting:

Present condition: The house, last painted over 20 years ago, is presently white. Field examination indicates that the home was originally gray with beige trim and window surrounds. The window muntins were painted black. The colors of the original porch cannot be verified, but we believe that the porch paint scheme most likely matched the house.

Proposed work: Repaint the house in the original color scheme, using paints indicated on the enclosed samples. The porch posts and brackets will be painted beige to match the trim on the house. The porch floor will be painted a slightly darker gray than the main structure.



COA # _____

Certificate of Appropriateness Application

SUBMITTAL DATE: 9/28/2015

DATE RECEIVED:

Property Name: Mill Creek Historic District - John & Mary Smith House

Address: 1234 Hazel Ave

City: Kent

Applicant: Jane Doe

Address: 1234 Hazel Ave

City: Kent

State: WA

Zip: 98030

Phone: 555-123-4567

Email: jane.doe@gmail.com

Owner: Same as applicant

Address:

City:

State:

Zip:

Phone:

Email:

Is the project likely to receive Federal or State financial assistance? No

If so, please indicate the source:

Does the project require a building permit? Yes

Project Summary: Please describe the project in detail on a separate sheet. Refer to the COA instructions sheet for additional submittal requirements.

In November 2014, the Kent Landmarks Commission issued the following findings of fact for the Mill Creek Historic District:

1. *A landmark district is defined in KMC 14.12 as “a geographic area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development...”*
2. *The district consists primarily of portions of two early plats: most of the southern half of Clark’s First Addition and the central section of Clark’s Second Addition. William and Laura Clark filed the First Addition plat in April 1890; I.C. and Grace Clark and H.L. and Norma Clark filed the Second Addition plat in May 1907.*
3. *Buildings in the district are associated with three distinct periods of growth articulated in the landmark registration form. These include: Dairy Production Era (1890s -1920s); Truck Farming Era (1920s – 1940s); and, Industrialization Era (1950s – 1960s). The majority of houses, 28, were built during the era when the dairy industry was dominant, followed by the Truck Farming Era when 18 houses were built. Only eight houses date to the period of increasing industrialization during the 1950s and 60s.*
4. *The district’s period of significance extends from 1903, when the oldest house in the district was built, to 1962, when the Howard A. Hanson Dam was completed. This event began the transformation of the White River Valley from agricultural use to large scale commercial and industrial uses.*
5. *Because of its proximity to downtown, many of Kent’s leading citizens built homes here, including numerous business owners and three mayors. Well-known early residents include Duffy Armstrong and Louis and Chuck Becvar, who along with a third Becvar brother operated the Kent Flying Service. Another prominent resident was Ward Rader, who bottled the popular Rader’s root beer.*
6. *The nomination registration form identifies contributing and non-contributing properties. Contributing properties are those that were built during the historic period, remain in their original location, and possess sufficient integrity of design, materials, association, setting, and feeling to contribute to the historical character of the district. Contributing buildings are synonymous with “feature of significance” as defined in Kent Municipal Code (KMC) 14.12. Non-contributing properties are those built after the historic period and/or do not possess integrity sufficient to convey historical character. All contributing properties identified in the registration form are recommended as features of significance herein.*
7. *The district contains 60 properties of which 50 are contributing. Forty-eight of the contributing properties are houses; two are vacant lots. Ten properties are non-contributing due to age, relocation, or because they have been substantially altered and do not possess sufficient physical integrity; one of these serves as a parking lot. Regarding relocation of properties, one house, 721 E. Temperance St., was moved into the neighborhood during the historic period and is therefore considered contributing; another, 432 Clark Ave N., was moved into the district after the historic period and is considered non-contributing.*
8. *A district can contain features that lack individual distinction as well as individually distinctive features that serve as focal points. A district may be considered eligible even if all of the components*

lack individual distinction, provided that the area as a whole conveys historical character. In either case, the majority of components that contribute to a district's historical character, even if they are individually undistinguished, must possess some degree of integrity. The district possesses integrity of:

- *Location, because most of the houses are located on their original sites;*
- *Design, because the elements that characterize the district are largely intact. These include but are not limited to narrow streets oriented to the cardinal directions, building orientation and placement on the lot; original massing and roof configuration; porch configuration; exterior cladding; fenestration and associated sash;*
- *Setting, because the surrounding area retains many houses constructed in the first half of the 20th century and retains its historic use as a residential neighborhood;*
- *Materials, because the houses retain much of the original exterior material, including but not limited to, wood cladding (horizontal and vertical boards and shingles), brick veneer, and decorative wood trim. The significant changes to materials on the exterior are replacement of: wood shingle roofs with asphalt/composition shingles; some wood window sash with aluminum or vinyl sash; and original front doors;*
- *Feeling, overall the physical features of the district strongly convey its historical character and use as a residential neighborhood;*
- *Association, because the district has a documented link to the historic context as described in the landmark nomination registration form including association with three distinct periods of development in Kent and the larger White River Valley.*

9. The landmark registration form provides additional contextual information supporting its eligibility for designation as a City of Kent landmark.

10. The district contains one City of Kent landmark, the Bereiter House, designated in 2008; it will be subject to the same design standards as those applied to the district.

11. Features of significance described herein are subject to the regulatory provisions contained in KMC 14.12.060 until such time as district-specific design standards are developed and adopted by the Commission. Section V of the Commission's Rules and Procedures provide for development of such standards.

At its November 20, 2014, meeting the City of Kent Landmarks Commission unanimously approved a motion to designate the Mill Creek Historic District as a City of Kent landmark based on the above findings.

Boundaries of Significance: Block 1, Lots 9-13; Block 3; Block 4, Lots 1-24 of Clark's First Addition to Kent; and Block 2, Lots 7-8; Block 3; Block 4, Lots 7-12 of Clark's Second Addition to Kent; and legal parcels 1612500314, 1922059035, 1922059135, 1922059155, 1922059139, 1922059138, 1922059144, 1922059140, 1922059344, 1922059116, 1922059124, 1922059106, 1922059105, 1598600130, 1598600120, 1598600110, and including all bounding roads and alleys to their centerlines. See attached map.

Features of Significance: All exterior portions of houses on contributing properties, and all open space, including but not limited to parking areas, street rights-of-way, and undeveloped portions of properties both contributing and non-contributing. More specifically these include the following components:

1. *Buildings: Exterior siding; roof forms: porches; fenestration; orientation on lot*
2. *Roads and parking areas and particularly street width*
3. *Vacant and undeveloped land for all parcels within the district boundaries (reviewed for new construction only)*

APPENDIX F: HISTORIC COLORS OF AMERICA PAINT PALETTE

The image is a screenshot of a web browser displaying the 'Historic Colors of America' website. The browser's address bar shows 'historic.getservd.net'. The website's header features the title 'HISTORIC COLORS OF AMERICA' in a green, serif font. Below the header is a large grid of color swatches. The grid is organized into several columns of varying widths, each containing a range of colors from light to dark. On the left side of the grid, there is a vertical red tassel. In the center of the grid, there is a small rectangular image of a landscape painting. On the right side of the grid, there is a stack of colorful paint cans. The website's footer contains a message: 'This site is designed for IE 6 or better with Javascript enabled. The suggested minimum resolution is 1024 x 768 pixels.'