



King County

Department of Natural Resources and Parks

Historic Preservation Program
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November 6, 2018

Report to the King County Hearing Examiner
Department of Natural Resources and Parks file no. COA1813
Proposed Ordinance 2018-0507

VASHON HARDWARE STORE
Certificate of Appropriateness Appeal

The King County Historic Preservation Program (HPP), located in the Department of Natural Resources and Parks, provides administrative support to the King County Landmarks Commission in accordance with King County Code (K.C.C.) Chapter 20.62 Protection and Preservation of Landmarks, Landmark Sites and Districts. This report provides background information on the Vashon Hardware Store Landmark Designation and summarizes the King County Landmarks Commission's design review process, findings of fact, and decision as they relate to an Application for Certificate of Approval for alteration to the Vashon Hardware Store, a designated King County Landmark.

1. Vashon Hardware Store, located at 17601 Vashon Highway SW, Vashon, Washington, was nominated to the King County Register of Historic Places in July, 1986. The nomination form includes a physical description of the building, noting that the storefront encompasses two buildings. The nomination also notes that the façade, which was constructed in the 1930s, is characteristic of the Moderne style in its horizontal elements and use of curved elements. It states that elements including “rounded concrete entry steps, smooth wall surface, and a continuous band of large plate glass windows” are features that in combination reinforce the horizontal line that is a hallmark of the style. (Please see Exhibit 1, attached.)
2. During a public hearing on August 21, 1986, the King County Landmarks Commission voted to designate the Vashon Hardware Store a King County Landmark based on its significant association with early commercial activity in Vashon and its possession of architectural characteristics of the Moderne style. The Designation Report, dated August 22, 1986, identifies the entire exteriors of the street facing [north and east] facades including but not limited to massing, fenestration, porches, and signage, as Features of Significance. (Please see Exhibit 2, attached.)
3. According to K.C.C. 20.62.080 Certificate of appropriateness procedure, a Certificate of Appropriateness (COA) must be obtained from the Landmarks Commission before any alterations may be made to the significant features of the landmark identified in the designation report. The COA process is outlined in Technical Paper No. 20, which is posted on HPP's website. In this case, a Type II COA, for alterations in appearance, replacement of historic materials, and new construction, was required. (Please Exhibit 3, previously submitted.)
4. In May, 2018, it came to the attention of HPP staff that the southernmost storefront of the Vashon Hardware Store had been altered without a COA. On May 8, 2018, HPP staff sent a letter to the property owner, providing notification that a COA is required for exterior modifications to this designated King County landmark. The letter included an application, instructions, and additional technical information. (Please see Exhibit 4, attached.)

5. Vashon Hardware Store property owner, Melinda Powers, subsequently submitted a COA Application for alterations made to the southernmost storefront including installation of cedar siding and painting the window mullions. (Please see Exhibit 5, attached and Exhibit 6, previously submitted.)
6. Vashon Hardware Store COA #1813 was scheduled for review by the King County Landmarks Commission's Design Review Committee (DRC) at its June 14, 2018 meeting. Ms. Powers, the applicant, was notified of this meeting but did not attend. (Please see Exhibit 7, attached.)
7. At the June 14, 2018 DRC meeting, HPP staff explained the application. DRC members discussed whether or not they found the alterations compatible with adopted rules, regulations, and the Secretary of the Interior's Standards for Rehabilitation as well as other options that could help the property owner achieve her objective to call attention to this storefront. DRC members concluded that the alterations were not compatible with the historic materials and scale of the building façade and did not meet the Secretary of the Interior's Standards for Rehabilitation. The DRC recommended denial of the COA application to the full commission. (Please see Exhibit 8, attached.)
8. HPP staff prepared a DRC Report to the Landmarks Commission, dated June 25, 2018. The report summarized Type II COA Application #1813, and included a description of the project proposal, property background, historic and current photos of the building, a list of features of significance, applicable K.C.C. citations, Rules and Regulations of the King County Landmark Commission, and Secretary of the Interior's Standards for Rehabilitation, the DRC's recommendation, and a draft motion. (Please see Exhibit 9, attached, and Exhibits 10 and 11, previously submitted.)
9. HPP staff notified Ms. Powers that the DRC recommended denial of the COA application, and that a public hearing would be held on June 28, 2018, during which the King County Landmarks Commission would consider the application for consider COA #1813. (Please see Exhibit 12, attached.)
10. At the June 28, 2018 public hearing, Ms. Powers presented the COA application to the King County Landmarks Commission and explained why she made the alterations to the Vashon Hardware Store building's facade. Commission members discussed the alterations in relation to adopted rules and standards, commenting unanimously that the alterations do not comply. Commission members offered suggestions for alterations that might help Ms. Powers achieve her objectives while complying with adopted rules and standards. The commission voted unanimously to deny the Type II COA Application #1813. (Please see Exhibit 13, previously submitted.)
11. On July 9, 2018, the King County Landmarks Commission issues its Findings of Fact and Decision for COA No. 1813. The Findings of Fact and Decision summarizes the commission's findings that the proposed project is not compliance with applicable standards and criteria and that at its June 28, 2018 meeting, the commission unanimously denied the COA to install horizontal wood siding on the southernmost storefront of the Vashon Hardware Store based on the findings and related exhibits. (Please see Exhibit 14, previously submitted.)