



## KING COUNTY LANDMARKS COMMISSION FINDINGS OF FACT AND DECISION Certificate of Appropriateness No. 1813

**PROPERTY:** Vashon Hardware Store  
**PROPERTY ADDRESS:** 17601 Vashon Highway SW, Vashon, Washington  
**OWNER:** Today's Special So Is Tomorrow LLC  
**APPLICANT:** Melinda Powers

### SUMMARY

The King County Landmarks Commission (commission) denies a certificate of appropriateness (COA) to add horizontal wood siding to a portion of the façade of the Vashon Hardware Store, a King County landmark, 17601 Vashon Highway SW, Vashon, Washington.

Public Hearing: The commission held a public hearing on a COA application for the Vashon Hardware Store on June 28, 2018 at King Street Center, 201 S. Jackson, Seattle. Staff sent the COA application and supporting documentation, including the Design Review Committee Report to commissioners prior to the hearing.

At the hearing, staff briefly summarized the proposal, the addition of horizontal wood siding to the southernmost storefront of the façade. He explained that the landmark designation is for the entire parcel, which consists of two buildings joined by a single, cohesive façade. There are two separate businesses, The Hardware Store restaurant in the northernmost building, and a new business was about to open in the southernmost building. His summary was followed by a brief presentation by the Applicant, Melinda Powers. Powers provided the commission with information about why she had already completed the project, indicating she was trying to open a new business at that location and wanted to differentiate the look of the storefront from the existing restaurant business next door. Even though the two buildings are connected by a single façade, they are two separate addresses. She also indicated she had looked at other options for differentiating the storefronts, including signage and different colors of paint, but none of them seemed to provide as distinct a difference as the application of the horizontal wood siding.

The commission found that the proposed project is not in compliance with the standards and criteria. In making its decision, the commission adopted the following specific findings:

## **FINDINGS**

### Background

1. The Vashon Hardware Store is significant under Criterion A1 for its association with early commercial activities in Vashon and under Criterion A3 for possessing architectural characteristics of the Moderne Style.
2. The designated landmark is a single tax parcel that includes two separate buildings joined together on the east by a single smooth façade, but each building has its own entry and storefront. There are separate businesses in each building.
3. The features of significance are the entire exteriors of the street-facing (north and east) facades including but not limited to massing, fenestration, porches, and signage.
4. The landmark designation report (August 22, 1986) indicates that no significant feature may be altered, whether or not a building permit is required, without first obtaining a certificate of appropriateness from the landmarks commission.

### Criteria

1. King County Code Certificate of Appropriateness Procedure (KCC 20.62.080) along with Rules and Procedures of the King County Landmarks Commission (Rules) were used to evaluate the COA application.
2. Pursuant to Rules Part VI, Section 6.2, a Type II COA shall be reviewed in accordance with the following criteria:
  - a. The degree to which the proposed project complies with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (as amended 1996)
  - b. The extent to which the proposed project would adversely affect the features of significance identified in the latest of the preliminary determination of significance, if any, or the designation report
  - c. The reasonableness or lack thereof of the proposed project in light of other alternatives available to achieve the objectives of the owner and the applicant
  - d. The extent to which the proposed project may be necessary to meet the requirement of any other law, statute, ordinance, regulation, code or ordinance
3. The Design Review Committee determined that *Secretary of the Interior's Standards for Rehabilitation 9 and 10* were applicable to this request.
4. *Standard 9* states "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." *Standard 9* is not met. The wood siding has been nailed over

the top of the existing painted plywood façade, creating an expanse of different textured material. While not destroying the historic material, it has covered it up, it has impacted the horizontal character of the 1935 façade that was placed on the entire front of the buildings, giving the appearance of one building with two storefronts. The new siding is differentiated, but is not compatible with the rest of the plywood façade in scale, proportion of the board widths, or material texture. It effectively creates an appearance of two separate distinct facades, rather than the single long façade that is one of the primary features of significance for the landmark.

5. *Standard 10* states “New additions, exterior alterations, or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” *Standard 10* is met. The wood siding could be removed, if done carefully, as it is just attached with nails. Putty or filler could be used to close up any large nail holes and the underlying plywood could be repainted so that it appears as it did prior to installation of the siding.
6. The Commission discussed a variety of other options to distinguish the southernmost storefront, including the addition of signage, paint, and a change in the canvas awning valance, but the applicant preferred not to use any of the alternatives.

#### MINUTES AND EXHIBITS

The minutes of the King County Landmarks Design Review Committee meeting of June 14, 2018 and the King County Landmarks Commission public hearing of June 28, 2018, are on file in the King County Historic Preservation Program office, 201 S. Jackson, Suite 700, Seattle, Washington.

The following exhibits were entered into the record:

- Exhibit No. 1: COA No. 1813 application and supporting photos
- Exhibit No. 2: Design review committee report, 6/25/2018
- Exhibit No. 3: Minutes of the King County Landmarks Commission, 6/28/2018

#### DECISION

At its June 28, 2018 meeting the commission unanimously denied a certificate of appropriateness to install horizontal wood siding on the southernmost storefront of the Vashon Hardware Store based on the above-listed Findings and related exhibits.

KING COUNTY LANDMARKS COMMISSION

  
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Poppi Handy, Chair

7/9/2016

Date

TRANSMITTED this 9<sup>th</sup> day of July, 2018 to the following parties and interested persons:

Melinda Powers

Vashon-Maury Island Heritage Association

NOTICE OF RIGHT TO APPEAL OR RECONSIDER

Appeal. Any party of record aggrieved by a decision of the King County Landmarks Commission issuing or denying a certificate of appropriateness may, within 24 calendar days of mailing of notice of the action, appeal such decision in writing to the hearing examiner pursuant to King County Code Chapter 20.22. The written notice of appeal shall be filed with the historic preservation officer and shall be accompanied by a statement setting forth the grounds for the appeal, supporting documents, and argument.

Reconsideration. Any person aggrieved by a decision of the King County Landmarks Commission issuing or denying, in whole or in part, a Certificate of Appropriateness may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) error or omissions of fact; or, 2) that new information bearing on the decision, and not reasonably available to the Commission at the time of the decision, is available. The written petition shall be filed with the Historic Preservation Officer and shall be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents. Within 70 calendar days of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the matter.