

## 2008 “Excellence in Downtown Revitalization” Award Winner

### Issaquah’s Hailstone Feed Store and Gas Station: Preservation Project Unites Community



Exterior before



Exterior after

#### Project Overview

The Hailstone Feed Store and Gas Station is an intact example of the popular “house with canopy” gasoline building type. Built in the late 19th century, it was relocated within Issaquah’s historic commercial district in 1903 and operated as a commercial feed store and gas station until 1990.

The City purchased the property and worked with the previous owner to coordinate environmental cleanup and mitigation of the property. In 2003, the building was leased to the Downtown Issaquah Association (DIA) to aid rehabilitation and adaptive reuse. Preservation efforts focused on returning the Hailstone Feed Store to its 1942 appearance. Working with King County Preservation Program staff to develop the scope of work for the project, DIA reviewed historic photographs of the property, interviewed members of the Hailstone family, and talked with community members about the property’s history, appearance, and use.

Following the Secretary of Interior’s Standards for Rehabilitation of Historic Buildings, restoration included reconstruction of the canopy, exterior residing, installation of an ADA ramp, and recreation of a 1903 Owl Cigar mural.

#### Funding

Community members, craftsmen, and businesses donated everything from antique gasoline pumps, to hand-painted signs, to meals for hungry work party volunteers. The completed project included \$17,500 in grant funding and a whopping \$240,000 in donated labor and materials. Grants included \$7,500 from 4Culture’s Landmark Rehabilitation Program for design and construction costs and a total of \$10,000 from Microsoft.

#### The Result

The Hailstone Feed Store joins the Issaquah Depot as “bookend” historic preservation projects for Issaquah’s downtown both in their physical proximity and for their links to transportation history. It’s an enhancement to Front Street, an amenity for the commercial district, and an asset for heritage tourism.

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*Contact the Downtown Issaquah Association at 425-391-1112 for more information.*