

EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
November 8, 2018

COMMISSION MEMBERS PRESENT/ROLL CALL

Chair Stig Carlson, Commissioners Ronald VanDyk, Kristi Lovelady, Bob Clay, Darrell Nance

STAFF PRESENT

Coupeville Planning Director Owen Dennison, Island County Senior Planner Michelle Pezley, Recording Secretary Kelly Beech, and Claudia Golden

CALL TO ORDER

Chair Carlson called the meeting to order at 10:30 a.m.

APPROVAL OF AGENDA

Commissioner Clay moved to approve the agenda. Commissioner VanDyk second.

Motion passed unanimously.

APPROVAL OF MINUTES: Commissioner Lovelady moved to approve the October 11, 2018, meeting minutes. Commissioner Clay second.

Motion passed unanimously.

NEW BUSINESS/PUBLIC HEARINGS

Chair Carlson provided a description of the role of the Commission, its legal basis and process, and the standards and guidelines on which its decisions are based. He asked commissioners to declare any conflicts of interest or bias regarding the applications on the agenda and to disclose any ex parte communications or site visits. No declarations or disclosures were voiced. Chair Carlson asked those assembled for any challenge to a commissioner's impartiality. No commissioner's participation was challenged.

Chair Carlson re-opened the hearing for ***EBY-18-039: Hall, 1630 Douglas Street, Oak Harbor***, continued from the October 11, 2018, agenda and asked for the staff report.

Senior Planner Pezley summarized the proposal, its location, and context. She noted the issue raised at prior meeting that the elevation in the line drawings differed from the elevations in the 3-D rendering. She clarified that the proposed height of the stone veneer base course would be up to three feet high, if used. Staff understood it was the Commission's interpretation that the proposed stone veneer around the front porch was sufficiently minimal to be determined consistent with the guidelines.

Senior Planner Pezley stated that staff's recommended condition regarding the stonework was deleted but the recommendation that the applicant follow the design shown on the elevations and keep the design as simple as possible, without the timber/barn details shown in the 3-D rendering, was retained.

Chair Carlson asked if there were additional changes proposed in staff's discussions with the applicant. Staff stated that no new revisions were proposed.

PUBLIC COMMENT

Chair Carlson opened the floor to public comment.

Property owner Ruby Hall addressed the Commission and asked if there were questions.

Chair Carlson asked Ms. Hall for clarification of whether the proposal was represented by the architectural line drawings or the renderings, as there were differences between them.

Ms. Hall stated that the renderings were provided as they were easier to see. The architectural elevations were more representative of the proposed design but were not entirely accurate. She stated she prefers the shutters on tracks in the renderings and wants to retain the option to use them. She clarified that stacked stone would be used in place of the river rock and the roof pitch would be 8:12 rather than 12:12. Responding to a question from Chair Carlson, Ms. Hall stated that the half-timbered members were not proposed. She also identified a lower roofline element that was incorrectly omitted from the architectural drawings.

Chair Carlson closed public comment and opened the floor for Commissioners discussion. Chair Carlson requested and received confirmation that staff did not have an issue with the shutters.

Motion

Commissioner Lovelady moved to adopt the findings of fact as set out in the staff report and, based on the staff report, evidence presented, and comments made at the public meeting, and finding the application to be consistent with the Design Guidelines, to approve a Certificate of Appropriateness for EB-18-039 with the recommendation that the application keep the design of the house as shown on the elevations and not add the extra timber/barn details shown on the 3-D rendering. She clarified that motion incorporated the change to the roofline as described and the proposed shutters.

Commissioner Clay second. *Motion passed unanimously*

Senior Planner Pezley noted the next Commission meeting is scheduled for December 13, 2018.

ADJOURNMENT

The meeting was adjourned by Chair Carlson at 10:47.

Respectfully submitted

Claudia Golden, Recording Secretary

Owen Dennison, Planning Director