

EBEY’S LANDING HISTORIC PRESERVATION COMMISSION

December 13, 2018

SITE VISIT: 201 S. Ebey Road, Coupeville (9:00 a.m.)

COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

Coupeville Planning Director Owen Dennison, Island County Senior Planner Michelle Pezley, Island County Senior Planner Jonathon Lange, Ebey’s Landing Historical Reserve Manager Kristen Griffin

Following due public notice, a quorum of the Historic Preservation Commission toured the subject site for Certificate of Appropriateness application EBY-18-146. Commissioners spoke with the applicants and representatives of property owner Ebey Farms, LLC, regarding the buildings and the proposed modifications. No deliberation occurred and no action was taken. [A hearing for application EBY-18-146 was conducted on the regular meeting agenda.]

REGULARLY SCHEDULED MEETING: ISLAND COUNTY COMMISSIONERS’ HEARING ROOM, COUPEVILLE, WA (10:00 a.m.)

COMMISSION MEMBERS PRESENT/ROLL CALL

Chair Stig Carlson, Commissioners Ronald VanDyk, Darrell Nance, Marshall Bronson, Kristi Lovelady, Bob Clay, Ben Lovejoy

STAFF PRESENT

Coupeville Planning Director Owen Dennison, Island County Senior Planner Michelle Pezley, Island County Senior Planner Jonathon Lange, Ebey’s Landing Historical Reserve Manager Kristen Griffin, Recording Secretary Claudia Golden

CALL TO ORDER

Chair Carlson called the meeting to order at 10:11 a.m.

APPROVAL OF AGENDA

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

Motion passed unanimously.

APPROVAL OF MINUTES: Commissioner Nance moved to approve the November 8, 2018, meeting minutes. Commissioner Bronson 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. Chair Carlson declared a conflict of interest in application COA 150-18, as the architect for the project, and stated that he would recuse himself for the hearing. Chair Carlson asked those assembled for any challenge to a commissioner's impartiality. No commissioner's participation was challenged.

Chair Carlson opened the hearing for ***COA 144-18 Jim Bowman for Amphonesy Muongkoth, 208 S Main St, Coupeville: Modifications to a historic residence***, and asked for the staff report.

Planning Director Dennison described the proposed modifications, their context, and surrounding development, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Staff found the proposal consistent with applicable guidelines subject to two conditions.

Reserve Manager Griffin discussed considerations for adding new openings to a historic building. She expressed concurrence with staff's conclusions and appreciation for the owner's efforts to maintain the building, noting that the project is a significant gain for the Reserve and the Historic District. Ms. Griffin also noted the financial incentives available for rehabilitation of a designated historic building and offered to meet with the property owner.

Commissioner Clay asked for and received clarification of prior approval of an application for foundation repair.

Chair Carlson opened the floor to public comment. Applicant Jim Bowman addressed the Commission. Mr. Bowman summarized the history of the house.

Chair Carlson closed the public comment portion of the hearing and opened Commission discussion.

Motion

Commissioner Lovelady moved to recommend granting a Certificate of Appropriateness base on the record, including the findings and conclusions in the staff report, and subject to the following conditions.

1. If used, muntins shall have relief elements external to the window (above rather than between panes).
2. Exterior mechanical equipment shall not be located between the building and the street and shall be screened from view from public streets.

Commissioner Bronson second. *Motion passed unanimously.*

Chair Carlson recused himself from the following item due to a conflict of interest and left the room. Vice-Chair VanDyk opened the hearing for ***COA 150-18 Town of Coupeville, 8XX NW Alexander St, Coupeville (Town Green): Modifications to a historic structure***, and asked for the staff report.

Planning Director Dennison described the proposed modifications, the building's context and history, and considerations and alternatives for its adaptive re-use, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Staff found the proposal consistent with applicable guidelines and standards subject to three conditions.

Reserve Manager Griffin spoke to the importance of placing a historic building in active use to ensure it is maintained and of keeping design modifications as neutral as possible. She noted that keeping the four openings on one side preserves three sides in their current appearance.

Commissioners discussed the doors placement and surface material, possible reconstruction of a historic addition in lieu of new door openings, the proposed gooseneck light fixtures, and introduction of battens to the north façade. Commissioner Nance asked whether the staff-recommended alternative lighting fixtures within the door recesses would provide adequate safety lighting.

Reserve Manager Griffin noted there may be functional reasons why the footprint of the building cannot be expanded for a new addition but concurred that there is likely sufficient documentary evidence to inform its replication.

Acting Chair VanDyk opened the floor to public comment.

Speaking for the applicant Coupeville Mayor Molly Hughes addressed the Commission. Mayor Hughes briefly described the overall project scope, context, and objectives to the Commission. She noted that the original concept was to construct a shed addition. However, this would restrict traffic flow within the parking lot. Mayor Hughes noted that the building is not in conformance with current building codes. A shed extension would have required a stand-alone structure abutting the existing building. As proposed, the restrooms will be constructed as a separate structure within the existing building. The locations of the door openings were limited by the location of existing building's structural members. Responding to Commissioner Nance's question regarding light coverage, Mayor Hughes described the proposed parking lot lighting, which would be limited in height due to surrounding residential uses. She stated that the consulting lighting engineer would confirm that lighting overall will be sufficient for safety. Mayor Hughes also noted that reconstructing the former addition with one exterior access door may raise public safety issues.

Reserve Manager Griffin clarified that the consistency issue with gooseneck light fixtures was that they are a decorative feature that would be incongruous with a utilitarian boat shed.

Acting Chair VanDyk asked for any further public comments.

Wilbur Bishop addressed the Commission. Mr. Bishop supported use of the proposed battens and lighting. He did not believe the use of battens were inconsistent with the historic standards. Mr. Bishop suggested the applicant use battens subtly different from the historic battens to distinguish them. He stated that the gooseneck lights were both historic and modern. He felt that the addition of four doors to the north side would change the façade sufficiently that gooseneck

fixtures would not be out of place. He also suggested that the Commission consider a historic building plaque on the building showing its original form and location and why it was moved.

Mayor Hughes addressed the Commission again, stating that a plaque proposed by Mr. Bishop was in the current plan. As well as the information suggested by Mr. Bishop, the Town intended to include information on adaptive reuse of historic buildings. She noted that the plaque is proposed adjacent to the building rather than on the façade.

Acting Chair VanDyk asked for further public comment. There being none, he closed public comment portion of the hearing.

Motion

Commissioner Clay moved, based on the record developed to date including application materials, staff report, evidence presented and comments made at the public hearing, and finding application COA 150-18 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines and the Secretary of the interior standards, to recommend granting a Certificate of Appropriateness subject to three conditions

1. The goose-neck lamps shall be replaced with simpler, less prominent fixtures within the door recesses.
2. Battens shall not be added to the north wall.
3. The vent opening shall be as small as possible to minimize its conspicuousness and shall be located high on the wall at the gable. An illustration of the exterior appearance of the vent shall be submitted for staff review prior to issuance of building permits.

No second was offered.

Acting Chair VanDyk asked for further discussion, recommendations, or modifications.

Commissioner Lovejoy moved to accept the staff's recommended motion to recommend granting of a Certificate of Appropriateness, subject only to the third condition regarding the vent opening. Commissioner Lovelady second. *Motion passed unanimously.*

Chair Carlson returned to the hearing room at 11:20 and opened the hearing for ***EBY-18-047 Sarah Wakefield, representing Alex Haupt, Ocean Bluff Ln., Coupeville: New single-family residence & detached accessory building***, and asked for the staff report.

Senior Planner Lange described the proposal, its context, and surrounding development, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines. Staff found the proposal consistent with applicable guidelines subject to two conditions. Planner Lange discussed the basis for the recommended conditions of approval.

Commissioner Lovelady asked whether the proposed safety glass railing was proposed to be frosted or transparent. She noted that transparent railing would be less visible than other railing materials and that glass railing in front of a bank of windows would not increase glare.

Chair Carlson asked for clarification of the guidelines addressing glass as deck surround. Planner Lange cited Guidelines 4.5.1.3 and .4 [Rural Settings] relating to minimizing the visual impact of new development on a rural setting and 4.7.3 relating to the use of color to make new construction visually recede into the landscape.

Commissioner Lovejoy stated that glass railing is consistent with existing development in the area of the site. Commissioner Lovelady concurred. Commissioner Bronson noted that solid railing has a functional purpose in blocking wind and agreed that it disappears due to distance from the road as well as color.

Chair Carlson opened the floor to public comment. Owner Bonny Haupt addressed the Commission. Ms. Haupt confirmed that the accessory building would be a dark color with a non-reflective finish. She concurred with comments made by Commissioners regarding the glass railing.

Wilbur Bishop addressed the Commission. He expressed his opinion that the proposed house would be appropriate to its context and would be only minimally visible from a public right-of-way.

Chair Carlson closed the public comment portion of the hearing and opened Commissioner discussion.

Motion

Commissioner VanDyk moved to recommend granting a Certificate of Appropriateness subject to one condition.

1. The metal detached accessory building shall be a dark color and non-reflective material.

Commissioner Lovelady second. *Motion passed unanimously.*

Chair Carlson opened the hearing for ***EBY 18-046 John LeSourd House/Ebey Road Farms, Inc., 201 S Ebey Road, Coupeville: Removal of Additions to Historic House, Removal of Garage, Move Granary, New Garage, and New Addition to Historic House***, and asked for the staff report.

Senior Planner Pezley described the proposal and its context, and provided staff's analysis of compliance with the Ebey's Landing National Historical Reserve Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Planner Pezley noted that required SEPA [environmental] review for the proposal was reviewed separately under Island County File 460-18. Staff found the proposal consistent with applicable guidelines and standards subject to one condition.

Reserve Manager Kirsten Griffin noted that the project was important as the site is located in Ebey's Prairie at the heart of the most important area of Ebey's Reserve. She noted that it touched on some of the core purposes of the historic preservation review process. It was a classic demonstration of historic rehabilitation, i.e., projects that help find an efficient contemporary use. Placing the buildings back into use would help ensure that they would be

preserved. Historic rehabilitation allows some changes to a historic property, including partial demolition and additions. The vernacular farmhouse is not primarily significant for its design or unique materials but for the feeling of the farm cluster and the feeling of a small farm house. The proposed changes do not overwhelm the scale, roofline, and parts of building that help it to read as it does now. The Commission should consider the big picture of the entire Reserve and the emphasis on protecting and preserving the rural community and the cultural landscape. The use of the building was important. If the project could not move forward, the likely result would be the need to introduce new construction to the heart of the prairie, which should remain farmland. Demolition was significant and should be carefully considered. However, allowing this proposal to proceed was an important use of the Reserve process's flexibility in historic preservation.

Chair Carlson opened the floor to public comment. Applicant Danielle Bishop addressed the Commission. She thanked staff and the Commission for assisting in the process and visiting the site. She stated that they are fourth- and fifth-generation farmers in Ebey's. This homestead was critical to their operations. The project would keep a big part of the prairie intact and would allow them to live on the property.

The Commission had no questions but thanked the applicant for restoring buildings on an important historic site and for the quality of their application.

Chair Carlson closed the public comment of the hearing and opened Commission discussion.

Motion

Commissioner Bronson moved to recommend granting a Certificate of Appropriateness and to adopt the findings of fact set forth in the staff report, subject to one condition.

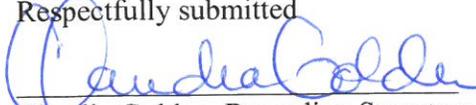
1. In the event that any ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the attached document entitled Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.

Commissioner Clay second. *Motion passed unanimously.*

ADJOURNMENT

The Meeting was adjourned by Chair Carlson at 12:00 p.m.

Respectfully submitted


Claudia Golden, Recording Secretary


Owen Dennison, Planning Director