

Approved 7/9/2020

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM**

June 25, 2020

CALL TO ORDER

Chair Clay called the meeting to order at 10:06 a.m.

COMMISSION MEMBERS PRESENT

Chair Bob Clay, Commissioners Kristi Lovelady, Katherine Baxter, Marshal Bronson, Darrell Nance, Mark Reese

STAFF PRESENT

Island County Senior Planner Michelle Pezley, Ebey's Landing National Historical Reserve Preservation Coordinator Jason Benson, Island County Associate Planner Tansy Schroeder

APPROVAL OF AGENDA

The agenda for the regular Historic Preservation Commission meeting of 06/25/2020, was approved.

APPROVAL OF MINUTES

The minutes for the regular Historic Preservation Commission meeting of 02/27/2020 were approved

NEW BUSINESS

- 1) *COA 20-013 Dan Miranda/Viewridge Investments, LLC; NE Third St, Coupeville; new 3-unit residential building*

Senior Planner Michelle Pezley described the elements of the proposed new 3-unit residential building and site context, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines. Staff recommends the following conditions:

- All conditions required for COA 20-119 shall be conditions of approval of the COA 20-013
- Screening landscaping with a mature height of at least ten feet shall be installed and maintained along the site boundary north of the west triple

Questions with regard to windows, visibility, public comments and parking spaces were asked and answered.

MOTION

Commissioner Nance moved to adopt findings and conclusions and adopt COA 20-119 subject to the identified conditions. *Motion passed 4 ayes – 1 nay*

Commissioner Bronson asks Staff to examine and make recommendations with regard to window standards, to be a point of topic at a future meeting. Staff agreed.

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2) COA-20-009: Lynn Hyde for Historic Whidbey; 1 NE Front Street, Coupeville modifications to a historic building (Col. Granville Haller House).

Staff recommends moving COA 20-009 to the July 9, 2020 meeting. Applicant Lynn Hyde spoke to the Commission with regard to the already scheduled house-lift, and how the postponement to the July 30 meeting would adversely affect that timeline.

MOTION

Commissioner Lovelady moved to postpone COA 20-009 until July 9, 2020 meeting. Motion seconded. Motion passed unanimously.

3) SV-052-19: Anthony Gewald and Dona Golden; 603 NE Ninth Street, Coupeville, special valuation for improvements to a historic building (Chris Solid House).

Staff quoted the Rules of Procedures for the creation of a small temporary committee, to conduct a site visit at the Chris Solid House. Committee will review the improvements and compliance, then report their findings back to the committee.

Reserve Preservation Coordinator Jason Benson, asked to join the site visit. Chair approved.

MOTION

Commissioner Baxter moved that commission create a temporary committee, of no more than 2 (two) members to conduct a site visit, review the improvements and compliance, then report their findings back to the committee at the July 9, 2020 meeting. Motion seconded. *Motion passed unanimously.*

Chair opened the floor for the appointment of the special temporary committee. Nance and Bronson volunteered, along with Jason Benson. Chair approved the committee.

4) EBY-20-012: Curt & Mindy Chambers; 1567 W. Arnold Rd, Coupeville, new SFR.

Senior Planner Michelle Pezley described the elements of the proposed new single-family residence, and site context, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines.

Applicant Kurt Chambers; 804 Walker Ave Oak Harbor stated they're willing to modify windows to non-sliders. Questions with regard to window requirements were asked and answered. Applicant asked if the insertion of false muttons, in the windows, is acceptable. Reserve Coordinator Benson recommends windows without muttons.

MOTION

Commissioner Baxter moved to adopt findings and conclusions and approve with a condition to modify windows with casement or double hung, Motion seconded. *Motion passed unanimously.*

5) EBY-20-017: Whidbey Camano Land Trust representing Town of Coupeville; Admiralty Inlet Preserve Trailhead, Coupeville, expand parking lot.

Senior Planner Michelle Pezley described the elements of the proposed expanded parking lot, and site context, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines. With the following 3 conditions:

- Two wooden fence posts with a connecting chain to close parking lot, before deciding if additional gate is needed

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- Landscaping along south property line next to Engle Rd to mitigate visual impact and conform to screening standards under county code 17.03.180
- Provide pictures to document the existing view of cistern, exterior of cistern, and if possible, the interior of cistern and to island county and trust board, prior to demolition of cistern, as listed in goal 4.11.5.3

Questions were asked and answered, with regard to, visibility screening, crosswalk and safety concerns, type of post and chain to be used. Applicant Jessica Larson, of Whidbey Camano Land Trust addressed the crosswalk. Will add warning signs, to address the visibility issue.

Commissioner Bronson recommended a gate be used, rather than post and chain.

MOTION

Commissioner Lovelady moves to adopt findings and conclusions and approve EBY 20-017 with recommended conditions, and with a modification of condition #1; to add wooden gate, similar to the prairie wayside. Motion seconded. *Motion passed unanimously.*

- 6) EBY-20-019: Kenneth Green representing Marjorie Bommersbach; 674 Hazzle Ct. Coupeville; new deck and front addition.**

Senior Planner Michelle Pezley described the elements of the proposed new deck and front addition, and site context, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 20-019. Motion seconded. *Motion passed unanimously.*

ADJOURNMENT

The meeting was adjourned at 11:27 a.m.

Respectfully submitted

Claudia Golden, Recording Secretary