

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

July 9, 2020

CALL TO ORDER

Chair Clay called the meeting to order at 10:02 a.m.

COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

Island County Senior Planner Michelle Pezley, Mayor Molly Hughes, Ebey's Landing National Historical Reserve Preservation Coordinator Jason Benson, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

The agenda for the special meeting of the Historic Preservation Commission meeting of 07/09/2020, was approved.

APPROVAL OF MINUTES

The minutes for the regular Historic Preservation Commission meeting of 06/25/2020 were approved. Commissioner Lovelady will recuse herself from EBY 20-029, due to conflict of interest.

NEW BUSINESS

- 1) *COA-20-029: Lynn Hyde for Historic Whidbey; 1 NE Front Street, Coupeville modifications to a historic building (Col. Granville Haller House).*

Reserve Coordinator Jason Benson asked applicant Lynne Hyde to present and described the elements of Phase One of the proposed modification; consisting of raising the building and replacing the foundation.

Commissioner Lovelady asked for and received clarification of Phase One.

MOTION

Commissioner Bronson moved to approve the Certificate of Appropriateness as presented. Motion was seconded. *Motion passed unanimously.*

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

Planner Pezley recommended to the Commission, that SV 052-19 be postponed until the July 30, 2020 meeting.

The SV 052-19 Special Committee; Commissioner Bronson, Nance and Reserve Coordinator Benson reported on their site visit: Commissioner Nance presented the committee's findings and described the elements of the rehabilitation.

MOTION

Commissioner Bronson moved to continue SV 059-19 to next meeting, July 30, 2020. Motion was seconded. *Motion passed unanimously.*

3) *EBY-20-025: Stig Carlson representing Julie & Hans Bjornestad; 288 Kineth Point Pl, 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. Staff recommends the following condition:

- The applicant shall work the County staff and Preservation coordinator to reduce the size of the windows proposed along the north elevation.

Commissions questions for staff, window type, size and proportion for a modern structure, as well as light pollution effect were asked and answered.

Commission discussed window type and size. As well as a recommendation that there be future discussion on establishing standards for windows.

Applicant Stig Carlson 1053 NE Summit, Coupeville address the window guidelines for scale and light.

Commission discussion included glare, window standards, window compatibility with existing homes.

MOTION

Commissioner Lovelady moved to approve the Certificate of Appropriateness as presented and adopt the findings of fact without the recommended condition. Motion was seconded. *Motion passed unanimously.*

4) *EBY-20-029: Amy and Michael Chappelle; Fort Ebey Rd near Libby Rd; Coupeville, New SFR.*

Commissioner Lovelady recused herself.

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. With one condition:

- The applicant shall work with the County Staff and Preservation Coordinator to choose a siding that is found within the neighborhood.

Questions with regard to siding were asked and answered.

Applicant Amy and Mike Chappelle clarified the siding and landscaping as discussed by the Commission. Reserve Coordinator Benson clarified the guidelines with regard to massing.

MOTION

Commissioner Bronson moved to approve the Certificate of Appropriateness as presented and adopt the findings of fact with recommended condition. Motion was seconded.

Motion passed unanimously.

5) *EBY-20-030: Dan Miranda representing Larson-Green, LLC; 443 Marine DR. 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, with the following recommendation:

- The applicant shall work with County staff and the Preservation Coordinator to reduce the size and scale of the windows along the waterside of the house and accessory structure to a human scale.

Questions to Staff were asked and answered with regard to window size, mass, and context, as well as front door location.

Applicant Dan Miranda 603 NE Lindsay, Coupeville and Gareth Green 400 W. Sammamish, Bellevue WA. Clarified the following:

- The siding will be wood
- Roofing material will be either, dark metal or tesla solar shingles.
- Clad windows will be wood.
- The house will be moved further from the water than presented in the proposal.
- The gear-shed will be located behind house, away from water.
- The large second-floor water facing, window is of the master bedroom.
- The large first floor, water facing, window is another bedroom.
- The colors used for the structure, roof and non-glare windows will be dark.

Mr. Green finds the windows to be in context with surrounding homes.

Commission discussion included, mass, windows set-back from water, window opening, context and ratio of window space to building. Clarification of glare mitigation and light pollution was asked and answered. Planner Pezley and Reserve Coordinator Benson clarified their noted recommendation, with regard to window size and context.

MOTION

Commissioner Bronson moved to approve the Certificate of Appropriateness as presented and adopt the findings of fact, including changes discussed, without the recommended condition. Motion was seconded. *Motion passed unanimously.*

Planner Pezley announced that Mark Reese has resigned from commission.

Commissioner Nance offered to take additional pictures and provide an outline for SV 059-20. Pezley thanked him for his offer and suggest he communicate that to the Town.

ADJOURNMENT

The meeting was adjourned at 12:10 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary