

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

August 27, 2020

CALL TO ORDER

Chair Clay called the meeting to order at 10:12 a.m.

COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

Coupeville Acting Planning Director Donna Keeler, Island County Planning Director Mary Engle, Island County Senior Planner Michelle Pezley, Island County Associate Planner Grant Johnson, Island County Assistant Planner Reilly Rosbotham, Ebey's Landing National Historical Reserve Preservation Coordinator Jason Benson.

APPROVAL OF AGENDA

The agenda for the meeting of the Historic Preservation Commission meeting of 08/27/2020, was approved. with one change:

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

APPROVAL OF MINUTES

The minutes for the regular Historic Preservation Commission meeting of 07/30/2020 were approved with the following typo corrections: Crockett Farm, Crockett Lake.

PUBLIC HEARINGS

Chair Clay asked for and received clarification of missing materials, from the packet, with regard to COA 20-009: Lynn Hyde for Historic Whidbey; Haller House

Chair Clay 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.

- Commissioner Bronson visited all sites.
 - Lovelady disclosed visits to sites; COA-20-018, EBY-20-037, EBY 20-038. The Commissioner discussed EBY 20-037 with Staff.
2. Point of order – Acting Planner Keeler, asked that *COA-20-009: Lynn Hyde for Historic Whidbey; 1 NE Front Street, Coupeville modifications to a historic building (Col. Granville Haller House)*, be postponed for a later date per the applicant's request.

NEW BUSINESS

- 1) *COA-20-018: Boyd Pickrell for Kristen Larson; 6 NE Front St. Coupeville, modifications to historic building, which include relocating the building 6 ft. (Zylstra Law Office).*

Acting Planning Director Donna Keeler described the elements of the proposed modifications to, including relocation of, the historic building and site context, 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, with the following conditions:

1. Coordinate with Historical Preservation Coordinator, prior to repair or replacement of exterior materials.
2. Coordinate with Town or Reserve Staff on screening of exterior electrical, mechanical equipment and refuse containers.
3. Encouraged: Reinstall historic plaque.

QUESTIONS OF STAFF

The Commission asked for and received clarification with regard to the East elevation, slider window on ground floor, and typos in A1.1

PUBLIC COMMENT

Applicant Boyd Pickrell briefly described the project to the Commission. Chair Clay asked for any further public comment, hearing none, Chair Clay opened the floor for Commission discussion.

DISCUSSION

The Commission spoke of their approval of the project.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and adopt COA 20-018 subject to the identified conditions. Motion seconded. *Motion passed unanimously.*

- 2) ***EBY-20-037: Jessica & Dustin Vanvelkinburg; north of 18997 SR 20, Coupeville, new SFR.***
Continued from July 30, 2020 meeting.

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, and the Secretary of the Interior's Standards for Rehabilitation with the following recommendations:

- The black metal roof shall be a non-reflective metal.
- Removal of triangle roof, from front elevation.

QUESTIONS OF STAFF

The Commission asked for and received clarification with regard to, screening, proximity of entrance to Ebey's landing, and the architectural design style. Concerns were voiced and addressed with regard to the project not being conducive to surrounding structures.

PUBLIC COMMENT

Applicants Jessica and Dustin Vanvelkinburg addressed the Commission, explaining the changes to the revised proposal, that address prior concerns. Questions were asked and answered. Chair Clay asked for any further public comment, hearing none, Chair Clay opened the floor for Commission discussion.

DISCUSSION

The Commission was divided in their comments with regard to the revised proposal. A number of Commissioners were in favor of the revised proposal, finding the changes made, decidedly addressed the previous concerns having to do with visibility and the changing of the character of the surrounding area, including the Prairie. The remaining Commissioners did not see the changes as addressing the majority of the previous design concerns that involved visibility from Rt.20 and the Prairie, as well as adherence to the Reserve Design Guidelines.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and adopt EBY 20-037 subject to the identified recommendations. Motion seconded. *Motion passed: 3 Ayes, 2 Nays.*

3) EBY 20-038: Evan Knapp Trustee; 436 Marine Dr, Coupeville, remodel house with new roof.

Senior Planner Michelle Pezley described the elements of the proposed remodel and new roof, and site context, 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.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff, hearing none, Chair Clay opened the floor for discussion.

DISCUSSION

Chair Clay opened the floor to discussion, hearing none, Chair Clay opened the floor to public comment.

PUBLIC COMMENT

Chair Clay opened the floor to public comment, hearing none, Chair Clay closed the floor and asked for a Motion.

MOTION

Commissioner Lovelady moved to adopt findings and conclusions and approve EBY 20-038, as presented. Motion seconded. *Motion passed unanimously.*

Approved 10/22/2020

ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

Respectfully submitted



Claudia Golden, Recording Secretary

Donna Keeler, Acting Planning Director