

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
September 24, 2020**

CALL TO ORDER

Chair Clay called the meeting to order at 10:10 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 Associate Planner Grant Johnson, 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 09/24/2020, was approved. with two changes:

- Change to order of agenda
- Change to the mis-numbering of COA 20-015 to COA 20-025.

APPROVAL OF MINUTES

The approval of the minutes for the regular Historic Preservation Commission meeting of 08/27/20 were deferred to next meeting; October 22, 2020. A Motion was made to defer approval of Minutes of August 27, 2020, to October 22, 2020. *Motion passed unanimously.*

PUBLIC HEARINGS

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.
- Re: EBY 20-048, Commissioner Baxter sold property to applicant.
- Commissioner Lovelady site visits: COA 20-025, EBY 20-048, COA 20-024.
- Chair Clay visited all sites.
- Commissioner Nance visited all sites.

NEW BUSINESS

- 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).*

Acting Planning Director Donna Keeler described the subject house, its location within the jurisdiction of the Town of Coupeville and its significance within Ebey's Landing National Historic Reserve. Keeler described the purpose of a Special Valuation and its benefits to the Applicants.

With following conditions:

- The surface cleaning of structures shall be undertaken with the gentlest means possible.
- Applicant shall comply with the maintenance standards as described in the Staff report, pursuant to WAC 20-100.

Chair Clay opened the floor for questions of Staff, hearing none, Chair Clay opened the floor for public comment.

PUBLIC COMMENT

Applicant spoke of their appreciation of Staff's help in the process. 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 SV 052-19 as presented and to direct the Chairperson of the Historic Preservation Commission to sign the agreement with the property owner in accordance with Coupeville Town Code 16.13.190C subject to the conditions of approval listed below. Motion seconded. *Motion passed unanimously.*

- 2) ***EBY 20-048: Quentin Smith & Samantha Gardener; 140 S. Ebey Rd., Coupeville, new garage and demolish two accessory buildings.***

Associate Planner Grant Johnson described the elements of the proposed demolition of two accessory buildings, and new garage, 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 1 recommendation and 1 condition:

- Flagstone should be as close to grade as possible, with no colors used (Recommendation)
- Artificial window muntins shall be wider-contoured grids as opposed to narrow flat grids. (Condition)
- The applicant should take photographs of building interiors prior to demolition.

QUESTIONS OF STAFF

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

PUBLIC COMMENT

Applicant stated their willingness to adhere to the conditions presented. Commissioner Nance asked for and received clarification with regard to adherence to both conditions. The Commission expressed their approval of the proposed architecture and its fit within the Reserve, the renderings representation of the project, and the fact that it will open the view shed. Chair Clay opened the floor to public discussion, hearing none, Chair Clay closed the floor and asked for a Motion.

DISCUSSION

Chair Clay opened the floor for Commissions discussion, hearing none, Chair Clay asked for a motion.

MOTION

Commissioner Nance moved to adopt findings and conclusions and approve EBY 20-048, as presented, with recommended conditions. Motion seconded. *Motion passed unanimously.*

Reserve Coordinator Jason Benson asked to include a Point of order; The recommended motion put forth, is based on the Staff Report included in the Commissioners packet, received *prior* to the HPC meeting held on 9/24/2020, with a recommended motion, that included the following conditions:

1. *Flagstones should be as close to grade as possible, with no colors used (Recommendation).*
2. *Artificial window muntins shall be wider-contoured grids as opposed to narrow-flat grids.*

The Staff Report as presented at the 9/24/20 HPC meeting, included the following additional condition:

- *The applicant should take photographs of building interiors prior to demolition.*

The Commission agreed to strike the motion, given the additional condition.
Motion stricken.

NEW MOTION

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 20-048, as presented, with all recommended conditions. Motion seconded. *Motion passed unanimously.*

- 3) *COA 20-025: Bradley Mottet; 961 Pennington Loop, Coupeville: retaining wall addition for new SFR.*

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 recommendation:

- Shrubs, trailing vines and/or similar landscaping will be planted along the south east section of the wall to establish adequate screening from the street.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff. The Commission asked for and received clarification with regard to, of visibility from Pennington Loop.

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

DISCUSSION

The Commission asked that the recommended motion be modified to include alternative verbiage, as follows: Add the term "evergreen" before the term "shrub," and "perpetually maintained" after the term "street".

MOTION

Commissioner Lovelady moved to adopt findings and conclusions and adopt COA 20-025 subject to the following modifications to the recommendation: Add "evergreen". before the term "shrub", and add "and perpetually maintained" after the term "street", Motion seconded. *Motion passed unanimously.*

4) COA-20-024: Mark Ramaley, 808 NE Kinney Street, Coupeville, modifications to an existing historic, non-contributing SFR.

Acting Planning Director Donna Keeler described the elements of the proposed modifications to, an existing historic, non-contributing SFR, 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 recommendation:

- The applicant shall coordinate with Town staff on measures to adequately screen garbage and recycling containers and other mechanical/utility equipment, from all viewpoints.

Jason commented on his discussion with the applicant with regard to, preservation of the historic fabric of the building, window choices and informing the owner the benefits of being on the national register.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff. The Commission asked for and received clarification with regard to, proposed windows, specific window guidelines, historic standing of the structure, guidelines pertaining to non-contributing structures. Chair Clay opened the floor for public comment.

PUBLIC COMMENT

Applicant clarified the window choice, as it pertains to casement windows; size and direction of opening. Commission asked for and received clarification with regard to original framing of old windows Chair Clay asked for further public comment, hearing none, Chair Clay opened the floor to discussion.

DISCUSSION

The Commission shared their approval of project.

MOTION

Commissioner Baxter moved to adopt findings and conclusions and approve COA 20-024, as presented, with recommended condition. Motion seconded. *Motion passed unanimously.*

The Commission recommended that the next agenda include the discussion of training for the Commission, and that the Commission provide staff with feedback, with regard to the training specifically, in the decision-making process.

Reserve Preservation Coordinator Jason Benson shared his discovery of an unpermitted, partial demo within the Reserve, just outside of town on Black Rd. He disclosed he had spoken to owner, and he concluded they were aware it was of historic significance, and that they needed a permit. Commission inquired as to what action was being taken with regard to code enforcement, and asked to be updated at the next HPC meeting, re: that enforcement. Associate Planner Grant Johnson committed to following up.

ADJOURNMENT

The meeting was adjourned at 11:32 a.m.

Respectfully submitted



Claudia Golden, Recording Secretary

Donna Keeler, Acting Planning Director