

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
October 22, 2020**

CALL TO ORDER

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

COMMISSION MEMBERS PRESENT

Commission 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, 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 10/22/2020 was approved, as presented.

APPROVAL OF MINUTES

The approval of the minutes for the regular Historic Preservation Commission meeting of 09/24/20 and 8/27/20 were approved as presented.

PUBLIC HEARINGS

Commission 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.
- Commissioner Lovelady visited all sites.
- Chair Clay visited all sites.
- Commissioner Nance is a neighbor of one of the applicants. Commissioner trusts he can render an impartial decision.

NEW BUSINESS

- 1) *SV-20-001: Kristofer & Meghan Iverson; 301 S. Main Street, Coupeville, special valuation for improvements to a historic building (Sergeant Clarke 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:

1. The property must be visible from a public-right-of-way, or otherwise be made available for public view once every year.
2. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
3. Applicant shall comply with the following maintenance standards pursuant to WAC 20-100:
 - (a) Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
 - (b) Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
 - (c) Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilations shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
 - (d) Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
 - (e) Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in good condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Questions were asked and answered as to past valuations and Commissioners being invited to confirm repairs were done.

PUBLIC COMMENT

Chair Clay opened the floor for public comment,

Meghan Iverson, 5620 7th Ave. NW, Seattle WA; open to having Commission view to property, any time.

DISCUSSION

Chair Clay opened the floor to Commission discussion.

Commission is pleased with the project.

Chair Clay asked for a motion.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and adopt SV 20-001 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. Motion seconded. *Motion passed unanimously.*

2) COA 20-027: Larry Kwarsick for the Applicant; 1004 NE. Leach St., Coupeville, 342sf Master Bathroom Addition and Kitchen Remodel.

Acting Planning Director Donna Keeler described the elements of the proposed modifications to the 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 condition:

1. Windows on the proposed addition will be the same casement style windows as on the existing structure.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Questions were asked and answered with regard to the images in the presentation.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicant Larry Kwarsick, PO Box 581, Langley WA; shared the history of the original home. Eric Richmond, PO Box 1087, Langley WA; clarified the casement windows are the intention, And clarified the exterior color of the proposed extension.

DISCUSSION

Chair Clay opened the floor to Commission discussion.

Commission asked for and received clarification of conditions referencing a different COA, in paragraph VII.

Commission is pleased with project.

Chair Clay asked for a motion.

MOTION

Commissioner Lovelady moved to adopt findings and conclusions and approve COA 20-027, as presented, with recommended condition. Motion seconded. *Motion passed unanimously.*

3) COA 20-028: B Larry Kwarsick for the Applicant; 1002 NE. Leach St., Coupeville, New 912sf SFR with covered deck and porch.

Acting Planning Director Donna Keeler 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.,

1. Existing hedgerows shall be maintained in perpetuity or replaced in-kind should sections need to be removed during construction or at any time.
2. Mechanical and electrical equipment, other utility equipment, and service areas (including propane tanks and trash/recycling containers) shall be adequately screened from all viewpoints including the west/water side, in unobtrusive locations. Screening elements can include plantings, appropriate fencing, or part of the building.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Questions were asked and answered with regard to siding.

PUBLIC COMMENT

Chair Clay opened the floor for public comment,

Applicant Larry Kwarsick accepts conditions as proposed and spoke to the structures. compatibility with surrounding structures.

Commission is pleased with the architecture.

DISCUSSION

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

MOTION

Commissioner Nance moved to adopt findings and conclusions and adopt COA 20-028 subject to the identified conditions. Motion seconded. *Motion passed unanimously.*

4) EBY 20-055: Donald Chambers; 815 Engle Road, Coupeville, convert garage into dwelling space, convert outbuilding into guest cottage.

Assistant Planner Reilly Rosbotham described the elements of the proposed conversion of the garage and the outbuilding, the 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 condition:

1. The windows shall have muntins. Muntins shall be wider-contoured grids as opposed to narrow-flat grids.

QUESTIONS OF STAFF

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

PUBLIC COMMENT

Applicant Donald Chambers; 815 Engle Rd., Coupeville WA, clarified the exterior of the existing garage door will be a wall.

DISCUSSION

Chair Clay opened the floor to Commission discussion.
Commission finds structure to be well screened, well designed.
Chair Clay asked for a motion.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 20-055, as presented, with recommended condition. Motion seconded. *Motion passed unanimously.*

COMMISSION DISCUSSION

- Training: HPC Members and Staff

The Commission discussed topics for future training as well as the need for updated HPC Commission orientation materials. The December HPC meeting will be a training meeting. No decision on the topic for the December training meeting was made.

- Unauthorized work within the Reserve

The Commission was made aware of two (2) code infractions within the Reserve, as well as the Counties response.

The Commission discussed possible ways to educate new homeowners and the community, on the importance of preserving contributing structures in the Reserve.

NOTE: Final two HPC meetings of 2020:

- November 12, 2020. Regular Meeting
- December 10, 2020 (Training only)

DRAFT

ADJOURNMENT

The meeting was adjourned at 12:22 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary
Planning Director

Donna Keeler, Acting