

**EBEY’S LANDING HISTORIC PRESERVATION COMMISSION**  
**ISLAND COUNTY COMMISSIONERS’ HEARING ROOM**  
July 25, 2019

**COMMISSION MEMBERS PRESENT/ROLL CALL**

Chair Stig Carlson, Commissioners Bob Clay, Marshall Bronson, Kristi Lovelady, and Darrell Nance.

**STAFF PRESENT**

Coupeville Planning Director Owen Dennison, Island County Senior Planner Michelle Pezley, Island County Planner Tansy Schroeder, Ebey’s Landing National Historical Reserve Manager Kristen Griffin, Recording Secretary Claudia Golden.

**CALL TO ORDER**

Chair Carlson called the meeting to order at 10:00 a.m.

**APPROVAL OF AGENDA**

The agenda for the regular Historic Preservation Commission meeting of July 25, 2019, was approved as submitted.

**APPROVAL OF MINUTES**

The minutes for the regular Historic Preservation Commission meeting of June 27, 2019, were approved with Commissioner Lovelady abstaining.

**NEW BUSINESS/PUBLIC HEARINGS**

Chair Carlson 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 declared he had visited both sites.

Chair Carlson opened the hearing for *COA 080-19: Shawn Turner, Cablecom/Comcast representing Port of Coupeville; 26 Front St. NW., Coupeville, install 2” PVC conduit along west side of wharf* and asked for the staff report.

Planning Director Dennison described the proposal, its context, and surrounding development, and provided staff’s analysis of compliance with the Secretary of the Interior’s Standards and the Ebey’s Landing National Historical Reserve Design Guidelines. Staff found the proposal would not have a detrimental effect on the character of the building or the Reserve and that it was consistent with applicable standards and guidelines subject to one condition.

Commissioner Nance asked if there are existing openings in the floor of the telecommunications room for other conduits and what measures such as a water-barrier sleeve were proposed to preserve the historic material of the wharf building at the conduit’s entry point into the building.

Chair Carlson opened the floor for public comment

Erik Ray of Cablecom addressed the Commission. Responding to Commissioner Nance, Mr. Ray stated that the proposal includes placement of a sleeve that would fully contact the wood at the opening. A sealant would be used between the conduit and the sleeve. Mr. Ray confirmed that this is a proven method of preventing water infiltration, commonly used in foundations. He also noted that the proposed condition for conduit color is not an issue. A gray-toned conduit would be used to match existing conduits on the wharf.

Chair Carlson closed public comment and asked Commissioner discussion.

Commissioner Bronson commented that the conduit would be almost indistinguishable on the side of the pier.

#### Motion

Commissioner Bronson moved to recommend granting a Certificate of Appropriateness with the conditions that the conduit be a neutral color, as stated in the staff report, and that the conduit have a water-resistant sleeve at the aperture through the subfloor. The motion was seconded by Commissioner Clay. *Motion passed unanimously.*

Chair Carlson opened the hearing for ***EBY-19-027: Terry Findley representing David Carman & Karen Lingerfelter; 1995 Armstrong Rd., Coupeville; new manufactured home*** and asked for the staff report.

Planner Pezley provided a hand-out with supplemental information from the applicant on exterior materials and revised findings of fact and staff recommendation. Planner Pezley described the proposal, its context, and existing development on the site and noted that the applicant had applied for a setback variance. She provided staff's analysis of compliance with the Ebey's Landing National Historical Reserve Design Guidelines. As clarified in the supplemental application materials, staff found the proposal consistent with applicable guidelines.

Commissioner Lovelady and Chair Carlson asked for clarification of the implications of the variance request. Planner Pezley confirmed that the new building would not be closer to the street than the existing building and that the variance would be reviewed through another process.

Chair Carlson opened the floor for public comment. Hearing none, Chair Carlson closed public comment.

Chair Carlson asked for a motion.

#### Motion

Commissioner Bronson moved to recommend granting a Certificate of Appropriateness as presented. The motion was seconded by Commissioner Lovelady. *Motion passed unanimously.*

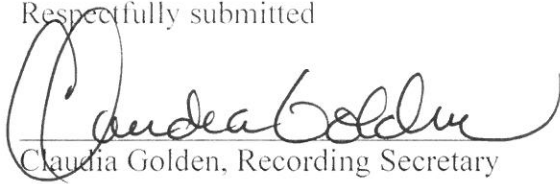
Planner Pezley informed the Commission of staff's work on code amendments regarding the levels of review required for various types of development activities. She stated that the amendments incorporated prior Commissioner's comments. The legislative proposal will be presented to the Commission at its August 22, 2019, meeting. She also introduced Island County Planner Tansy Schroeder to the Commission.

Reserve Manager Griffin announced the Reserve's hiring of Jason Benson as Preservation Coordinator with a start date of August 22, 2019.

**ADJOURNMENT**

The Meeting was adjourned by Chair Carlson at 10:23a.m.

Respectfully submitted

  
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Claudia Golden, Recording Secretary

  
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Owen Dennison, Planning Director