

**FEBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY  
COMMISSIONERS' HEARING ROOM  
January 28, 2021**

**CALL TO ORDER**

Chair Clay called the meeting to order at 10:01 a.m.

**COMMISSION MEMBERS PRESENT**

Commission Chair Bob Clay, Commissioners Katherine Baxter, Marshal Bronson, Darrell Nance, Wilbur Bishop and Sheila Saul.

**STAFF PRESENT**

Coupeville Acting Planning Director Donna Keeler, Island County Associate Planner Liz Dickman, Island County Associate Planner Reilly Rosbotham, Ebey's Landing National Historical Reserve Preservation Coordinator Jason Benson. Recording Secretary Claudia Golden.

**ELECTION OF OFFICERS**

Chair Clay called for nominations for Chair. Commissioner Bronson nominated Clay for Chair. Nomination was accepted. *Vote was unanimous.*

Chair Clay called for nominations for Vice Chair. Commissioner Chair Clay nominated Commissioner Bronson for Vice Chair. Nomination was accepted. *Vote was unanimous.*

**APPROVAL OF AGENDA**

The agenda for the meeting of the Historic Preservation Commission meeting of 1/28/202. *Motion passed unanimously.*

**APPROVAL OF MINUTES**

Motion to approve the minutes for the regular Historic Preservation Commission meeting of 11/12/2020. *Motion passed unanimously.*

Motion to approval the minutes for the regular Historic Preservation Commission meeting of 12/10/2020. *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. .

- Chair Clay visited all of the sites.
- Commissioner Nance visited 3 of 4 sites
- Commissioner Baxter visited 9<sup>th</sup> St., Front St., Madrona and the Tap Room (Penn Cove Brewery)
- Commissioner Saul Visited the Tap Room (Penn Cove Brewery), 9<sup>th</sup> St., and Zylstra Rd.

***1) COA-20-030: Jim Sykora; S6415-00-09006-1, Construction of a new single-family residence on the corner of NE 9th Street and NE Haller Street.***

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

- To minimize visual impact of the garage, garage door colors shall be a matching or similar earth tone color of the siding of the buildings.
- The west elevation of the primary structure shall contain a minimum of two windows on the main floor in addition to the three proposed windows on the top floor. Landscaping shall also be installed and maintained on the west side of the structure.
- Exterior mechanical equipment shall be located in an interior yard not adjacent to a street and screened from view from public streets
- Screen exterior light fixtures so that the light source is not visible off-site and light does not spill onto other properties.
- Light fixtures shall only be located over doors and steps and where demonstrated necessary for safety. Light fixtures intended to illuminate the side of the building shall not be permitted.

**QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff.

Commission asked for and received clarification with regard to: Square footage including garage, and wording in Final Recommendation wording "inconsistent" correct or incorrect?

**PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

Applicant Jim Sykora agrees with Planners presentation and added that sloping lot helps reduce the appearance of the size of structure.

**DISCUSSION**

Chair Clay opened the floor to Commission discussion.

Commission discussions includes the necessity of the following conditions: color garage door, the addition of another window and landscaping. Also, scale, in context of neighboring structures.

Chair Clay asked for a motion.

**MOTION**

Commissioner Bishop moved to adopt findings and conclusions and approve COA 20-030, as presented, with recommended conditions. Motion seconded. *Motion passed 4 yay, 1 nay.*

2) *COA-20-037: Barbara Summers; R13233-410-3750, Construction of a two-story new building and modifications to the existing historic structure at 12 NW Front Street.*

Planning Director Donna Keeler, described the elements of the proposed new two-story building and modifications to existing structure, 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:

- Exterior mechanical equipment, garbage and recycling containers, propane tanks and electric meters shall be located in an unobtrusive location adequately screened from the street.
- A lighting plan shall be submitted to the Town and the Historic Preservation Coordinator for review and approval prior to construction.
- Paint colors shall be reviewed and approved by the Historic Preservation Coordinator prior to obtaining a building permit.
- Landscaping shall be incorporated along the west elevation to reduce the effect of the bare wall. Native shrubs are preferable and shall be maintained in perpetuity.
- If compliant under the International Building Code, a minimum of two window openings will be added to the west elevation.
- Applicant shall obtain all necessary permits required for the structure prior to construction.

Applicant Barbara Summers provided input with regard to relationship between existing historic building and the proposed structure.

### **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff and Applicant.

Commission asked for and received clarification of: Back public deck, and folding windows for new structure. Staff was asked to read the 6 (six) conditions, back to the Commission. The Commission noted that this project should have been treated as an independent project for consideration, rather than in conjunction with the original COA. The Commission also asked for clarification of the condition of the two window additions, to the west elevation, and the function that lot historically provided. And asked; with the idea of preserving maritime history, in mind, if that location might add something commemorate its historic function. The applicants agreed.

### **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.  
Hearing none.

### **DISCUSSION**

Chair Clay opened the floor to Commission discussion.  
Hearing none. Commissioner Bishop made a motion.

## **MOTION**

Commissioner Bishop moved to adopt findings and conclusions and approve COA 20-037, as presented with the exception of the removal of 3 (three) conditions: color, windows addition, and permits, with remaining 3 (three) recommended conditions. Motion seconded. *Motion passed unanimously.*

- 3) ***COA 050-19 (Amendment): Mitch Aparicio; R13233-018-4160, Installation of a storage cooler and fence at 103 S. Main Street, Penn Cove Brewery.***

Planning Director Donna Keeler described the elements of the amendment to previously approved COA 050-19, 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:

- The fence shall be stained a natural color or painted a color similar to the existing buildings and shall be maintained such to prevent the fence from turning grey.
- No section of the cold storage unit will be visible above the fence top from S. Main.

## **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff and Applicant.

The Commission asked for and received clarification of building of the front façade.

## **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

Hearing None.

## **DISCUSSION**

Chair Clay opened the floor to Commission discussion.

Hearing None.

## **MOTION**

Commissioner Bishop moved to adopt findings and conclusions and adopt COA 050-19 as presented, with conditions. Motion seconded. *Motion passed unanimously.*

- 4) ***EBY-20-061: Matthew Heinz; R13111-248-4630, construct a new addition and porch to an existing single-family residence.;***

Associate Planner Liz Dickman described the elements of the proposed new addition and porch, to an existing single-family residence, 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.

## **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff.

Commission asked for and received clarification of structures recording/status in inventory.

## **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.  
Hearing None

## **DISCUSSION**

Chair Clay opened the floor to Commission discussion.  
Hearing None.

## **MOTION**

Commissioner Bishop moved to adopt findings and conclusions and approve EBY 20-061, as presented. Motion seconded. *Motion passed unanimously.*

## **Five Minute Recess: 11:41 -11:46**

### ***5) EBY-20-066: Mark Lawrence and Jacqueline Davison; R13232-173-0200, demolition of existing (non-historic) single-family residence, and construction of future residence***

Associate Planner Liz Dickman described the elements of the proposed demolition of an existing, non-historic, single family residence, and construction of a future residence, its 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:

- The proposed metal roofing shall be non-reflective and dark colored.

## **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff.  
Hearing None

## **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

Applicant Jaqueline Davison described the property, and its personal and historical significance. Commission asked for and received clarification with regard to buffer from road, retaining wall material, view from Madrona and water and how the new design reflects the original historical structure. The original structure is no longer contributing structure.

## **DISCUSSION**

Chair Clay opened the floor to Commission discussion.  
Hearing None. Chair Clay asked for a motion.

## **MOTION**

Commissioner Bishop moved to adopt findings and conclusions and approve EBY 20-066, as presented, with the condition Motion seconded. *Motion passed unanimously.*

**6) *EBY-20-070: Irene Echenique; R13114-204-3780, construction of a new accessory structure with a garage/shop on the ground floor and an accessory dwelling unit on the second floor.***

Associate Planner Reilly Rosbotham described the elements of the proposed construction of a ground floor garage/shop and second-floor accessory dwelling unit, its 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

- The roof of the proposed structure will be a dark, non-reflective color.
- The proposed structure will be painted a dark, earth-tone color.

**QUESTIONS OF STAFF**

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

**PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

Applicant Irene Echenique approves of Staff presentation and recommendations, and is willing to work with them.

**DISCUSSION**

Chair Clay opened the floor to Commission discussion.  
Commission discussed eliminating color as a condition for approval.

**MOTION**

Commissioner Bishop moved to adopt findings and conclusions and approve EBY 20-070, as presented, with one condition; dark non-reflective roof. Motion seconded. *Motion passed unanimously.*

**7) *EBY-20-072: Jack Hampton for applicant, Charles Heller; S8050-00-13003-0, construction of a new manufactured residence.***

Associate Planner Liz Dickman, described the elements of the proposed construction of a new manufactured residence, its 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:

- The proposed structure will include the front porch and stairs shown on the site plan.
- The proposed structure will be painted a dark, earth-tone color

Recommendation:

- The proposed metal doors will be a dark, non-reflective color.

## **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff.

Commission asked for and received clarification of porch, and stairs as well as, the cut and paste in Staff report, from another proposal.

## **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

Hearing None.

## **DISCUSSION**

Chair Clay opened the floor to Commission discussion.

Commission discussed eliminating color as a condition for approval. Change condition #2 to a recommendation.

## **MOTION**

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 20-072, as presented, with one condition, and two recommendations. Motion seconded. *Motion passed unanimously.*

- 8) ***EBY-20-075: Jack Hampton for applicants Bruce and Linda Eckholm; R13219-237-3790, removing an existing single-family residence and building a new residence with the same footprint.***

Associate Planner Liz Dickman, described the elements of the proposed removal of existing single-family residence and construction of new single-family residence, its 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:

- The proposed structure will include a window on the North elevation.
- The proposed metal roof for the patio will be a dark, earth-tone color.

Recommendation:

- The proposed structure will be painted a dark, earth-tone color.

## **QUESTIONS OF STAFF**

Chair Clay opened the floor for questions to Staff.

Commission asked for and received clarification of main residence on property being a contributing structure, the proposed, is not. Elevation views #3 East or North?

## **PUBLIC COMMENT**

Chair Clay opened the floor for public comment.

## **DISCUSSION**

Chair Clay opened the floor to Commission discussion.

Hearing None.

**MOTION**

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 20-075, as presented, with one condition and two recommendations. Motion seconded. *Motion passed unanimously.*

**ADJOURNMENT**

The meeting was adjourned at 12:37p.m.

Respectfully submitted

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Claudia Golden, Recording Secretary

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Donna Keeler, Acting Planning Director