

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
March 25, 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

Town of Coupeville Planning Director Donna Keeler, Town of Coupeville Assistant Planner Jewell Hamilton, Island County Assistant Planner Liz Dickman, Ebey's Landing National Historical Reserve Preservation Coordinator Jason Benson, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

A Motion was made to approve the March 25, 2021 Agenda as revised to include the addition of a third discussion item to the agenda re: *Proposed Ordinance. Motion passed unanimously.*

APPROVAL OF MINUTES

A Motion was made to approve the minutes with one correction, for the regular Historic Preservation Commission meeting of 02/25/2021. *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 both sites
- Commissioner Nance visited both sites.
- Commissioner Baxter visited the Main St. property
- Commissioner Saul visited both sites

1) COA-21-008: Ted Clifton, Coupe's Village, LLC; 107 S. Main St., Coupeville, 580 Sq. Ft. addition to Building F (Penn Cove veterinary Clinic).

Planning Director Donna Keeler described the elements of the proposed addition 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 following conditions:

1. Exterior lighting shall be consistent with the fixtures on the existing building in design and color and downward directed.
2. Shrubs and trees removed for the expansion shall be replaced on a minimum 1:1 ratio and replanted and be maintained in perpetuity within 15 feet of the subject building.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Commission asked for and received clarification with regard to handicap access.

PUBLIC COMMENT

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

DISCUSSION

Chair Clay opened the floor for discussion. Hearing none.

MOTION

Commissioner moved to adopt findings and conclusions and approve COA 21-008, as presented.

Motion seconded. *Motion passed unanimously.*

- 2) *COA 21-002: Meghan and Kris Iverson, 301 S. Main Street, Coupeville, installation of a shed within 100 feet of contributing structure.*

Planning Director Donna Keeler described the elements of the proposed shed 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. Within 30 days of the date of this meeting, applicant shall relocate the shed to a more appropriate location in coordination with staff from the Reserve.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for and received clarification with regard to appropriateness of structure, location, context of house at current location, special valuation with regard to this project, color of structure be in keeping with the house.

MOTION

Commissioner moved to table COA 21-002, until next meeting *Motion passed 4 aye, 1 nay.*

ITEM #3 DISCUSSION

The Commission asked for and received clarification with regard to any new ordinance being drafted, that would have any impact on HPC operations. No action taken.

Commission proposed adding discussion time after last motion, prior to adjournment, be added to the Agenda, all in agreement.

ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

Respectfully submitted



Claudia Golden, Recording Secretary



Donna Keeler, Acting Planning Director