

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
April 22, 2021**

CALL TO ORDER

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

COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

Town of Coupeville Planning Director Donna Keeler, Town of Coupeville Assistant Planner Jewell Hamilton, Island County Assistant Planner Kathryn Bird, Island County Current Use Planner Henry Rood, Island County Planning Program Coordinator Jana Raasch, Ebey's Landing National Historic Reserve Manager Kristin Griffin, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

A motion was made to approve the April 22, 2021 Agenda, with the addition of discussion item at end of meeting. *Motion passed unanimously.*

APPROVAL OF MINUTES

A motion was made to approve the Minutes, for the regular Historic Preservation Commission meeting of March 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 all sites
- Commissioner Baxter visited all sites.
- Chair Bob Clay visited all sites.

1. ***COA-21-002: Meghan and Kris Iverson, R13104-493-4210, 301 S. Main Street; Coupeville (Continuation from March 25, 2021); Installation of a shed within 100 feet of a 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.

Commission asked for and received clarification with regard to specific standards for location, paint and roofing material.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicant Meghan Iverson; 301 S. main St, Coupeville, clarified size, location, and intention to avoid the replication of existing historic structure.

The Commission asked for and received clarification of orchard, change of paint and roof material; with regard to the attention of the new structure. They also received clarification as to the possibility of relocating the new structure. Kristen Griffin asked for and received clarification with regard to the acquisition of permit information and interpretation of guidelines of shed mirroring historic structure.

DISCUSSION

Chair Clay opened the floor for discussion.

The Commission discussed the visibility of the structure, the relocation of it, recommendation rather than condition to paint the structure, to blend in with existing structure(s).

MOTION

Commissioner moved to adopt findings and conclusions and approve COA 21-002, with the condition of approval; to paint the shed the same color as the garage. Motion seconded. *Motion passed unanimously.*

2. COA-21-018: Wright Construction and Design, S6415-00-25007-0, 404 NE Sixth Street, Coupeville; Construction of a single family residence and attached garage.

Planning Director Donna Keeler described the elements of the proposed single-family residence, attached garage, 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, subject to the following:

1. The garage shall be recessed (setback) a minimum of three feet from the front entry (south) elevation and the garage door shall be painted in a matte finish the same color and shade as the main structure.
2. All windows will be proportional on all elevations, double hung and trimmed.

Non-Binding Recommendation:

1. Add a minimum of one additional window on the western elevation and relocate windows (on same) to be proportional.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff. There were no questions of Staff.

The Commission addressed the Architect; Mr. Wright; and asked for and received clarification of the set back of the garage, per the Staff's recommendation, the style, material and color of the garage.

Reserve Manager Griffin asked Mr. Wright for and received clarification of, neighboring structures with similar garages.

PUBLIC COMMENT

Applicant Ron Wright addressed questions from the Commission during Staff questions.

DISCUSSION

The Commission discussed the windows on west elevation, and the proposed non-binding recommendation.

MOTION

Commissioner moved to adopt findings and conclusions and approve COA 21-018, as presented, with one condition: all windows shall be proportional on all elevations, double hung and trimmed. Motion seconded. *Motion passed unanimously.*

- 1. COA-21-019: Marc Aparicio, Penn Cove Brewery, R13233-018-4160, 103 S. Main Street, Coupeville; Construction of an addition to a commercial structure.***

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, subject to the following conditions:

1. The addition must be clad in vertical wood siding painted in an earth tone color that matches or is compatible with the existing buildings at 103 and 105 S Main Street.
2. The architectural character must be in keeping with the existing buildings at 103, and 105 S. Main St. with the same style of gabled roof and orientation as the existing buildings.
3. Exterior lighting, if proposed, shall be downward directed, fixtures opaque, and light sources shall not be visible from any off-site location.
4. The façade originally approved with COA-50-019 shall be installed by October 1, 2021
5. Conditions of approval under COA-50-019 are required to be met, including landscaping provisions. Any changes from previous approvals will need to be reviewed by the Historic Preservation Commission.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for and received clarification with regard to façade finish date, temporary seating, and structure timeline.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicants Mitch Aparicio, commented on the safety aspect of the roof. The Commission asked for and received clarification with regard to parking.

DISCUSSION

Chair Clay opened the floor to discussion. Hearing none.

MOTION

Commissioner moved to adopt findings and conclusions and approve COA 21-019, as presented, with the 4 proposed conditions. Motion seconded. *Motion passed unanimously.*

COMMISSION MEETING DISCUSSION

The Commission and Staff discussed the following:

- Monitoring and enforcement of projects, and their conditions, after the Commission's approval.
- Training.
- Filling the Ebey's Landing National Reserve Historic Preservation Coordinator position
- Code changes.

ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary

Donna Keeler, Acting Planning Director