

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
June 24, 2021**

CALL TO ORDER

Chair Clay called the meeting to order at 10:11 a.m.

COMMISSION MEMBERS PRESENT

Commission Chair Bob Clay, Commissioners Katherine Baxter, Wilbur Bishop, Sheila Saul Marshall Bronson.

STAFF PRESENT

Town of Coupeville Planning Director Donna Keeler, Grant Johnson Island County Assistant Planner Kathryn Bird, Island County Current Use Planner Henry Rood, Island County Meredith Penny, Island County Planning Program Coordinator Jana Raasch, Ebey's National Reserve Director, Kristen Griffin, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

A motion was made to approve the June 24, 2021 Agenda, as revised; remove EBY 21-025 and remove Stig Carlson from EBY 21-020. *Motion passed unanimously.*

APPROVAL OF MINUTES

A motion was made to approve the Minutes, for the regular Historic Preservation Commission meeting of April 22, 2021. *Motion passed unanimously.*

DISCUSSION

The Commission and Staff discussed the following:

Selecting date for special HPC meeting: After July 22nd meeting.

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 Saul shared email with Bob feels to be partial visited COA 21-024, EBY 21-033 and EBY 21-031
- Commissioner Bronson Visited COA 21-024 site.
- Commissioner Baxter visited sites. COA 21-029 and EBY 21-020.
- Chair Bob Clay visited all sites except EBY 21-017.

1. ***COA-21-024: Jon Roberts, Cascade Custom Homes and Design, S7707-00-00008-0, 35 NW Birch Street, Coupeville; New addition to commercial building.***

Planning Director Donna Keeler described the elements of the proposed commercial 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 conditions:

1. Applicant shall obtain approval for a new sign prior to installation.
2. The metal roof shall be a dark, non-reflective color.
3. Lighting shall be consistent with the Ebey's Reserve Design Guidelines, Chapter 4.9.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Chair Clay opened the floor to questions of Applicant.

No Questions.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

No comments.

DISCUSSION

Chair Clay opened the floor for discussion.

Commissioner Bishop noted the project does not meet the guidelines and is not compatible with surrounding structures. Clarifying questions were asked and answered. Reserve Manager Griffin spoke of the difference of the proposed addition, and that the changes allow it to be approvable.

MOTION

Commissioner Bronson moved to approve the application and its findings and conclusions and approve COA 21-024, with the conditions of approval. Motion seconded.

Motion passed 3 ayes 2 nays

- 2. COA-21-029: Steven Byler, Penn Cove Cottage Co., S641500120050, 104 NE Eighth Street, Coupeville; New SFR and detached studio.***

Planning Director Donna Keeler described the elements of the proposed single-family residence, detached studio, 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. Applicant shall maintain the existing native hedgerows and street side trees in perpetuity to provide for adequate screening of the proposed structures.
 2. Exterior light fixtures shall be screened so that the light sources are not visible off-site and light does not spill onto other properties. Light fixtures should only be located over doors and steps, and where demonstrated necessary for safety.
 4. The proposed metal seam roof shall be a dark, non-reflective color.
- Optional requirement for HPC Consideration:*
5. Roofline shall be re-designed to be more consistent in style with the neighboring gable and hipped roof designs.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for and received clarification of roofline options, roof size and solar panels.

PUBLIC COMMENT

Applicant Steven Byler spoke of the low profile and screening, visibility, shed style compatibility.

Owner Carol Orazem commented on the effect of project with regard to surrounding area, the placement of the proposed structure(s) on the site, vegetation and it's compatibility with the guidelines, and the roofline.

Reserve Manager Griffin commented on the Reserve's guidelines in response to the project.

The Commission asked and received clarification with regard to roofline options, compatibility with neighborhood and the addition as depicted in the proposal images

DISCUSSION

The Commission asked for clarification of the solar cells on roof, and then. discussed shed roof visibility, compatibility with neighboring buildings, inconsistency with historic neighborhood. Suggested applicant return with different roofline, owner asked clarifying questions with regard to the roof and received answers. Applicant discussed asymmetrical gable.

MOTION

Commissioner Bishop moved to not approve the findings and conclusions and disapprove COA 21-019, as presented. Motion seconded. *Motion passed unanimously.*

- 1. EBY 21-017: Robertson/Encinas, R13222-509-4290, 1175 Balda Rd. Oak Harbor; New SFR & attached garage.***

Island County Assistant Planner Kathryn Bird described the elements of the proposed new single-family residence, and 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 conditions:

- Shop be a smaller and seperate structure.
- Site-plan reorientation of structure
- Additional landscaping

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for and received clarification with regard to location, mass and scale of garage vs proposed residence and existing structure on property, size and orientation of doors, properties in area with similar outbuildings, classification, and location in Reserve.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicants David Encinas, Encinas Construction, asked clarifying questions with regard to garage doors orientation and height requirements. Commission spoke of concerns that the mass of the structure is out of scale with anything in the surrounding area, the shops attachment to the residence and its placement on the property.

Assistant Planner Bird asked clarifying questions with regard to permitting the house without the garage if the garage is an issue.

DISCUSSION

Chair Clay opened the floor to discussion.

The Commission discussed their concern that the proposed residential structure is a guest house, not a permanent residence, visibility of the buildings in its surroundings, the structures should be separate, the garage doors orientation to the road, the need for landscape screening, mass and scale of garage in relation to the residence it is attached to, and the existing structure, and the size of the garage doors. Guidelines should be reviewed pertaining to the project.

MOTION #1

Commissioner Bishop moved to adopt findings and conclusions and approve EBY 21-017, as presented, excluding the 3rd condition for additional landscaping. Motion seconded by Commissioner Saul.

Motion amended to remove part of condition #1, that shop be smaller.

Commissioner Saul withdrew her second on the main motion.

Commission discussed their concerns that approval of EBY 21-017, based on the conditions as presented, does not guarantee the mass and scale of the shop, would meet the guidelines as they pertain to the footprint of a structure.

Commission asked that the Motion be repeated. The motion was seconded. *Motion failed 3 nays, 2 ayes.*

MOTION #2

Commissioner Bishop moved to disapprove of adopting the findings of EBY 21-017, as presented. Motion seconded.

Motion to amend the proposal to construct the SFR and a resubmission for the shop. Motion to amend seconded. *Motion to amend passed unanimously.*

Motion to disapprove the facts and findings of EBY 21-017 as presented, with the amendment to construct the SFR and resubmission for the shop. *2nd Motion passed unanimously.*

MOTION #3

Commissioner Bishop moved to approve the facts and findings of EBY 21-017, condition that shop is not included. Motion was seconded. *3rd Motion passed unanimously.*

NOTE: Two Main Motions were adopted for EBY 21-017

2. *EBY 21-020: Lee James, Crowder R13233-054-1920/ 22289 SR 20 Coupeville, Remodel historic home.*

Island County Assistant Planner Kathryn Bird described the elements of the proposed remodel, 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:

- Maintain original windows
- Replace siding
- Minor change on screened side

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicant Lee James agrees with the proposal as presented.

Commission asked clarifying question with regard to the windows and deck, Reserve Manager Griffin asked clarified question with regard to siding. Commission asked clarifying questions regarding the siding.

DISCUSSION

Chair Clay opened the floor to discussion. Hearing none.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and approve EBY 21-020, as presented, Motion seconded. *Motion passed unanimously.*

3. *EBY 21-026: USA (Sheila Ragaanath)/ Kira Swanson, R13122-202-2000/ 1390 SR 20 Coupeville, Ft. Casey boat launch.*

Island County Assistant Planner Kathryn Bird described the elements of the proposed boat launch, 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.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for and received clarification with regard to the fabric used under the rocks, the comby wall, materials, length and cost of project, FEMA funding,

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicant Shelia Ragaanath contributed to the Questions of Staff.

DISCUSSION

Chair Clay opened the floor to discussion. Hearing none.

MOTION

Commissioner Bishop moved to adopt findings and conclusions and approve EBY 21-026, as presented. Motion seconded. *Motion passed unanimously.*

- 4. EBY 21-031: Mark Rutledge, S8060-02-00003-0/ Coupeville, new gazebo & tractor shed on vacant lot.**

Island County Assistant Planner Kathryn Bird described the elements of the proposed gazebo and tractor 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, subject to the 3 conditions.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicants Mark Rutledge is in agreement with the Staff presentation. Commission asked clarifying questions and received answers with regard to the roof, the location of the structures, any future structures.

DISCUSSION

Chair Clay opened the floor to discussion. Commission asked clarifying questions as to the discussion of the window north façade with regard to the guidelines.

MOTION

Commissioner Bronson moved to adopt findings and conclusions and approve COA 21-031, as presented with recommendations. Motion seconded. *Motion passed with 4 ayes and 1 abstention.*

- 5. EBY 21-033: Crowder/ Stig Carlson, R13110-085-1980/ 710 Fort Casey Rd. Coupeville, convert barn to SFR.**

Island County Assistant Planner Kathryn Bird described the elements of the proposed barn conversion to SFR, 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 1 condition.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked for clarification with regard to the year the barn was built, it is unknown, and when the renovation of the barn occurred, there is a permit dated 2007. The Commission asked for and received clarification with regard to the whether the proposed changes were not reversible.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Applicant Stig Carlson discussed his work with the owners on this project, and the conclusion of preservation of property and converting the barn. Commission asked about the barn south view where the renovation occurred; the timeline that excluded it from historic restructure, superficial add on not change the structures not non reversible. 2007 is on the permit Stig said. Griffin commented on drastic changes and how it affects future changes to the structure and the remaining farmhouse that is a contributing structure and protecting it.

DISCUSSION

Chair Clay opened the floor to discussion.

MOTION

Commissioner moved to adopt findings and conclusions and approve COA 21-033, as presented, without the proposed condition. Motion seconded. *Motion passed unanimously.*

ADJOURNMENT

The meeting was adjourned at 1:04 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary

Donna Keeler, Acting Planning Director