

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
July 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 Kathryn Baxter, Marshal Bronson, Sheila Saul, Wilbur Bishop.

STAFF PRESENT

Town of Coupeville Assistant Planner Patty Shults, Island County Current Use Planner Henry Rood, Island County Assistant Planner Grant Johnson, Ebey's Landing National Historic Preservation Manager Claudia Kiyama, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

A motion was made to approve the July 22, 2021 Agenda, with the removal of EBY 21-036.
Motion passed unanimously.

APPROVAL OF MINUTES

A motion was made to approve the Minutes, for the regular Historic Preservation Commission meeting of June 24, 2021, with one correction. *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 COA 21-029 site.
- Commissioner Saul visited all sites
- Chair Bob Clay visited all sites.

1) COA-21-029: Steven Byler, Penn Cove Cottage Co., S6415-00-12005-0, 104 NE 8th Street, Coupeville; Construction of a new single-family residence and detached studio;

Assistant Planner Patty Shults described the elements of the proposed SFR, 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, with the following conditions:

- Applicant shall maintain the existing native hedgerows and street side trees in perpetuity to provide for adequate screening of the proposed structures.

- 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.
- The proposed metal seam roof shall be a dark, non-reflective color.
- Exterior mechanical equipment shall be located in an interior yard not adjacent to a street and screened from view from public streets.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Hearing none.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Hearing none.

DISCUSSION

Chair Clay opened the floor for discussion.

Hearing none.

MOTION

Commissioner Bishop moved to adopt findings and conclusions and approve COA 21-029, with the conditions of approval; Motion seconded. *Motion passed unanimously.*

2) EBY-21-037: Shellie Moore, R13101-331-0830/331 Morris Rd, Site Plan for repurposing of building as Emergency Night-to-Night Shelter;

Current Use Planner Henry Rood described the elements of the proposed repurposing of the building at 331 Morris Rd., 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 recommendation:

- Add vegetative screening along all sides of the site, especially facing SR 20 and Morris Road.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

Hearing none.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

The Commission asked clarifying questions with regard to signage; questions were addressed by Current Use Planner Henry Rood, applicant Shellie Moore and Preservation Manager Claudia Kiyama.

DISCUSSION

Chair Clay opened the floor to discussion.

The Commission asked for clarification of what they are voting on. Planner Rood stated the intended motion would be added to the staff report at a later time. The Commission discussed the lack of an actionable item.

MOTION

Commissioner Bishop moved to table EBY 21-037, until August meeting, contingent on the submission of a complete application and package for HPC review and consideration. Motion seconded. *Motion passed unanimously.*

COMMISSION MEETING DISCUSSION

The Commission discussed the following: Reviewing new regulations, Commissioner Nance's leaving, and future training.

ADJOURNMENT

The meeting was adjourned at 12:40 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary

Patricia Shults, Assistant Planner