

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
February 23, 2023**

CALL TO ORDER

Chair Bronson called the meeting to order at 10:00 a.m.

COMMISSION MEMBERS PRESENT

- ✓ Chair **Marshall Bronson**
- ✓ Vice-Chair **Katherine Baxter**
- ✓ Commissioner **Danielle Bishop**
- ✓ Commissioner **Shelia Saul**
- ✓ Commissioner **Kevin Turkington**

STAFF PRESENT

- ✓ Ebey's Landing National Historical Reserve Manager **Marie Shimada** (virtual)
- ✓ Ebey's Landing National Historical Reserve Preservation Coordinator **Josh Pitts**
- ✓ Island County Planning Director **Mary Engle**
- ✓ Island County Office Manager **Stephanie Montgomery**
- ✓ Island County Current Use Planner **Chloe Bonsen**
- ✓ Island County Current Use Planner **Malcolm Roberts**
- ✓ Town of Coupeville Assistant Planner **Joshua Engelbrecht**

APPROVAL OF AGENDA

Commissioner Turkington moved to approve the agenda for the February 23, 2023 Historic Preservation Commission meeting.

Vice-Chair Baxter seconded. *Motion passed unanimously.*

APPROVAL OF MINUTES

Commissioner Bishop noted a small revision of the minutes for the January 12, 2023 Historic Preservation Commission meeting.

Vice-Chair Baxter moved to approve the minutes of the regular Historic Preservation Commission meeting of January 12, 2023, as amended.

Commissioner Saul seconded. *Motion passed unanimously.*

Commissioner Turkington moved to approve the minutes of the regular Historic Preservation Commission meeting of February 9, 2023.

Commissioner Bishop seconded. *Motion passed unanimously.*

PUBLIC HEARING

Chair Bronson 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 Bronson visited all sites.
- Vice-Chair Baxter visited the EBY-22-062 site and the COA-22-071 site.
- Commissioner Bishop visited the EBY-22-062 site.
- Commissioner Saul visited all sites.
- Commissioner Turkington visited all sites.

No public challenge to the participation of a commissioner was raised.

EBY-22-066: S7005-00-02028-0; Buys; Construction of Workshop/Garage with 1,000 sq. ft. loft above.

Island County Planner, Malcolm Roberts, described the elements of the proposed workshop and loft located off Penn Cove Road.

DISCUSSION

Chair Bronson opened the floor for discussion.

Questions were asked and answered regarding accessory dwelling units and future development on the site.

Ebey's Landing National Historical Reserve Staff did not have any comments.

The applicant did not speak at the meeting.

No other members of the public spoke at the meeting.

MOTION

Commissioner Saul, based upon the staff report, evidence presented, and comments made at the public at the public meeting, and finding application EBY-22-066 to be consistent with Ebey's Landing National Historic Reserve Design Guidelines, moved to recommend approval of the Certificate of Appropriateness as presenting and adopt the findings of fact as presented in the application.

Commissioner Turkington seconded. *Motion passed unanimously.*

EBY-22-062: R03225-189-4630; Habryle; Reconstruction of berm on scenic corridor.

Island County Planner, Malcolm Roberts, described the elements of the proposed berm reconstruction located off Libbey Road. Portions of the parcel had been cleared and the preexisting slope and vegetation had been removed prior to the submittal of EBY-22-062.

DISCUSSION

Chair Bronson opened the floor for discussion.

Ebey's Landing National Historical Reserve Staff made comments in regard to the proposal and its expected success.

Questions were asked and answered in regard to DNR permits, view access, and the retroactivity vs. the proactivity of the permit application.

Comments were made in regard to the semantics between reconstruction of a man-made berm and returning a slope to its original terrain, the need for coordination across permits, and the work Staff put into the permit and remedying prior issues.

Larry Kwarsick, on behalf of the applicant spoke at the meeting. Comments were made in regard to non-conversion forestry permits, Libbey Road right-of-way, and appreciation of Staff for working with the applicant.

No other members of the public spoke at the meeting.

MOTION

Vice-Chair Baxter, based upon the staff report, evidence presented, and comments made at the public at the public meeting, and finding application EBY-22-062 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, moved to recommend approval of the Certificate of Appropriateness as presenting and adopt the findings of fact as presented in the application.

Commissioner Turkington seconded. *Motion passed unanimously.*

COA-22-071: R13233-084-4760; Criswell; Construction of two four-unit multi-family buildings.

Town of Coupeville Planner, Joshua Engelbrecht, described the elements of the proposed multi-family construction off of NE Birch St.

DISCUSSION

Chair Bronson opened the floor for discussion.

Ebey's Landing National Historical Reserve Staff made comments in regard to the appropriateness of the project and its proximity to amenities.

Questions were asked and answered in regard to the conditions of the COA and other required permits outside the scope of the HPC.

Comments were made in regard to the Reserve Design Guidelines as guidelines as opposed to requirements, the improvement of the view corridor, the need for housing, and the desire to broadcast this project.

Applicant, Bill Criswell, spoke at the meeting. He offered to answer any questions the Commissioners may have regarding the project.

No other members of the public spoke at the meeting.

MOTION

Commissioner Turkington, based on the record developed to date including application materials, staff report, evidence presented and comments made at the public meeting, and finding application COA-22-071 to be consistent with Ebey's Landing National Historic Reserve Design Guidelines, moved to recommend granting approval of the Certificate of Appropriateness with the following conditions:

1. Proposed landscaping be maintained in perpetuity.
2. Any proposed lighting complies with lighting design standards in Chapter 4.9.1 including using downward directional lighting and screening light fixtures so that the light source is not visible off-site.
3. All other applicable permits, including a conditional use permit, are required prior to construction.

Commissioner Saul seconded. *Motion passed unanimously.*

COA-23-005: 1208 NE Parker Rd.; Ueda; Addition and alteration to an existing single-family residence.

Town of Coupeville Planner, Joshua Engelbrecht, described the elements of the proposed addition and alteration of an existing single-family residence and garage off of NE Parker Rd. The proposal includes a northern addition, an eastern addition, interior alterations to the existing garage, and the construction of a deck north of the northern addition.

DISCUSSION

Chair Bronson opened the floor for discussion.

Ebey's Landing National Historical Reserve Staff made comments in regard to the appropriateness of the additions in the context of the existing buildings architectural style.

Questions were asked and answered in regard to other required permits, and the architectural style of the existing building.

Comments were made in reference to improved aesthetics, and skylight orientation.

The applicant did not speak at the meeting.

No other members of the public spoke at the meeting.

MOTION

Commissioner Turkington, based on the record developed to date including application materials, staff report, evidence presented and comments made at the public meeting, and finding application COA-23-005 to be consistent with Ebey's Landing National Historic Reserve Design Guidelines moved to recommend granting approval of the Certificate of Appropriateness.

Commissioner Bishop seconded. *Motion passed unanimously.*

ELECTION OF OFFICERS

Annually, the Historic Preservation Commission elects a Chair and Vice-Chair to serve as commission officers until the following election.

Commissioner Saul nominated Marshall Bronson to serve as Chair.

Commissioner Saul nominated Kathrine Baxter to serve as Vice-Chair.

No other nominations were made.

The Commissioners voted to elect Marshall Bronson as Chair and Kathrine Baxter as Vice-Chair. *Vote passed unanimously.*

OTHER BUSINESS

Island County Planning Director, Mary Engle, relayed several updates to the Commission, including:

- There are two vacant seats open on the Historic Preservation Commission. The Town of Coupeville and Island County are working towards finding people to fill those positions.
- Neither the Town nor the County have any applications for the upcoming HPC Meeting. Commissioner Bishop moved to cancel the regularly scheduled Historic Preservation Commission meeting on March 9, 2023. Commissioner Turkington seconded. *Motion passed unanimously.*

ADJOURNMENT

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Joshua Engelbrecht, Assistant Planner