



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
May 25, 2023

10:00: Roll Call

Approval of Minutes – Minutes from May 11, 2023

Public Comment on items not on the agenda

Public Hearings:

EBY-23-017 – R13109-149-1990, 1453 Hill Rd. Coupeville; Mary Engle – Restoration of the front porch

EBY-23-018 – R13230-188-2560, Madrona Way, Coupeville; Quenten & Linda Wehrman – New Single-Family Residence

COA-23-018 – R13233-134-3870, 80 N. Main Street Coupeville, Dane Kinney – Construction of a 10 ft. tall wood fence to conceal a diesel generator

Other Discussion items:

The Historic Preservation Commission will hear testimony from interested persons either in person or via telephone or video. Written comments may be submitted comments to Planning & Community Development; 1 NE 7th St., Coupeville, WA 98239 for projects within the County (EBY). Projects within the Town (COA), submit written comments to Town of Coupeville, PO Box 725, Coupeville, WA 98239

Join Zoom Meeting <https://zoom.us/j/93757546931?pwd=bn1wTG13Rk14RGtjeUVsYksre1pRQT09>: Meeting ID: 937 5754 6931 Passcode: 993018 Dial by your location +1 (253) 215-8782, Meeting ID: 937 5754 6931 Passcode: 993018

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
May 11, 2023**

A recording of this meeting can be found on Coupeville's website: townofcoupeville.org.
Timestamps (*hr. m. s.*) for the beginning of each item and motion are designated in the minutes.

CALL TO ORDER

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

COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

- ✓ Ebey's Landing National Historical Reserve Manager **Marie Shimada**
- ✓ Ebey's Landing National Historical Reserve Preservation Coordinator **Josh Pitts**
- ✓ Island County Planning Director **Mary Engle** (Virtual)
- ✓ Island County Program Coordinator **Layla Tromble**
- ✓ Island County Current Use Planner **Chloe Bonsen**
- ✓ Town of Coupeville Assistant Planner **Joshua Engelbrecht**

APPROVAL OF AGENDA

Commissioner Turkington moved to approve the agenda for the May 11, 2023 Historic Preservation Commission meeting.

Commissioner Huffine seconded. *Motion passed unanimously.*

APPROVAL OF MINUTES

Vice-Chair Baxter moved to approve the minutes of the regular Historic Preservation Commission meeting of April 13, 2023.

Commissioner Saul seconded. *Motion passed unanimously.*

Public Comment on items not on the agenda

No members of the public spoke on items not on the agenda

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.

- Vice-Chair Baxter visited all sites.
- Commissioner Huffine visited all sites.
- Commissioner Saul visited all sites.
- Commissioner Turkington visited all sites.

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

EBY-23-012 (6m. 26s.): R13220-030-2950, 1764 Penn Cove Rd. Oak Harbor; Howard Grasser. New front porch expansion on a Contributing Historic Home

Continued from the April 13, 2023 Regular Historic Preservation Commission meeting.

Island County Planner, Chloe Bosen, presented on elements of the various aspects of the proposed alterations for the Henry Arnold/Grasser House, a historic contributing structure within the Reserve.

In between the April 13, 2023 and May 11, 2023 meetings, the scope of EBY-23-012 was updated to include:

- After-the-fact reroof of the barn structure
- Reroof of an auxiliary building on the property
- Enclosure of 4 ½ feet of the rear porch
- Window replacements on the front and right elevations
- Enclosure of 4 feet of the front porch, extensions of the front porch, and reorientation of the front elevation stairs.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, presented on elements of the Secretary of the Interior's Standards for rehabilitation, and the consistency Reserve Staff found this project to have in regard to those standards. Ebey's Landing National Historical Reserve Manager, Marie Shimada, discussed the outcome of meetings the Reserve and County had with the applicants after the HPC meeting on April 13, 2023 and the success of those conversations in making appropriate changes to the application to meet the needs of the property owner and maintain the historic integrity of the resource.

DISCUSSION

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to the placement of the front elevation window, amendments needed to the heritage farm plan, extension and materials of the deck, the age of the barn on the property and clarification of the vote before the HPC.

Comments were made in regard to the applicants' experience with the Reserve's Design Review process, and capturing photographic evidence of the house.

The applicant, Marie Bagby, spoke at the meeting. Comments were made in regard to being stewards of the property and looking forward to moving to the next stage of this project.

No other members of the public spoke at the meeting.

MOTION (34 m. 32 s.)

Commissioner Huffine moved to approve the Certificate of Appropriateness as presented and adopt the findings of fact as set forth presented in the application.

Commissioner Turkington seconded.

Vice-Chair Baxter moved to amend the motion to include a condition of approval that photographic evidence of the historic resource be captured prior to any modifications made to the historic building.

Commissioner Huffine seconded. *Motion passed unanimously.*

Amended motion passed unanimously.

OTHER BUSINESS

No other business

ADJOURNMENT

The meeting was adjourned at 10:38 am.

Respectfully submitted,

Joshua Engelbrecht, Assistant Planner



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: **EBY 23-017**

Applicant: **Mary Engle**

Project Description:

Remove a small room on the NE Corner of the house and restore the front porch while replacing the existing windows of the porch.

Level: Level C (HPC COA Decision)

Jurisdiction: Island County

Recommendation: To Approve the project without Conditions.

I - PROJECT SUMMARY

Mary Engle requests a Certificate of Appropriateness for:

Remove a small room on the NE Corner of the house and restore the front porch while replacing the existing windows of the porch.

Located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing National Historical Reserve Design Guidelines and requires a Level C (HPC COA Decision) Certificate of Appropriateness, per ICC 17.04A.110.

The project did not receive public input during the public comment period from **May 10th, 2023 to May 24th, 2023**.

II - PERMIT DATA

Permit Type: Type II

Permit Number: EBY 23-017

Application Date: April 20th, 2023

Applicant: Mary Engle

III SITE DATA

Site Address: 1453 HILL RD

Location: Coupeville

Parcel Number: R13109-149-1990

Size of Parcel(s): 0.92 acres

Zoning: Commercial Agricultural

III SITE DATA continued

RAID:	N/A	
Historic Structure?	Yes	
Proximity to Historic Structures?	Yes	
Allowable Density:	1 du / 20 ac	
Critical Areas/Overlays?	No	
Shoreline Jurisdiction?	No	
NPS Easements?	No	
Heritage Farm Plan?	No	

IV STAFF CONTACTS

Department	Name	Phone	E-mail
Planning	Chloe Bonsen	360.678.7822	c.bonsen@islandcountywa.gov

V APPLICABLE DESIGN GUIDELINES

Applicable Guidelines	Complies	Comments
CHAPTER 4.1 Ordinary Repair, Maintenance, Replacement in Kind and Minor Changes - All Buildings		
4.1.3 Windows Design Guidelines		
4.1.3.4	Yes	The proposed windows to restore the porch will retain an original window while adding 2 new windows.
4.1.3.5	Yes	The original windows on the front façade will be retained, and the proposed new windows will be finished with trim elements consistent with historic dimensions and design character.
4.1.3.6	Yes	Although the applicant is proposing two new windows on the front main façade, these windows will replicate the historic and existing window pattern.
4.1.3.10	Yes	The proposed windows will replicate existing historic window defining features.
4.1.3.11	Yes	The proposed new windows will be proportion to and replicate arrangements that exist.
4.1.3 Building Features Design Guidelines		
4.1.3.1	Yes	The applicant is proposing to restore the porch to its original condition.

CHAPTER 4.2 Alterations to All Buildings**4.2.1 Alterations to All Buildings Design Guidelines**

4.2.1.1	Yes	The restored portion of the porch will use and replicate the original siding where it does not currently exist.
4.2.1.5	Yes	The applicant's proposal will keep with the historical character of the existing windows and siding. The new windows and front porch restoration will utilize appropriate materials and finishes.

VI DISCUSSION

VIII CONDITIONS

IX FINDINGS OF FACT

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # **EBY 23-017**

1. The applicant submitted an application for a Certificate of Appropriateness on April 20, 2023, that was deemed complete on May 1, 2023 to permit:

2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Residential Rehabilitation which requires a Level C (HPC COA Decision) Certificate of Appropriateness.

3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on May 2nd, 2023 and reviewed the project within Ebey's Landing National Historical Reserve.

4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.

5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.

X APPEAL PROCESS

Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.

1. The Director's decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190.

Specifically, the following appeal procedures apply:

If appealed, Level B Certificates are to be appealed consistent with Type II decisions pursuant to ICC 16.19.190B.

2. All appeals of the Director's decision regarding a Certificate of Appropriateness shall be consolidated with any appeal of the underlying or companion land use or building permit application. Such appeals shall be heard at a single simultaneous hearing before the Hearing Examiner or BOCC to consider the Director's decision or recommendation on the proposal.

THE CERTIFICATE OF APPROPRIATENESS IS #N/A on MONTH ##, 2023.

#N/A by: Chloe Bensen

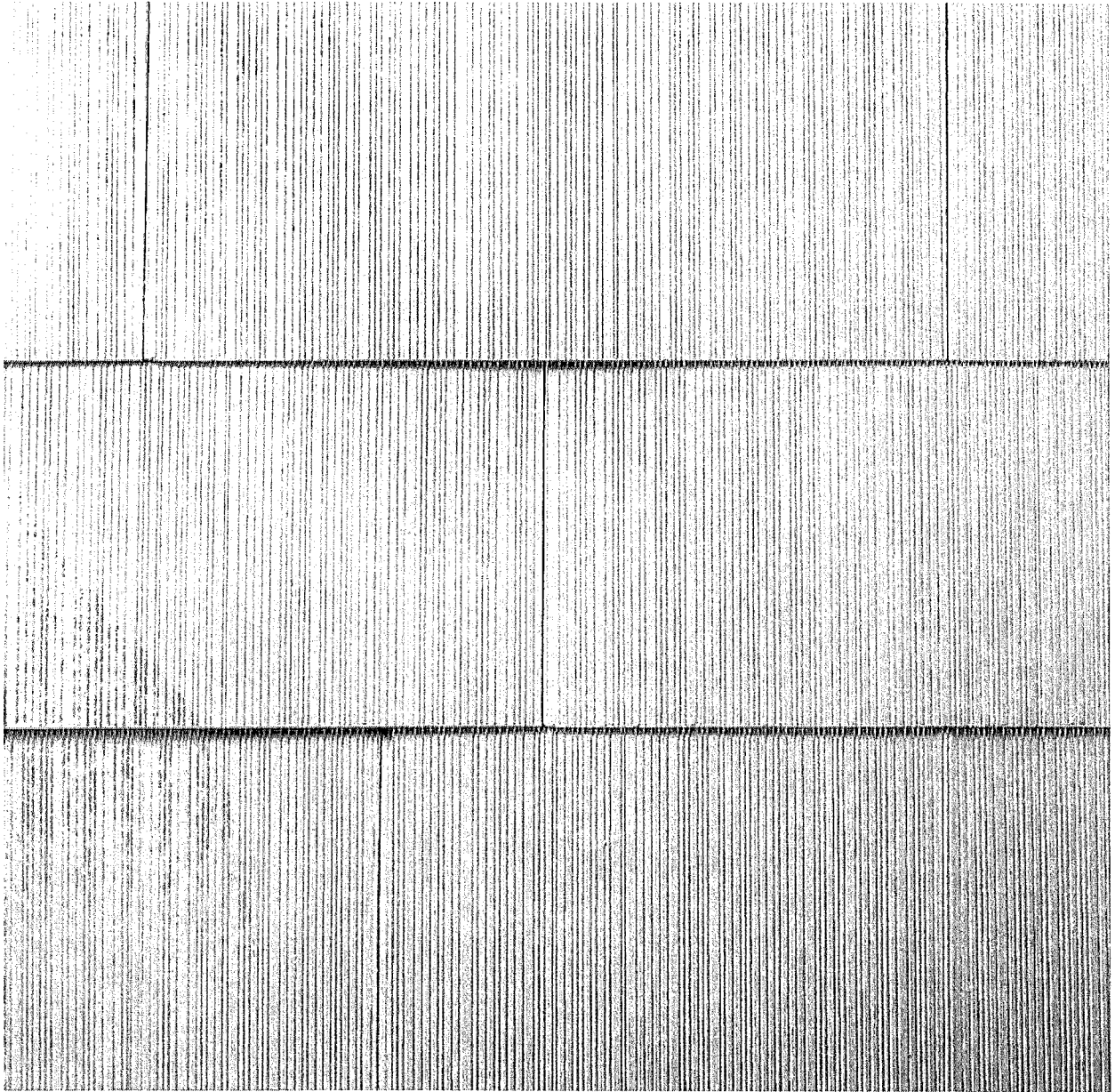
Signature

Chloe Bensen Assistant Planner for
Mary Engle, Director, Island County Planning & Community Development
with the consultation of the Historic Reserve Committee

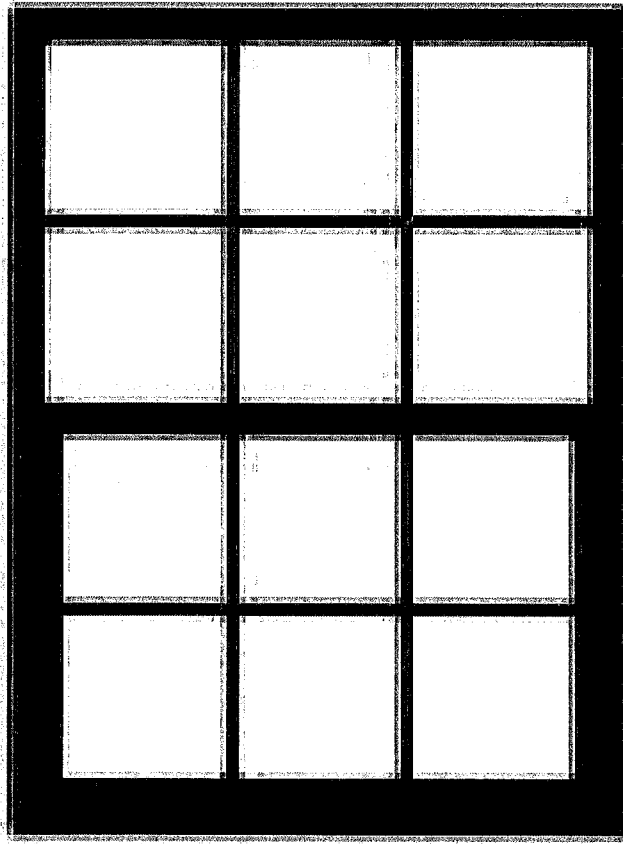
Attachments:

Approved Elevations
Approved Site Plan
Island County Inadvertent Discovery Plan

GAF Weatherside in 12x24 size replicates the look of the asbestos siding- it will be used anywhere replacement around the windows are needed.



Milgard Tuscany or similar replacements 3x5 windows will be used for larger opening.



Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS REVIEW BY ISLAND COUNTY AND THE TOWN OF COUPEVILLE, IN COOPERATION WITH THE TRUST BOARD OF EBHEY'S LANDING NATIONAL HISTORICAL RESERVE AND THE HISTORIC PRESERVATION COMMISSION

Application # _____	Date Rec'd _____	Receipt # _____	
Residential _____	Commercial _____	Mixed-Use _____	Historical _____
<i>The above is for Staff Purposes Only</i>			

Owner Mary Engle	Phone 3609294912
Address PO Box 1752	E-Mail maryk@isomedia.com
City, State, Zip COUPEVILLE WA 98239	Signature
Owner	Phone
Address	E-Mail
City, State, Zip	Signature
Applicant/Agent*	Phone
Address	E-Mail
City, State, Zip	Signature

PROPERTY INFORMATION

Project Address (include city): 1453 Hill RD Coupeville					Design Review Area <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2	
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
R13109-149-1990	6530	.92				
Do you own contiguous parcels? <input type="checkbox"/> Yes (if yes, list) <input checked="" type="checkbox"/> No						

Present Use of Property (Check All that Apply)

Residential: <input checked="" type="checkbox"/>	Agricultural: <input type="checkbox"/>	Other: _____
Commercial: <input type="checkbox"/>	Institutional: <input type="checkbox"/>	

Applicant's Acknowledgment

I am familiar with the Ebey's Reserve Design Guidelines as they pertain to my project. I certify by my signature below that the information in this application is accurate and complete. The planning staff has permission to copy materials, including architectural drawings, necessary for the review of my application.

Signature Mary Engle Date 4/20/2023



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted.

I/We, _____ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

<p>1) _____ Property Owner Name(s) (print)</p> <p>_____ Signature(s)</p> <p>2) _____ Property Owner Name(s) (print)</p> <p>_____ Signature(s)</p> <p>3) _____ Property Owner Name(s) (print)</p> <p>_____ Signature(s)</p> <p>_____ Date</p>	<p>State of Washington) County of _____)</p> <p>I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated _____ Signature of _____ Notary Public _____</p> <p>Printed Name _____</p> <p>Residing at _____</p> <p>My appointment expires _____</p> <p>Stamp</p>
--	--

Applicant Use	Application Requirements: Please use the following checklist to ensure you provide all the items required under Island County Code. If you believe that an item is not applicable, write N/A and explain why in the blank. <u>All blanks under "Applicant Use" must be filled in for this application to be accepted as complete</u>	County Use Only
	1. Fees, as established by the Board of Island County Commissioners	
	2. Electronic copy via email, thumb drive, or file-sharing link containing the complete application and associated reports. Please send separate documents as separate files.	
✓	3. Clear Color Photographs of the building, overall site, nearby structures, and any adjacent properties.	
✓	4. Scaled design elevations of the new structure, improvements, alterations, and/ or additions.	
N/A	5. A legible plot plan that shows the following	
N/A	a. Drawn to a standard <u>engineering</u> scale. Indicate scale.	
/	b. North arrow	
/	c. Boundaries, dimensions, and area of lot (square feet or acres)	
/	d. Name of road(s) bordering the property and their width	
/	e. Land features. Show the top and toe of all slopes, the direction of slope, the percentage of slope, seasonal drainage ways, soggy areas, ditches, ravines, lakes, the ordinary high-water mark of shoreline, etc.	
/	f. Critical Areas. Show protected species habitats, geologically hazardous areas, floodplains, aquifer recharge areas, streams, wetlands, and <u>all of their associated buffers onsite or off-site when they may affect the proposal</u> . If the proposal is in an archaeological area, a report must be submitted identifying resources and how they will be protected. <i>(note: if a feature is shown on the County's Critical Areas map, it must be shown on the plot plan; if you do not believe that feature is present, please describe).</i>	
/	g. Existing and Proposed Vegetation.	
/	h. Existing and proposed structures, clearly labeled, including buildings, septic, drainfields, and any other appurtenances.	
/	i. Distance to adjacent historic properties or structures, if applicable	
/	6. Any supplemental information deemed necessary and requested by the County or Town for Review of the application (this usually relates to large-scale or complex projects and properties)	
/		
/		
/		
/		
/		
/		
/		

Does your project involve an historic property: Yes No

If yes, which Historic Property: RC Hill House

Is the property within 100 feet of a historic building? Yes No

Is there a conservation Easement on the property? Yes No

Description of proposed work:

Remove small room on the NE corner of the front porch, restore the porch. Replace existing windows in the porch area to original 3 x 5 size or similar.

* No changes to existing footprint

Existing Materials:

Doors: _____

Windows: 1 original window

Deck / Railing: 1/2 of fir tongue and groove deck

Stairs / Ramp: _____

Siding: _____

Roofing: cj asphalt

Fencing: _____

Proposed Materials:

Doors: _____

Windows: 2 new windows, 1 original window

Deck / Railing: fir tongue and groove deck

Stairs / Ramp: _____

Siding: similar tile style

Roofing: cj asphalt

Fencing: _____

All statements, answers, and information provided as part of this submittal are complete, true, and accurate to the best of my knowledge and belief. I understand that if I provide incomplete and/or incorrect information, this will cause a delay in the review process.



ICGeoMap




1,959.8
0
979.89
1,959.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.

- Legend
- Parcels
 - Roads
 - Highway
 - Collector and Arterial
 - Local
 - Private

LOCATION 

Rev'd Island County
APR 20 2023

Community Development

Notes





ICGeoMap



1: 735

122.5 Feet 0 61.24 122.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an internet mapping site and its reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.

Notes

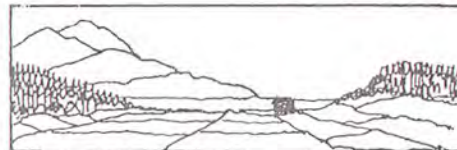
Community Development

APR 20 2023

Rcv'd Island County

Legend
□ Parcels
= Roads
= Highway
= Collector and Arterial
= Local
= Private
□ SERTIC
Dunmfield





EBEY'S LANDING PNRO NATIONAL INVENTORY HISTORICAL RESERVE

National Park Service
Pacific Northwest Region
Cultural Resources Division

Westin Building, Room 1920
2001 Sixth Avenue
Seattle, Washington 98121

NAME(S) OF STRUCTURE R.C. Hill Home/J.T. Fielding Place		DATE OF CONSTRUCTION c. 1865	SITE ID. NO.	
SITE ADDRESS (STREET & NO.) 1453 W. Hill Road		ADDITION(S) 1949	SCALE 1:24000	QUAD NAME Coupeville
CITY/VICINITY Coupeville	COUNTY Island	STATE Washington	UTM ZONE 10	EASTING 522800
OWNER/ADMIN ADDRESS John T. Fielding parcel #R13109-149-199 1453 W. Hill Rd. Coupeville, WA 98239			NORTHING 05336755	
			CROSS REFERENCE LA 52	
			DANGER OF DEMOLITION? (SPECIFY THREAT)	
			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	

DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATES(S). PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC. Vernacular Farmhouse. Wood frame set on brick/concrete foundations; rectangle(18' x 60'); 3 bays wide; 1½-stories; asbestos shingle siding; asphalt-shingled gable roof with slightly extended eaves; center entrance on east facade; off-set entrance on north facade addition; off-centr interior stovepipe. Exterior features include 6/6 double-hung sash with molded surrounds; large single pane fixed sash; tir-partite window with transom on north facade; molded boxed cornice; low, hip-roofed porch on east facade supported by chamfered posts; 1-story gable roof additions on west facade with multi-pane sash. Robert Crosby Hill came to Whidbey Island in 1853, in search of work, and took a Donation Land claim, eventually building this house. In 1883, Hill sold his farm to E.H.S. Spangler. Wilbur Sherman bought the property from the heirs of Joe Arnold in 1938, and had carpenter Fred Krueger build an addition on the west facade in 1949. Only 3 original windows remain intact; the others were replaced in 1960 by sherman. In 1979, sherman sold th property to local farmer Robert Engle, who continues to use the land surrounding the R.C. Hill house for agricultural purposes. <i>1995: One contributing building is one contributing structure.</i>	CURRENT USE Residence	ORIGINAL USE Residence
--	--------------------------	---------------------------

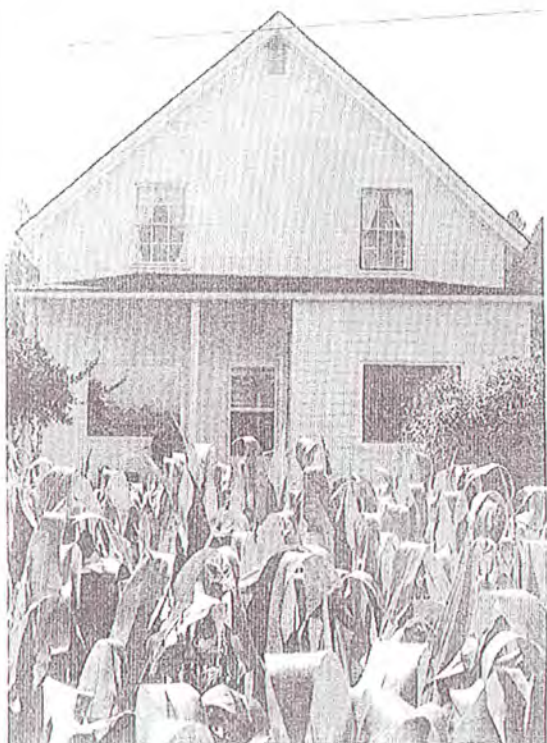
PUBLIC ACCESSIBILITY	<input checked="" type="checkbox"/> YES, LIMITED <input type="checkbox"/> NO	<input type="checkbox"/> YES, UNLIMITED <input type="checkbox"/> UNKNOWN	EXISTING SURVEYS	<input checked="" type="checkbox"/> NR	<input type="checkbox"/> HABS <input type="checkbox"/> NHL	<input type="checkbox"/> LCS <input type="checkbox"/> NPS	<input type="checkbox"/> STATE <input type="checkbox"/> COUNTY	<input type="checkbox"/> LOCAL <input type="checkbox"/> OTHER
LOCATED IN AN HISTORIC DISTRICT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NAME	<input type="checkbox"/> NO Cent. Whid. Isl. Hist. Dist.	CONDITION	<input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED	<input type="checkbox"/> RUINS		

SIGNIFICANCE This property is significant under National Register criterion A, for its association with early Euroamerican settlement in the Pacific Northwest and the Donation Land Claim Laws, in the period between 1850 and 1870. This property is also significant under National Register criterion A, for its association with agricultural land use paiterns first established during the period of early settlement in the 1850s. It retains integrity of location, setting, materials, design, workmanship, feeling and association.

Rcv'd Island Cou.

APR 20 2003

PHOTOGRAPHS AND SKETCH MAP OF LOCATION



FROM E



FROM SE



FROM N

NEGATIVE NO. C6-22,23; L5-1,3

HABS/HAER QUALITY

YES

NO

REFERENCES

Cook. "National Register Nomination." p. 7.
 Cook. Penn's Cove. p. 49-50.
 Sherman, Wilbur. Interview. 30 August 1983.

Rcv'd Island County

APR 20 2023

Community Development

INVENTORIED BY Luxenberg/Castellano/Lein

AFFILIATION National Park Service

DATE Summer, 1983

PNRO Inventory

Ebey's Landing National Historical Reserve

NAME(S) OF STRUCTURE: R.C. Hill Home/J.T. Fielding Place	LANDSCAPE AREA 8-Fort Casey Uplands	CONTRIBUTING <input checked="" type="checkbox"/>
SITE ADDRESS: 1453 Hill Road	PARCEL # R13109-149-1990	NON-CONTRIBUTING
OWNER/ADMIN ADDRESS: J.T. Fielding	CITY/STATE P.O. Box 472 Coupeville, WA 98239	CONSTRUCTION DATE: c. 1865
PHYSICAL DESCRIPTION INCLUDING FORM, STYLE, MATERIALS, MAJOR ALTERATIONS: Vernacular Farmhouse. Wood frame set on post and rock/concrete foundation; rectangle; 3 bays wide; 1-1/2 stories; Asbestos shingle siding; asphalt shingle gable roof with slightly extended eaves; center entrance on north facade; off-set entrance on north elevation addition; off-center interior stovepipe. Exterior features include fixed pane vinyl windows, tripartite window with transom on north elevation; molded boxed cornice; low, hip-roofed half enclosed porch on east facade; 1 story gable roof additions on west elevation.		ADDITION(S):
OUTBUILDINGS & LANDSCAPE FEATURES (SPECIFY CONTRIBUTING): 1 studio (non-contributing)		ORIGINAL USE: Residence
PROPERTY HISTORY: Hill DLC. Robert Crosby Hill came to Whidbey Island in 1853 in search of work, established a claim and built this house. In 1883 Hill sold his farm to EHS Spangler. Wilbur Sherman bought the property from the heirs of Joe Arnold in 1938, and had Fred Krueger build an addition on the west elevation in 1949. Likely the garage was built at the same time. Vinyl windows added in 2000. J.T. Fielding has lived in the house since 1973. In 1979, Sherman sold the surrounding property to Robert Engle, who continues to use the land for agricultural purposes.		CURRENT USE: Residence
SIGNIFICANCE: This property is significant under National Register criterion A, for its association with early Euroamerican settlement in the Pacific Northwest and the Donation Land Claim Laws, in the period between 1850 and 1870. This property is also significant for its association with agricultural land use patterns first established during the period of early settlement in the 1850s. It retains integrity of location, setting, materials, design, workmanship, feeling and association.		CONDITION: EXCELLENT ____ GOOD <u> X </u> FAIR ____ DETERIORATED ____ RUINS ____
		OTHER SURVEYS: 1937 (HABS) ____ 1983 <u> X </u> 1995 <u> X </u>
		LANDSCAPE PAGE CROSS REFERENCE <u> LA 52 </u>
		SURVEYOR: DATE: A. Simpkins June 18, 2015



From E (2015)



From S (2015)



From N (2015)



From E (1983)



REFERENCES

Cook. "National Register Nomination." p. 7.
Cook. Penn's Cove. p. 49-50.
Sherman, Wilbur. Interview. 30 August 1983.
Island County Assessor.

Rcv'd Island County

APR 20 2023

Community Development



EASTERLY
FACING

PORCH
PROPOSAL
THIS SIDE.

SOUTHERLY
FACING





original window

Hill Rd looking south @ Farmhouse



Rcv'd Island County

APR 20 2023

Community Development



EAST SIDE

Rec'd Island County

APR 20 2023

Community Development



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: **EBY 23-018**

Applicant: **Quenten & Linda Weherman**

Project Description:

A new single-family residence that is roughly 70 by 56 feet.

Level: Level C (HPC Recommendation)

Jurisdiction: Island County

Recommendation: To Approve the project without Conditions.

I - PROJECT SUMMARY

Quenten & Linda Weherman requests a Certificate of Appropriateness for:
A new single-family residence that is roughly 70 by 56 feet.

Located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing National Historical Reserve Design Guidelines and requires a Level C (HPC Recommendation) Certificate of Appropriateness, per ICC 17.04A.110.

The project did not receive public input during the public comment period from **May 10th, 2023 to May 24th, 2023**.

II - PERMIT DATA

Permit Type: Type II

Permit Number: EBY 23-018

Application Date: April 24th, 2023

Applicant: Quenten & Linda Weherman

III SITE DATA

Site Address: N/A

Location: Coupeville

Parcel Number: R13230-188-2560

Size of Parcel(s): 1.18 acres

Zoning: Rural

III SITE DATA continued

RAID: N/A

Historic Structure? No

Proximity to Historic Structures?	Yes	
Allowable Density:	1 du / 5 ac	
Critical Areas/Overlays?	Yes	
Shoreline Jurisdiction?	Yes	
NPS Easements?	No	
Heritage Farm Plan?	No	

IV STAFF CONTACTS			
Department	Name	Phone	E-mail
Planning	Chloe Bonsen	360.678.7822	c.bonsen@islandcountywa.gov

V APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	Complies	Comments
CHAPTER 4.5 Site Development		
4.5.1 Rural Setting Design Guidelines		
4.5.1.1 - 4.5.1.4	Yes	The site is designed to respect and retain the site's natural conditions and the public view from the right of way. The proposed single-family residence is proposed in the rear portion of the existing cleared area on the property, which helps reflect rather than obscure the site's natural conditions.
4.5.1.7 - 4.5.1.8	Yes	The public view will remain protected due to the existing hedgerow and the setback location of the proposed residence.
CHAPTER 4.6 New Construction		
4.6.1.1	Yes	The single-family residence has various breaks in depth in the wall planes of the facades to help break up the appearance to help soften the appearance of the new structure.
4.6.1.2 - 4.6.1.3 & 4.6.1.5 - 4.6.1.6	Yes	The overall general character of the proposed single-family residence is similar to those in the neighborhood and those found throughout the reserve.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.2 - 4.6.4.3 & 4.6.4.6 - 4.6.4.9	Yes	The proposed residence will have similar proportions, scale, rooflines, complementary architectural style, window patterns, and configuration to the street.
4.6.4.10	Yes	The size of the proposed residence is similar to those already existing. The proposed house is around 1300 sq ft, and the average is 1400 sq ft.
4.6.4.12 - 4.6.4.14	Yes	The proposed residence will have similar window patterns to those found throughout the reserve and in the neighborhood.
4.6.4.15	Yes	The proposed garage is located on the side of the house, not facing the public right of way.

CHAPTER 4.7 Painting & Colors
--

4.7.1	Yes	Although the color is a personal preference, the applicants propose dark colors to help the house recess into the landscape.
-------	-----	--

VI DISCUSSION

VIII CONDITIONS

IX FINDINGS OF FACT
<p>Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY 23-018</p>
<p>1. The applicant submitted an application for a Certificate of Appropriateness on April 24, 2023, that was deemed complete on May 1, 2023 to permit:</p>
<p>2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Residential New Construction which requires a Level C (HPC Recommendation) Certificate of Appropriateness.</p>
<p>3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on May 2, 2023 and reviewed the project within Ebey's Landing National Historical Reserve.</p>
<p>4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.</p>
<p>5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.</p>

X APPEAL PROCESS
<p>Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.</p>

1. The Director's decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190. Specifically, the following appeal procedures apply:
If appealed, Level B Certificates are to be appealed consistent with Type II decisions pursuant to ICC 16.19.190B.

2. All appeals of the Director's decision regarding a Certificate of Appropriateness shall be consolidated with any appeal of the underlying or companion land use or building permit application. Such appeals shall be heard at a single simultaneous hearing before the Hearing Examiner or BOCC to consider the Director's decision or recommendation on the proposal.

THE CERTIFICATE OF APPROPRIATENESS IS #N/A on MONTH ##, 2023.

#N/A by: Chloe Bensen

Signature

Chloe Bensen Assistant Planner for
Mary Engle, Director, Island County Planning & Community Development
with the consultation of the Historic Reserve Committee

Attachments:

Approved Elevations
Approved Site Plan
Island County Inadvertent Discovery Plan

APR 24 2023



Community Development

Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

DETERMINING IF A PROPERTY IS WITHIN AN EBHEY'S DESIGN REVIEW AREA

STEP ONE: LOCATING THE PARCEL USING ISLAND COUNTY GEO MAP

- Go to: <https://icgeomap.islandcountywa.gov/Html5Viewer/Index.html?viewer=ICGeoMap>
- Type the parcel number or address (number and street only) into the search bar in the upper right corner above the map.
- Click the "Layers" tab in the lower left corner and find "Site Review"
- Click the box to turn on the Site Review Layer and then click the plus sign to open the Site Review options
- Click the box next to "Ebey's Design Review Areas" and "Ebey's Historic Properties"

After completing the above steps identify whether the parcel is within Design Review (Area 1 or 2 and whether it is within 100 feet of a contributing historic structure as that vicinity may impact how a project is reviewed.

STEP TWO: PROCESS AND EXEMPTIONS

Depending on the scale and type of project it may be exempt from review under the design review guidelines (note most projects are NOT exempt from a review process). Check to see if your project is exempt under [Island County Code 17.04A.090](#).

If your project is not exempt it will need a Level A, B, or C Certificate of Appropriateness (COA).

Contact Island County Planning to help determine what level applies to your project. You can email at planningdept@islandcountywa.gov.

- **LEVEL A COA** – ministerial decision that is processed quickly, usually within 7 and 14 days.
- **LEVEL B COA** – includes a 14 day public comment period and is reviewed by the Historic Reserve Committee.
- **LEVEL C COA** – includes a 14 day public comment period, a review by the Historic Reserve Committee and a public hearing with the Historical Preservation Commission followed by a recommendation or decision from the HPC.

STEP THREE: DESIGN REVIEW GUIDELINES

All projects within the Ebey's Historical Reserve must meet the design guidelines. It is the applicant's responsibility to be familiar with the design guidelines. The guidelines contain standards for repair, maintenance, new construction, additions and alterations to buildings, and standards for site design, sustainability, and subdivisions.

Ebey's Design Guidelines can be found [here](#).

(<https://www.islandcountywa.gov/Planning/Pages/Ebeys.aspx>)

STEP FOUR: APPLYING FOR A CERTIFICATE OF APPROPRIATENESS

You can access the COA application along with all other Land Use permits at:

<https://www.islandcountywa.gov/Planning/Pages/LandUsePermitApplications.aspx> All COA levels require an electronic copy and the original. The electronic copy can be submitted at planningdept@islandcountywa.gov where you can also contact Island County Planning with any submittal questions.

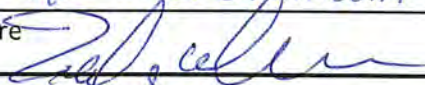

Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS REVIEW BY ISLAND COUNTY AND THE TOWN OF COUPEVILLE, IN COOPERATION WITH
THE TRUST BOARD OF EBEBY'S LANDING NATIONAL HISTORICAL RESERVE AND THE HISTORIC PRESERVATION COMMISSION

Application # _____	Date Rec'd _____	Receipt # _____	
Residential _____	Commercial _____	Mixed-Use _____	Historical _____

The above is for Staff Purposes Only

Complete applications, print in blue ink, and provide the appropriate copies of all required information.

Owner <u>Quenten & Linda Wehrman</u>	Phone <u>360-320-8626</u>
Address <u>401 NE Faris St.</u>	E-Mail <u>blqwehrman@msn.com</u>
City, State, Zip <u>Coupeville, WA 98239</u>	Signature 
Owner <u>Linda Wehrman</u>	Phone <u>360-872-1920</u>
Address <u>401 NE Faris St.</u>	E-Mail <u>wehrman57@gmail.com</u>
City, State, Zip <u>Coupeville, WA 98239</u>	Signature 
Applicant/Agent*	Phone
Address	E-Mail
City, State, Zip	Signature

PROPERTY INFORMATION

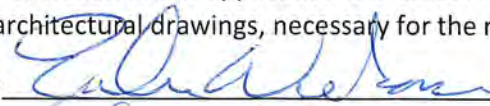
Project Address (include city): _____					Design Review Area <input type="checkbox"/> 1 <input type="checkbox"/> 2	
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
<u>R13230-188-2560</u>		<u>1.18 ACRES (LEGAL)</u>				<u>RURAL</u>
Do you own contiguous parcels? <input type="checkbox"/> Yes (if yes, list) <input checked="" type="checkbox"/> No						

Present Use of Property (Check All that Apply)

Residential: <input checked="" type="checkbox"/>	Agricultural: <input type="checkbox"/>	Other: _____
Commercial: <input type="checkbox"/>	Institutional: <input type="checkbox"/>	

Applicant's Acknowledgment

I am familiar with the Ebey's Reserve Design Guidelines as they pertain to my project. I certify by my signature below that the information in this application is accurate and complete. The planning staff has permission to copy materials, including architectural drawings, necessary for the review of my application.

Signature  Date 4-23-2023
4/23/2023



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted.

I/We, Gale Q. Wehrman & Linda J. Wehrman the owner(s) of the subject property, understand that by completing this form I/We hereby authorize Ron Wright to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

<p>1) <u>GALE Q. WEHRMAN</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p>2) <u>Linda J. Wehrman</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p>3) _____ Property Owner Name(s) (print)</p> <p>_____ Signature(s)</p> <p><u>April 24, 2023</u> Date</p>	<p>State of Washington) County of <u>Island</u>)</p> <p>I certify that I know or have satisfactory evidence that <u>Gale & Linda Wehrman</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated <u>April 24, 2023</u> Signature of <u>[Signature]</u> Notary Public Printed Name <u>Cynthia R. White</u> Residing at <u>Oak Harbor</u> My appointment expires <u>7-2-24</u></p> <p></p> <p>Stamp</p>
---	--

Applicant Use	Application Requirements: Please use the following checklist to ensure you provide all the items required under Island County Code. If you believe that an item is not applicable, write N/A and explain why in the blank. <u>All blanks under "Applicant Use" must be filled in for this application to be accepted as complete</u>	County Use Only
	1. Fees, as established by the Board of Island County Commissioners	
	2. Electronic copy via email, thumb drive, or file-sharing link containing the complete application and associated reports. Please send separate documents as separate files.	
	3. Clear Color Photographs of the building, overall site, nearby structures, and any adjacent properties.	
	4. Scaled design elevations of the new structure, improvements, alterations, and/ or additions.	
	5. A legible plot plan that shows the following	
	a. Drawn to a standard <u>engineering</u> scale. Indicate scale.	
	b. North arrow	
	c. Boundaries, dimensions, and area of lot (square feet or acres)	
	d. Name of road(s) bordering the property and their width	
	e. Land features. Show the top and toe of all slopes, the direction of slope, the percentage of slope, seasonal drainage ways, soggy areas, ditches, ravines, lakes, the ordinary high-water mark of shoreline, etc.	
	f. Critical Areas. Show protected species habitats, geologically hazardous areas, floodplains, aquifer recharge areas, streams, wetlands, and <u>all of their associated buffers onsite or off-site when they may affect the proposal</u> . If the proposal is in an archaeological area, a report must be submitted identifying resources and how they will be protected. <i>(note: if a feature is shown on the County's Critical Areas map, it must be shown on the plot plan; if you do not believe that feature is present, please describe).</i>	
	g. Existing and Proposed Vegetation.	
	h. Existing and proposed structures, clearly labeled, including buildings, septic, drainfields, and any other appurtenances.	
	i. Distance to adjacent historic properties or structures, if applicable	
	6. Any supplemental information deemed necessary and requested by the County or Town for Review of the application (this usually relates to large-scale or complex projects and properties)	

Does your project involve an historic property: Yes No

If yes, which Historic Property:

Is the property within 100 feet of a historic building? Yes No

Is there a conservation Easement on the property? Yes No

Description of proposed work:

To build a new single family residence

Existing Materials:

Doors: _____

Windows: _____

Deck / Railing: _____

Stairs / Ramp: _____

Siding: _____

Roofing: _____

Fencing: _____

Proposed Materials:

Doors: wood

Windows: fiberglass windows to match existing shop

Deck / Railing: composite decking with s.s. cable railing (porch)

Stairs / Ramp: same

Siding: Hardie-panel board & batt with shingled gables

Roofing: black metal to match existing shop

Fencing: _____

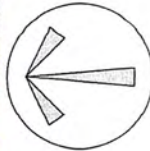
All statements, answers, and information provided as part of this submittal are complete, true, and accurate to the best of my knowledge and belief. I understand that if I provide incomplete and/or incorrect information, this will cause a delay in the review process.

APR 24 2023

Rcv'd Island County

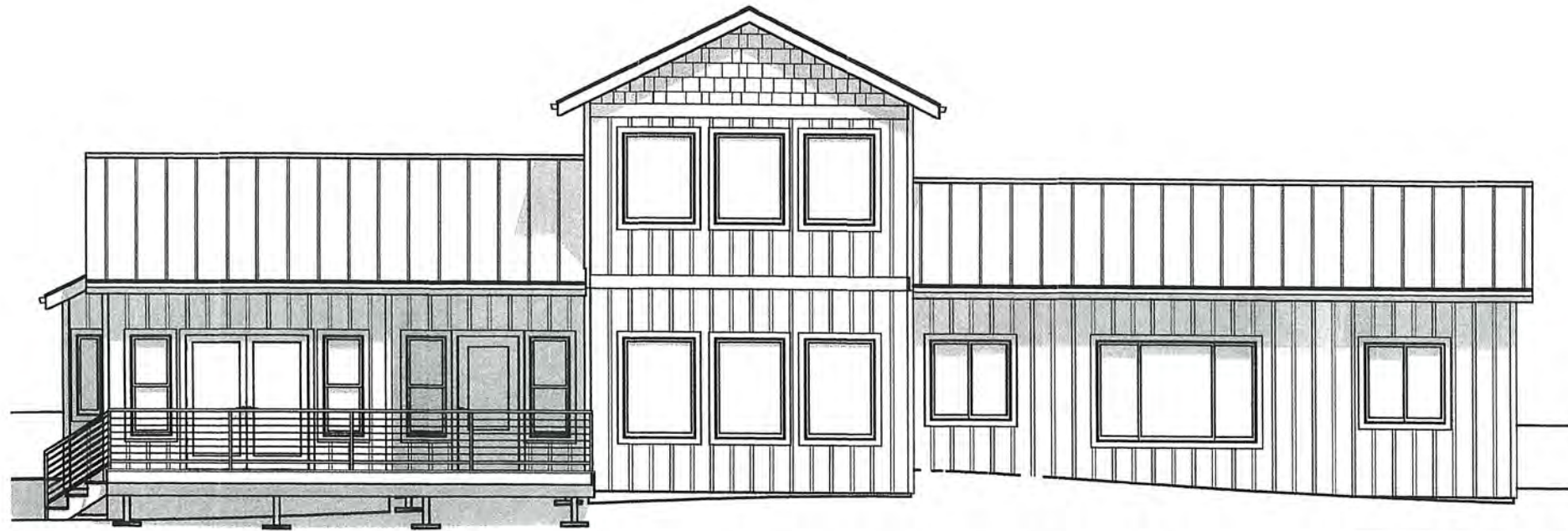


THIS SITE PLAN WAS DEVELOPED BY USING EXISTING RESOURCES AND OWNER PROVIDED DIMENSIONS



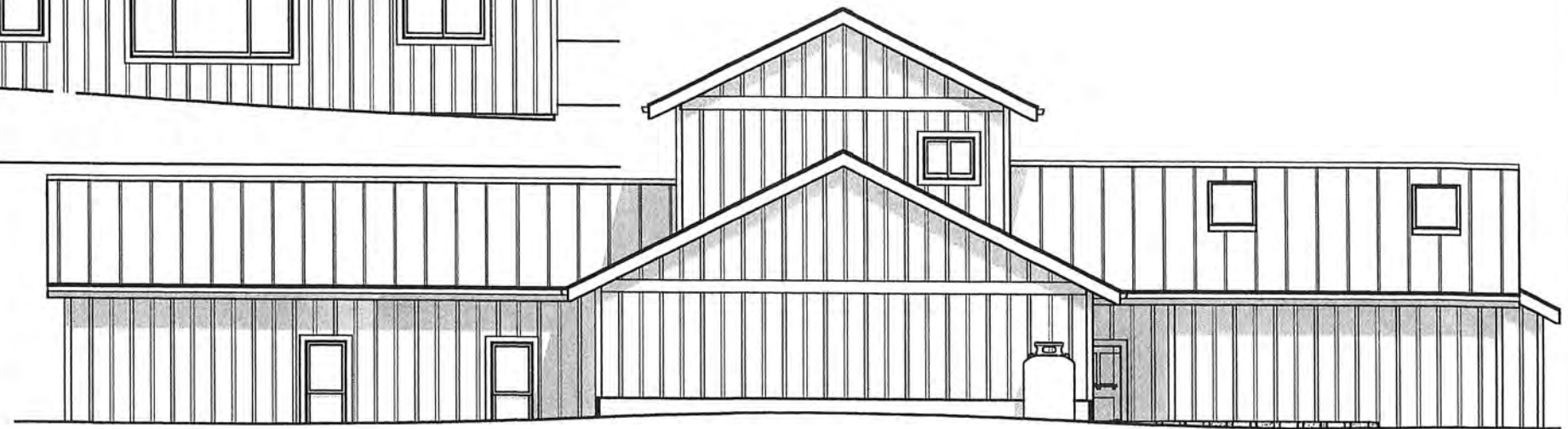
SITE PLAN

1" = 30'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

PRELIMINARY

SHEET TITLE:

PROJECT DESCRIPTION:
WEHRMAN

DRAWINGS PROVIDED BY:
POWDER RIVER DRAFTING LLC
960-675-9959
1788 Conifer Ln, Oak Harbor, WA 98271

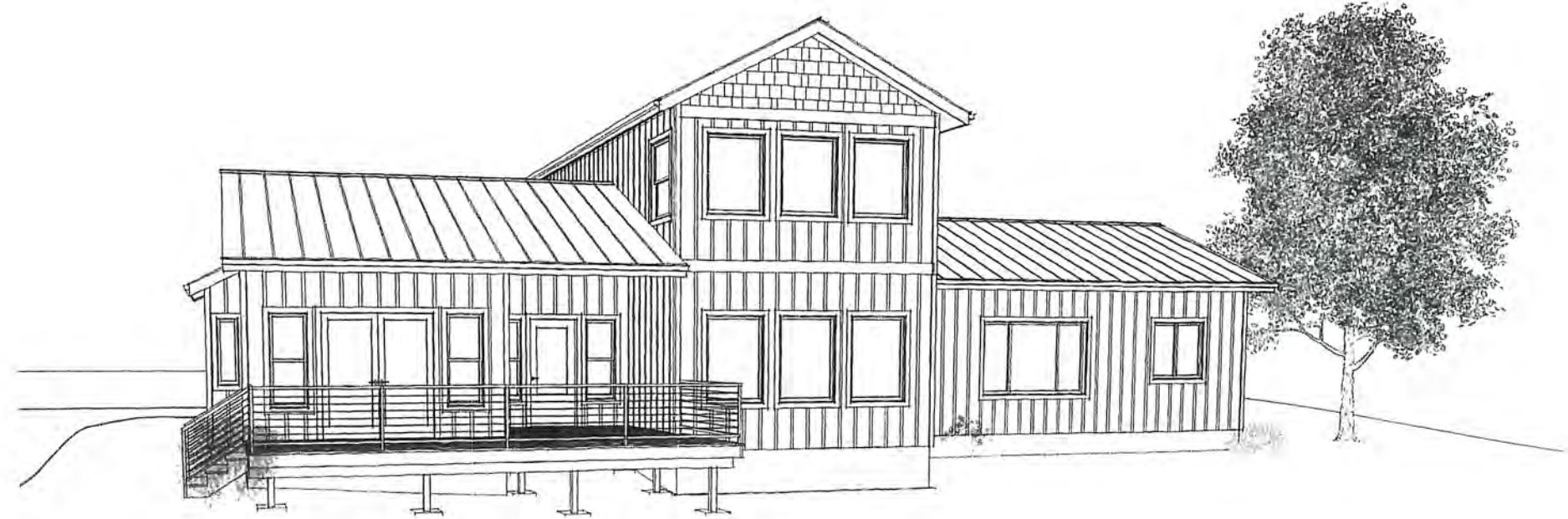
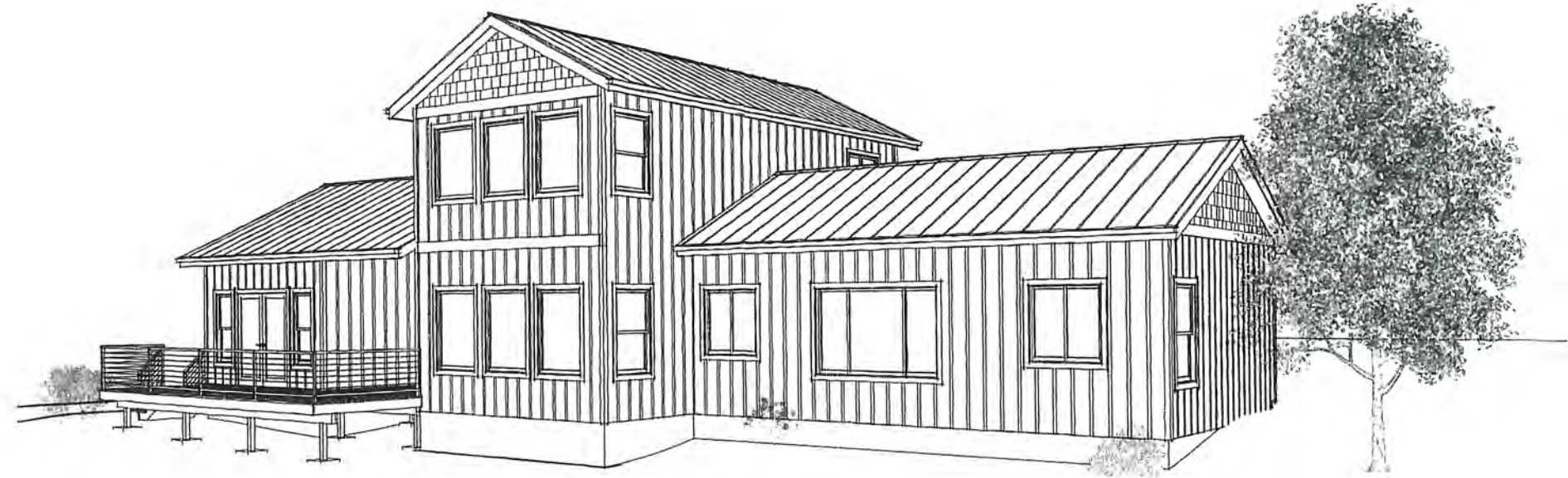
DATE:

4/20/2023

SHEET:

A-2

4/20/2023 10:48:55 AM



PRELIMINARY

SHEET TITLE:
STREET VIEW

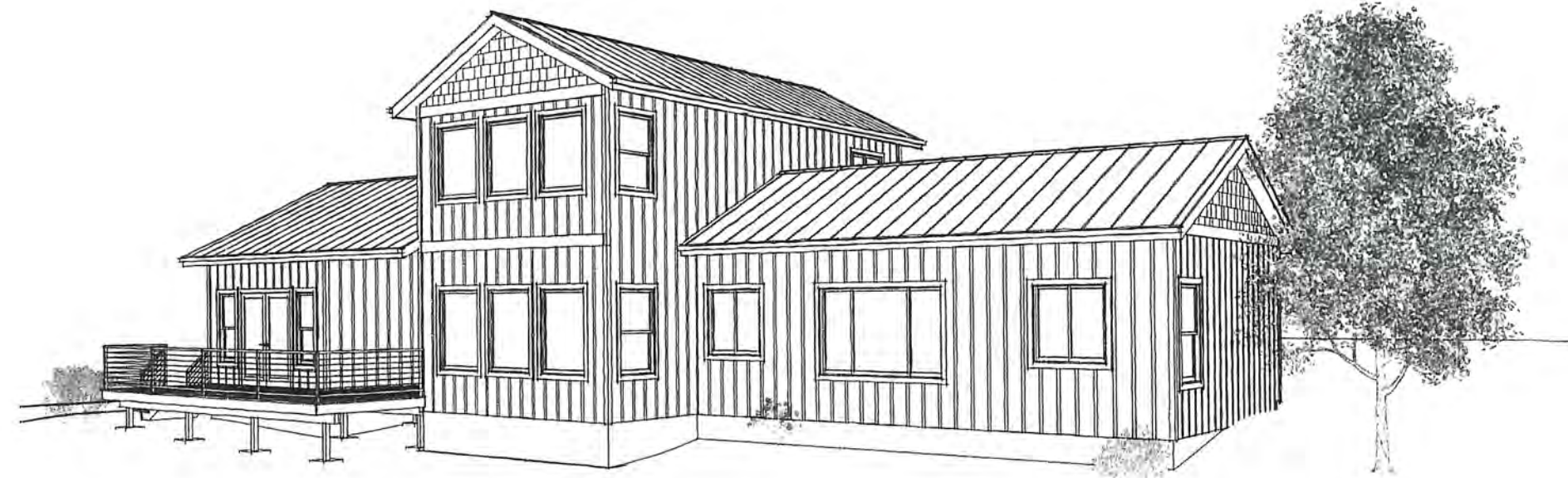
PROJECT DESCRIPTION:
WEHRMAN

DRAWINGS PROVIDED BY:
PONDER RIVER DRAFTING LLC
360-679-4359
1755 Cornier Ln, Oak Harbor, WA 98271

DATE:
4/20/2023

SHEET:

A-3



SHEET TITLE:
STREET VIEW



PROJECT DESCRIPTION:
WEHRMAN

DRAWINGS PROVIDED BY:
POUNDER RIVER DRAFTING LLC
350-874-8354
1135 Conifer Ln, Oak Harbor, WA 98271

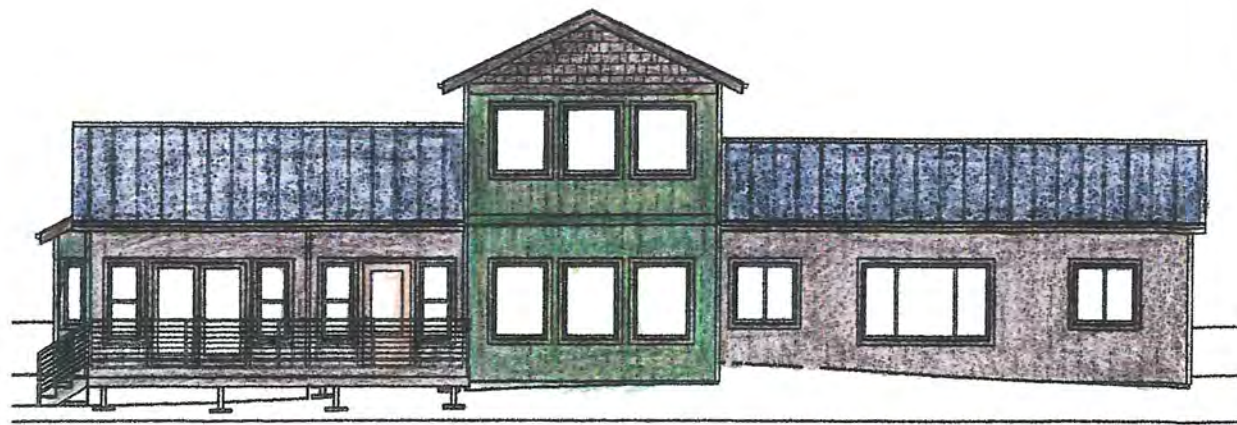
DATE:

4/20/2023

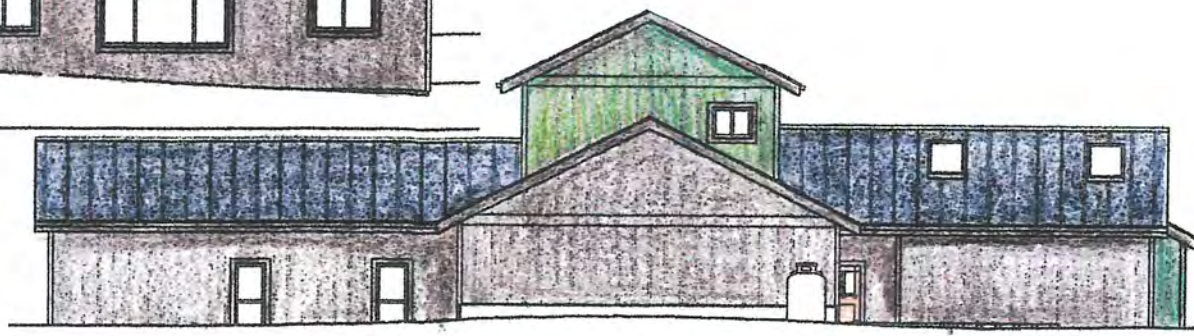
SHEET:

A-3

PRELIMINARY



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

(We plan to add plantings across the front)



"Shop"
SW corner
of property



Madrona edge
of property
looking east
(where the house
will be built)



Near hedgerow
in NE corner
of property
looking SW
towards existing
shop



Looking south
with staked
house footprint
toward "shop"



From west end
of lot looking
east toward
Penn Cove

shop

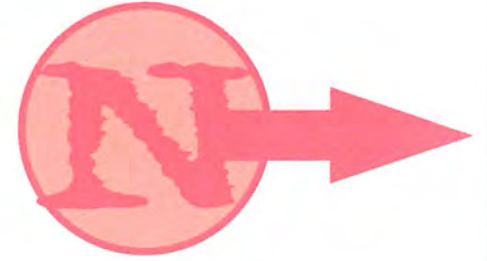


5'7"

19"

7"

garage



3'9"

3'7"

2'9"

3'3"

2'2"

5'9"

3'11"

7'7"

6'7"

6'2"

Lot slopes east to west
approx. 12°

Building envelope drop east to west
approx 6'

Rcv'd Island County

APR 24 2023

Community Development



Ebey's Landing National Historical Reserve

Certificate of Appropriateness
Dane Kinney, on behalf of Island County
80 N. Main St., Coupeville, WA
COA-23-018

Level A or B (HPC review requested)

Level C

Jurisdiction:

Town of Coupeville

I – PROJECT SUMMARY and BACKGROUND

The applicant, Dane Kinney, on behalf of Island County Facilities Management, requests a Certificate of Appropriateness for the installation of a ten foot (10') fence at 80 N. Main Street. The subject building is currently undergoing interior renovation to become the Public Works Department Office for Island County and is zoned Town Commercial (TC) within the Town. Pursuant of CTC16.13, fences over six (6) feet in height require Certificate of Appropriateness review by the Historic Preservation Commission (HPC). The fence is intended to screen a Genset diesel generator that will serve as emergency back-up power to the building.

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	COA-23-018
Application Date	4/14/2023
Applicant/Owner	Dane Kinney, on behalf of Island County

III – SITE DATA

Address	80 N. Main St.			
Location	Central Coupeville, Corner of N. Main and NW First St..			
Parcel Number(s)	R13233-134-3870			
Size of parcel(s)	1.07 Acres			
Historic Structure?	Yes		No	X
Proximity to Historic Structures?	Yes		No	X
Zoning Designation	Town Commercial (TC)			
Critical Areas/Overlays?	Yes		No	X
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes		No	X
Heritage Farm Plan?	No			

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Assistant Planner	Joshua Engelbrecht	360-678-4461 Ext 104	assistantplanner@townofcoupeville.org

V. DISCUSSION

The Certificate of Appropriateness is to approve approximately 65 feet of a ten foot (10') high paneled cedar fence. The fence encloses a diesel generator with a gate along the east side of the fence. The proposed generator is approximately 55 feet from the northern property line (NW First St.) and 200 feet from the eastern property line (N Main St.). The application was discussed by the Historic Reserve Committee (HRC) on May 2 and May 16, 2023.

The property is accessed off of NW First St. with a parking lot between the existing building and N. Main St. The property itself is within Review Area 1. No historic resources are within 100 ft. of the project site.

Renderings, site plans, and fence elevations can be found as part of the application materials (Exhibit A). The original proposal placed the generator screening approximately 13 feet from the parking lot. Upon discussion with the applicant, a new site plan was submitted with the generator and screening approximately 80 ft. from the parking lot (Exhibit B).

VI. SECRETARY OF THE INTERIOR'S STANDARDS & CONSISTENCY ANALYSIS

The Secretary of the Interior's Standards apply:	Yes		No	X
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Application is not within 100 ft. of any historic resources.

DESIGN GUIDELINES

Staff has identified the following design guidelines as particularly relevant to the proposal.

CHAPTER 4.11.3 – MECHANICAL EQUIPMENT AND SERVICE AREAS

Guiding Principle: Utilities and mechanical equipment should be located so that they do not draw attention to themselves and are as unobtrusive as possible.

Guideline	Staff Analysis
4.11.3.1	<p><i>The generator site is located along the NW First St. façade. There is existing vegetation that screens the north side of the building from the public right-of-way (Fig 1 and Fig 2)</i></p> <p><i>The generator is also proposed to be screened by a 10 foot cedar fence. The proposed fence is an appropriate type of fencing (discussed in 4.10).</i></p>
4.11.3.2	<p><i>Proposed fencing is not proposed to match the existing building.</i></p> <p><i>The fence is rough sawn cedar and brown colored.</i></p>
4.11.3.4	<p><i>A trash area is not proposed. However, the generator is proposed to be within a durable closed structure.</i></p>
4.11.3.5	<p><i>The generator location is approximately 15 feet from the existing building (Fig 3 & Fig 4).</i></p>
4.11.3.6	<p><i>Automatic Transfer Switch equipment is enclosed and located on the north building façade. It will be minimally visible from the right-of-way.</i></p>
4.11.3.7	<p><i>The conduit pathway connects directly to the ATS equipment before entering the building. Connection will likely be buried.</i></p>
4.11.3.8	<p><i>Proposed project does not include any utility poles or lines.</i></p>
4.11.3.9	<p><i>Mechanical equipment is located in the secondary street-facing façade. Equipment will be screened by existing vegetation, new plantings, and the proposed fence.</i></p>



Figure 1: Looking south across NW First St.



Figure 2: Looking north across NW First St.



Figure 3: Looking west at generator location.

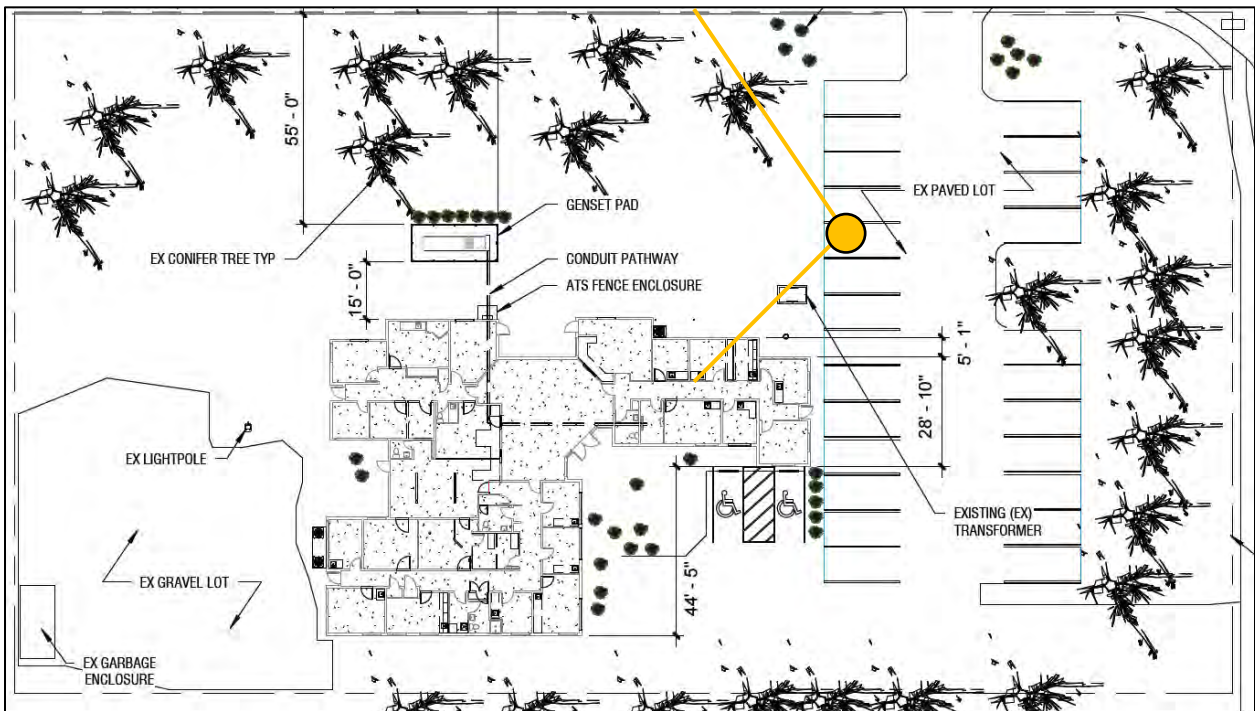


Figure 4: Proposed site plan.

CHAPTER 4.10 – FENCES

Guiding Principles: Historically, many Coupeville homes had picket fences. While these are less common today, wood is still the most appropriate fencing material for retaining the historic character of the town. On the prairies and in woodlands, however, openness is most important to retaining the Reserve’s rural character and appropriate open fencing should be used.

Guideline	Staff Analysis
4.10.2.1	<i>The fence is set back approximately 55 ft. from NW First St.</i>
4.10.2.2	<i>The site is within the Town of Coupeville. From ground level, the fence does not block views across the landscape. The surrounding area is already screened to the north and west of the proposed site.</i>
4.10.2.3	<i>The fence is constructed out of natural colored wood.</i>
4.10.2.4	<i>A hedgerow/vegetation currently exists along NW First St. Fencing provides screening during winter months when vegetation does not provide full coverage.</i>
4.10.2.5 -.6	<i>The fence is not constructed of chain-link or concrete.</i>

VII. RECOMMENDED MOTION

Based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, and finding application to COA-23-018 to be consistent with the Ebey’s Landing National Historic Reserve Design Guidelines, I move to recommend granting a Certificate of Appropriateness.

VIII. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application No. COA-23-018:

1. An application was submitted for a Certificate of Appropriateness on April 14, 2023 for the installation of a 10 foot tall cedar fence located at 80 N. Main St.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is classified as construction of a fence over six (6) feet in height requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On May 16, 2023, the Ebey’s Historic Reserve Committee reviewed the proposal and found that it complied with all relevant Ebey’s Landing National Historic Reserve Design Guidelines.
4. In accordance with Chapter 16.13 of the Coupeville Town Code, the Historic Preservation Commission reviewed the application in an open and duly advertised public meeting on May 25, 2023, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.11 the fence is constructed of appropriate materials and does not impact views across the landscape.
6. After review of the proposed application and consideration of public comment and staff’s recommendation, the Historic Preservation Commission finds the application consistent with the applicable Ebey’s Landing National Historical Reserve Design Guidelines as conditioned.

IX. APPEAL PROCESS

A decision to approve, conditionally approve, or deny a Certificate of Appropriateness may be appealed as an administrative determination, together with the associated permit, in conformance with the appeal procedures set forth in Coupeville Town Code Chapter 2.52 and Sections 16.06.060 and 16.13.080.

Exhibit A

COA Application (Original Submittal)



APPLICATION CHECKLIST

Certificate Of Appropriateness (COA) – Town of Coupeville

Ebey's Landing National Historical Reserve

FILLING OUT AN APPLICATION:

- Neatly print all information and provide signatures in **blue** ink.
- **If someone other than the property owner is applying for the permit, the application must be accompanied by a signed and notarized Agent Authorization Form** which is included in the COA application forms.

Please use the following checklist to ensure you provide all items listed below (CTC 16.13.130.C):

Applicant/Staff

- Completed Application Form, including original signatures of property owner(s) and applicable fees. Applicable fees, as established by the Town of Coupeville. Check with staff to confirm application fee. Review fees are generally \$50 for Level A; \$100 for Level B; \$150 for Level C application, \$200 for Level C application (historic buildings in commercial use).
- Level A applications: Original plus 1 copy
Level B applications: Original plus three (3) collated color copies of entire application packet
Level C applications: Original plus twelve (12) collated color copies of entire application packet.
- Signed and notarized original Agent Authorization form if someone other than the property owner is applying for permit (included in COA application forms).
- Complete description of the proposed work.
- Scaled site plan depicting the following:
 - Location and dimensions of proposed structures and improvements
 - Location and dimensions of existing structures and other improvements, such as buildings, driveways, utilities, propane tanks, fuels tanks and fences, including significant trees and vegetation.
 - Assessor parcel number.
 - North Arrow and scale of drawing.
 - Distance between existing property lines and existing or proposed structures.
 - Building setbacks per zoning requirements (see TCC 16.12.030).
 - Location of adjacent streets and easements with access to parcel.
- Scaled design elevations of new structures or improvements, alterations, and additions. (Show both existing and proposed.) (Required for building structures.)
- Clear color photographs of the building, object, site, structure, and adjacent properties.
- Samples of construction materials (when requested by staff). For historic buildings, submit new material samples for comparison with the existing or the original building materials.
- Any supplemental information deemed necessary and requested by the Town for review of the application (this usually related to complex or large-scale projects).

If the parcel is located in an archaeological area, any future development must be in compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50). Development permit applications may require an archaeological survey report to be submitted along with the application.



Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

REVIEWED TO THE EBHEY'S LANDING HISTORICAL RESERVE DESIGN GUIDELINES BY ISLAND COUNTY (Island County Code 17.04A) AND THE TOWN OF COUPEVILLE (Coupeville Town Code Chapter 16.13) IN COOPERATION WITH THE TRUST BOARD OF EBHEY'S LANDING NATIONAL HISTORICAL RESERVE AND THE HISTORIC PRESERVATION COMMISSION

I, the undersigned, do hereby respectfully make application for your review of my request concerning the property described below:

- Applicant(s) (main contact person):** *Agent for owner must complete the authorization on page 4*

Address: _____

Phone: _____ **E-mail:** _____

- Property Owner(s):**

Address: _____

Phone: _____ **E-mail:** _____

- Address of Subject Property:**

- Assessor's Parcel Number:**

- Zone:** _____

Present Use of Property (check all that apply):

Residential		Agricultural		Other	
Commercial		Institutional			

DESCRIPTION OF PROPOSED WORK:

Installation of [1] 'C175D6D, Diesel Genset, 60Hz, 175 kW' ontop of new 10'-0 x 22'-9"
concrete slab on grade with a 10-foot high wood fence and gate enclosure.

Note: Please refer to the checklist on page 3 of this application for required submittal materials

Existing & Proposed Materials: Type n/a if not applicable

Doors: (existing) n/a (proposed) wood fence

Windows: n/a

Deck/Railing: Concrete deck/ No railing

Stairs/Ramp: n/a

Siding: n/a

Roofing: n/a

Fence: wood

Type Y or N

Does the proposed project involve a Historic Building? Yes No

Is the property within 100 feet of a historic building? Yes No

Is there a Conservation Easement on the property? Yes No

If yes, please include easement information with application packet

Applicant's Acknowledgment

I am familiar with the Ebey's Reserve Design Guidelines as they pertain to my project. I certify by my signature below that the information in this application is accurate and complete. Planning staff has permission to copy materials, including architectural drawings, necessary for the review of my application.


 _____ Date 4/11/2023
 Applicant's Signature

Typically, applications require the following information

For projects that are not complex, feel free to ask if the standard submittal requirements are necessary.

- Clear color photographs of the building, overall site, nearby structures, and any adjacent properties.
- A complete description of the intended work.
- A scaled site plan depicting existing and proposed structures and improvements; including significant trees, tree planting, vegetative buffering, and landscaping. Include driveways and nearby roads for context and an “N” (north) arrow.
- Scaled design elevations of new structures or improvements, alterations, and additions. (Show both existing and proposed).
- Samples of construction materials (when requested). For historic buildings, submit new material samples for comparison with the existing or the original building materials.
- Any supplemental information deemed necessary and requested by the County or Town for review of the application (this usually relates to complex or large-scale projects.)
- Agent Authorization Form (page 4 if needed)
- Applicable Planning & Review Fees
 - *Level A applications; please provide original signed application and 1 copy*
 - *Level B applications; please provide original plus 3 copies*
 - *Level C applications; please provide original plus color 14 copies*

Review fees are generally \$50 for Level A; \$100 for Level B; \$150 for Level C (check with staff to confirm appropriate application fee)

FOR STAFF USE ONLY

Review Authority - based upon the application description and project location within the Reserve

Staff: _____ Level A
 HRC: _____ Level B
 HPC decision: _____ Level C
 HPC recommendation: _____ Level D
 Land Use _____ Construction _____

ADDITIONAL NOTES:

Agent Authorization Form

I, _____, the owner(s) of the subject property, understand that by completing this form I hereby authorize _____ to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent.

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____

Signature of
Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____

Signature of
Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____



NEW PUBLIC WORKS BLDG GENSET

80 N Main Street Coupeville, WA 98239

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

SITE PLAN

drawn by dk
checked by rb
project number 23PWGEN

COA Application:
4/12/2023

A1.0

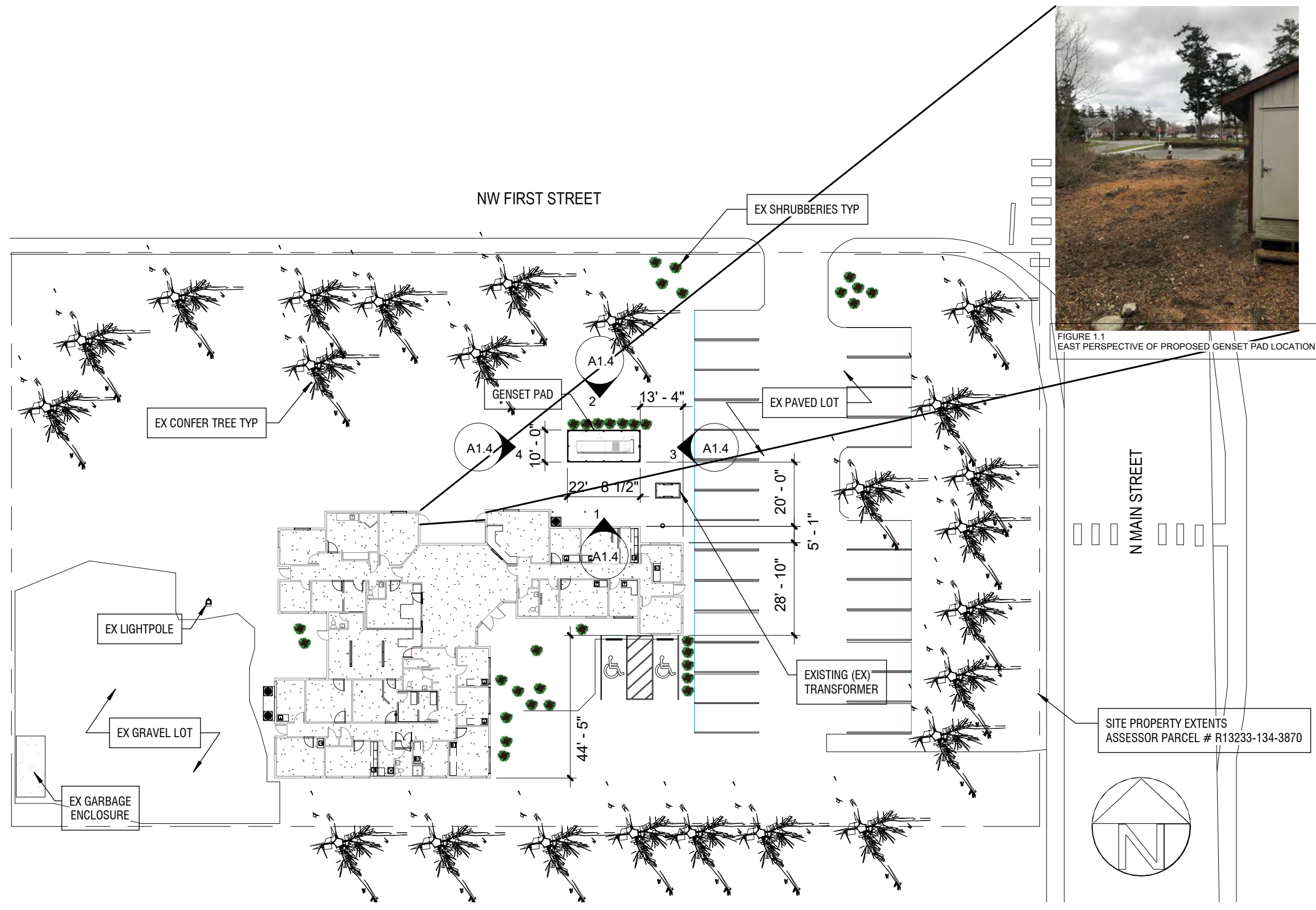


FIGURE 1.1
EAST PERSPECTIVE OF PROPOSED GENSET PAD LOCATION

1 GENSET Site Plan
1" = 30'-0"



NEW PUBLIC WORKS BLDG

GENSET

80 N Main Street Coupeville, WA 98239

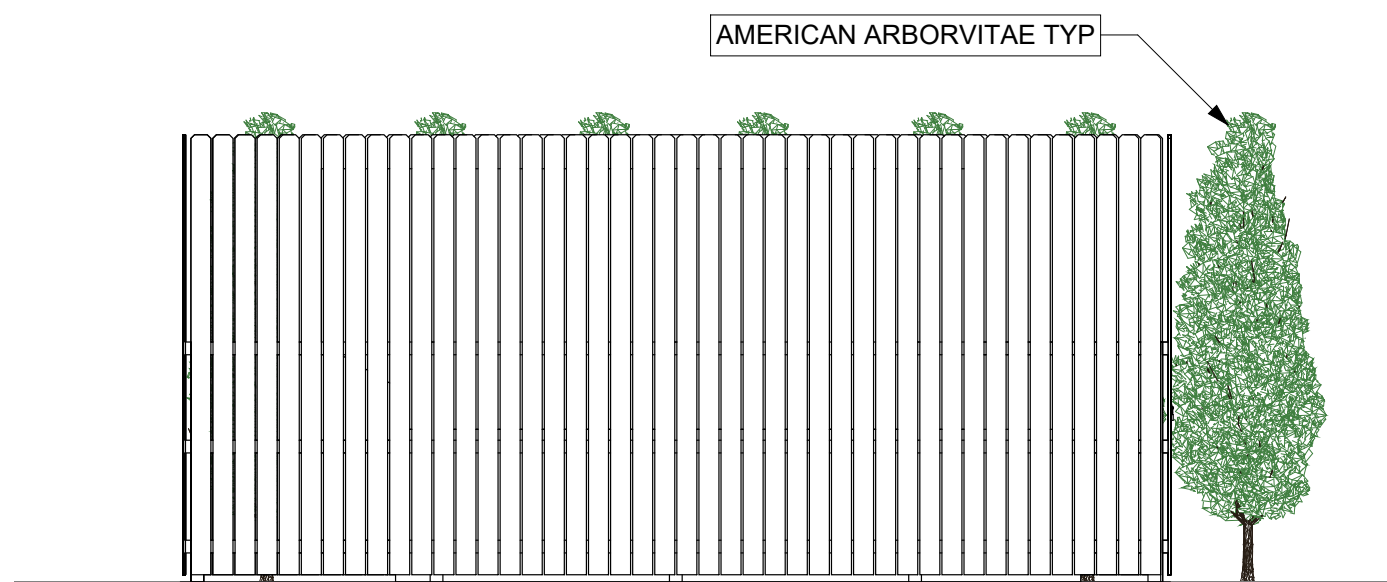
ENCLOSURE ELEVATIONS

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

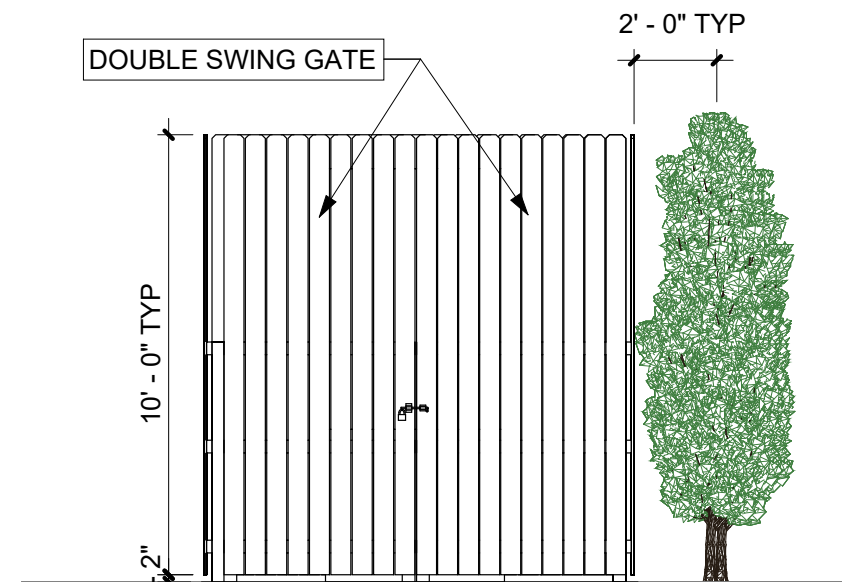
dk
rb
23PWGEN

drawn by
checked by
project number

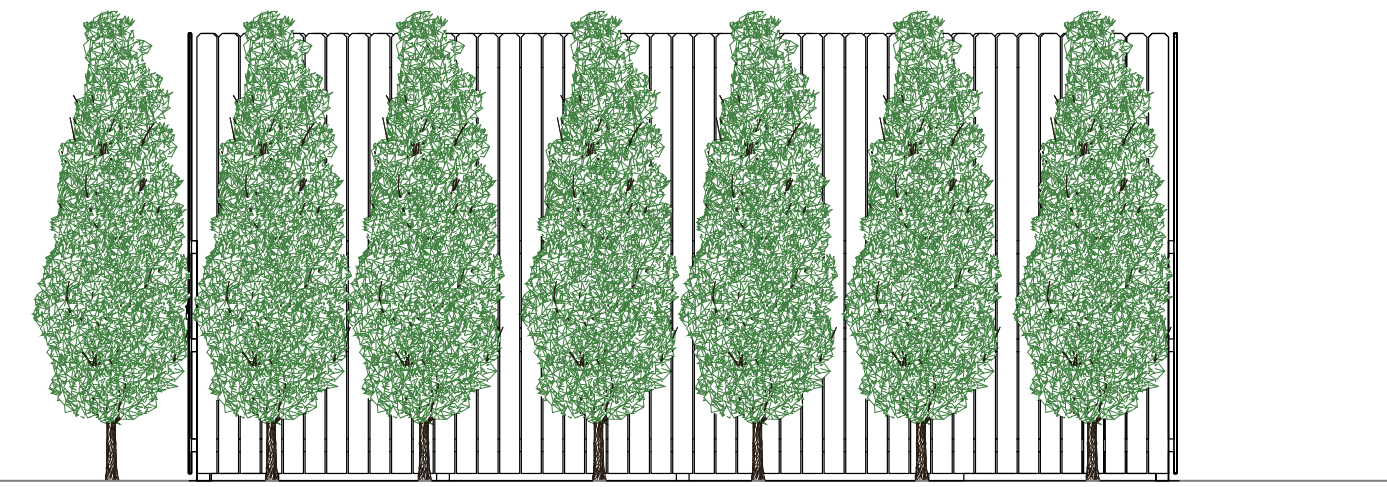
COA Application:
4/12/2023



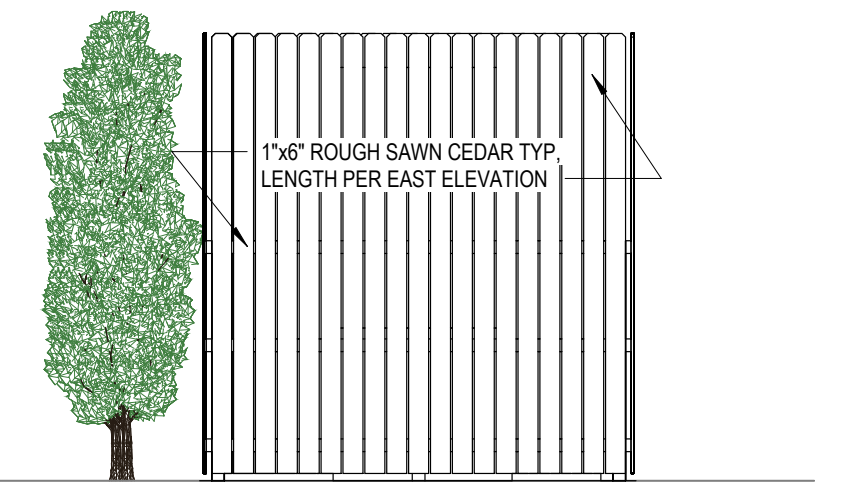
1 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



FIGURE 1.5A
NORTHEAST SITE PERSPECTIVE



FIGURE 1.5B
NORTHEAST BUILDING PERSPECTIVE



FIGURE 1.5C
WEST SITE PERSPECTIVE



FIGURE 1.5D
SOUTHEAST BUILDING PERSPECTIVE

**NEW PUBLIC WORKS BLDG
GENSET**

80 N Main Street Coupeville, WA 98239

PHOTOGRAPHS

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

Author
Checker
23PW/GEN

drawn by
checked by
project number

COA Application:
4/12/2023

Exhibit B

COA Application (Revised Site Plan)



ISLAND COUNTY PUBLIC
WORKS BUILDING
80 N Main Street Coupeville, WA 98239

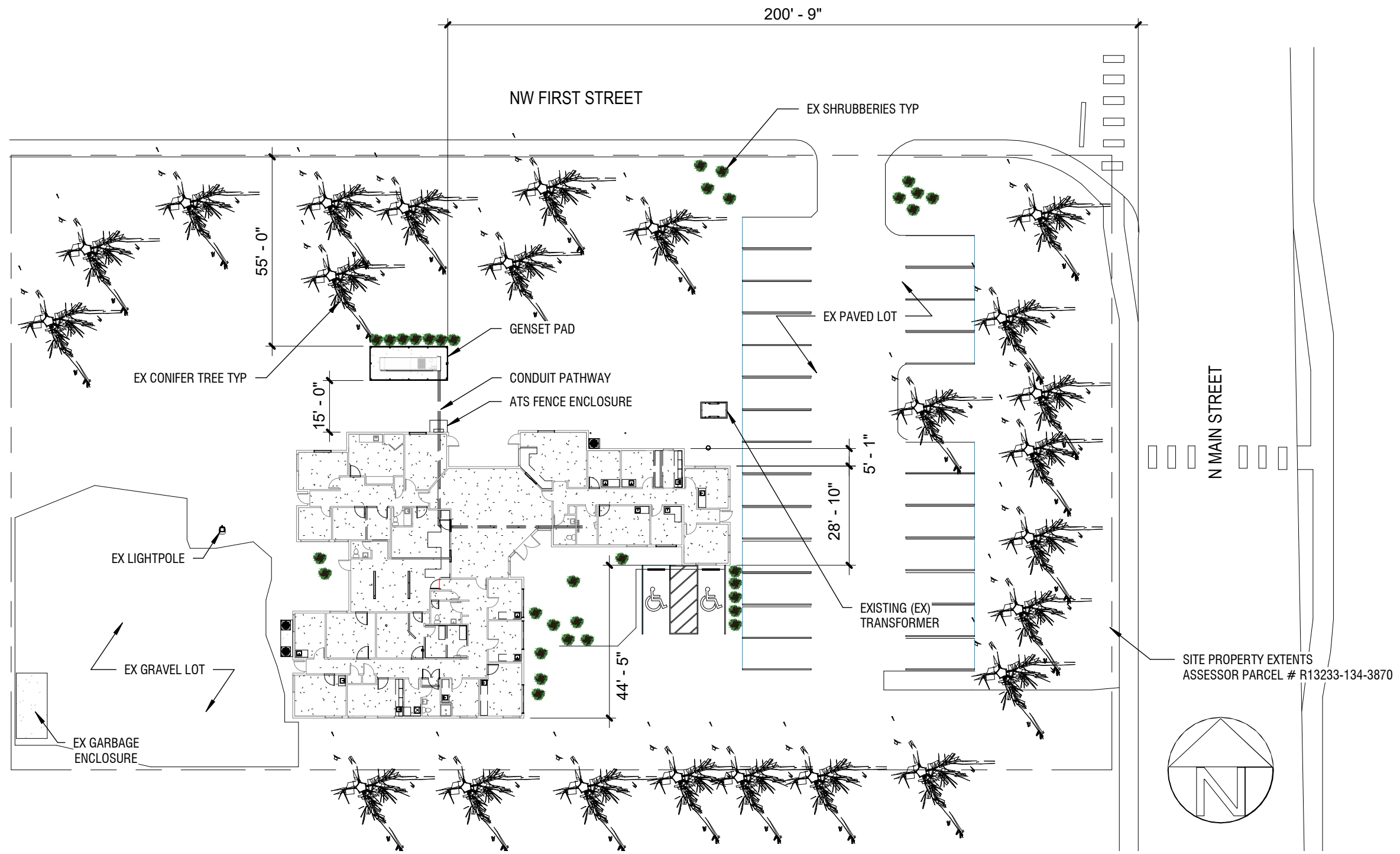
GENSET SITE PLAN REV 1

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

drawn by dk
checked by rb
project number 23PWGEN

COA APP DRAFT:
4/27/2023

A0.05



1 GENSET SITE PLAN R1
1" = 30'-0"









Exhibit C

Ebey's Landing National Historical Reserve
Design Guideline Sections

7. Avoid bright lighting on outdoor surfaces of buildings.
8. Colored lighting is prohibited except for temporary seasonal holiday lighting.
9. Flashing or moving lights are prohibited.
10. Use downward directional lighting. Except for intermittent security lighting on motion detectors, all lights more than seven feet above the ground shall be downward directional lighting. The fixture's housing must be totally opaque. Clear or refractive lenses shall not extend below the housing.
11. Avoid lighting large areas with a single source. Large areas may be lit with a number of low-intensity sources close to the area requiring illumination. Illumination of a large area with a remote single source of light shall be avoided.
12. Excessive light throw is prohibited. Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless lighting is part of the landscape area immediately around the building or the area is intended for recreational use.
13. Choose approved outdoor light designs.
14. Parking lot lighting fixtures should be non-glare and reduced after business hours.

CHAPTER 4.10 – FENCES

Guiding Principles: *Historically, many Coupeville homes had picket fences. While*

these are less common today, wood is still the most appropriate fencing material for retaining the historic character of the town. On the prairies and in woodlands, however, openness is most important to retaining the Reserve's rural character and appropriate open fencing should be used.

4.10.1 Sites Containing a Historic Building

Design Guidelines

1. Fences may not be more than six feet high, except to provide screening for commercial activities as required by state, county or town law or ordinances.
2. Fences, within front yard setback or corner side yards which could obstruct visibility, shall be no more than 3.5 feet high. Fences in rear yards and interior side yards shall not exceed six feet in height.
3. Use simple wood (boards or split-rail) fences, either painted or allowed to weather naturally. Use a vertical or horizontal orientation of the boards, not a diagonal orientation. Post-and-wire fencing is also acceptable. Chain link is not acceptable in front yards or on historic sites.

4.10.2 All Other Areas of the Reserve

Design Guidelines

1. In woodland and natural areas, natural plantings rather than fencing is preferred for use along the street edge of the property. If fencing is necessary, use inconspicuous post-and-wire or similar open fencing, preferably set back from the roadside.

2. Elsewhere in the Reserve, use post-and-wire fencing or wood fencing open enough to see through easily. Locate fences so that they do not block views across the landscape.
 3. Fencing made of synthetic materials must be in colors that make the fencing as unobtrusive as possible. Typically, dark colors are most acceptable. White PVC is not allowed in Area 1.
 4. Hedges and hedgerows are highly recommended "fencing" approaches.
 5. Do not use chain-link fencing in any location visible from the road, unless it is effectively covered with vines or other vegetation.
 6. Do not use concrete block walls for fences.
- Emphasize pedestrian entrances in order to minimize the garage entrances.
 3. Driveways should be as narrow as possible. Generally, double-width or multiple entrances are not appropriate.
 4. Coordinate the driveway design to meet the needs of the property while following the historic design precedents in the immediate area.
 5. Common driveways shall be established wherever possible, to reduce curb cuts.
 6. Residential driveways made of twin parallel tire tracks, rather than solid paving, should be maintained where possible. Such driveways should be used in new construction where appropriate.
 7. Construct new driveways in locations that require a minimum of alteration to site features such as landscaping, retaining walls, curbs, and sidewalks.
 8. Entry features such as driveways, gates, fences, and landscaping shall be compatible with the neighborhood setting.
 9. Gated subdivision entries shall not be permitted in the Reserve.

CHAPTER 4.11 - PARKING AND DRIVEWAYS

Guiding Principle: *Parking should be designed to reduce visual and other impacts and to be as unobtrusive as possible. Driveways should be designed and located to be as unobtrusive as possible and to enhance pedestrian safety.*

4.11.1 Residential

Design Guidelines

1. Off-street parking should not be established in front of a house, except in the approved driveway.
2. Minimize the impact of individual garage entrances where they face the street by limiting the curb cut width and visually separating the garage entrance from the street with landscaped areas.

4.11.2 Nonresidential

Design Guidelines

1. Place parking lots beside or behind buildings whenever possible, locating them to minimize the visual impacts of parking and to enhance the pedestrian environment and streetscape.
2. Parking areas must be screened, preferably with appropriate vegetation, so that the vehicles are not the dominant

9. The site plan should minimize the number and width of driveways and curb cuts along the street.

CHAPTER 4.11.2 - SIDEWALKS AND PATHWAYS

Guiding Principle: *Sidewalks and pathways should be designed to fit with the character of the surrounding area.*

Design Guidelines

1. Avoid installing new curbs and sidewalks - except on Front Street, Coveland Street, Alexander Street, and Main Street - unless provided for in new developments.
2. In other locations, use informal pathways, either unpaved or with minimal surfacing needed for maintenance and safety, in support of the Reserve's Low Impact Development goals. Plain asphalt, concrete, or gravel are preferred materials for walkways that are visible to the public. Avoid modern materials such as exposed aggregate, slate or concrete pavers.
3. Use grass-lined swales, rather than curb-and-gutter, for drainage, except along Front Street, Coveland Street, Alexander Street and Main Street, unless required for new developments.
4. Use of benches, lighting, and other amenities to promote a pedestrian atmosphere are encouraged. However, they should be appropriate in style and scale to the character of the Town and Reserve. Avoid modern designs or ornate Victorian designs. Use simple wooden benches, planters, and waste

receptacles; materials that look like wood are acceptable.

5. On public sidewalks, use of wood, clay, or other materials with a natural appearance is appropriate. Do not use shiny metal, glossy plastics, or other materials that appear modern for planters.
6. In pedestrian areas install lights that provide lighting for pedestrians (10-15 feet high), rather than only high-level lighting for vehicles. Use fixtures suitable to the historic character of the area, avoiding modern or ornate Victorian designs.

CHAPTER 4.11.3 - MECHANICAL EQUIPMENT AND SERVICE AREAS

Guiding Principle: *Utilities and mechanical equipment should be located so that they do not draw attention to themselves and are as unobtrusive as possible.*

Design Guidelines

1. Place mechanical and electrical equipment, other utility equipment, and service areas (including propane tanks and trash/recycling containers) in unobtrusive locations. Screen them from view with solid screening elements, plantings, appropriate fencing, or part of the building. They should preferably be installed on secondary facades, not facing the street.
2. Use compatible colors to help make equipment less visible.
3. Locate trash areas away from pedestrian walkways and, when possible, inside the

building or within a durable closed structure.

4. Screen rooftop mechanical equipment with parapet walls or other roof forms so that it is not visible from the street. Buildings visible from above (such as those easily visible from hillsides) should conceal their equipment appropriately. Painting the equipment is not sufficient.
5. Install mechanical equipment in areas and spaces that will require minimal alteration to the building or damage to historic materials.
6. Install equipment such as electrical panels and meters where they are not visible from the street, or screen with appropriate landscaping.
7. Locate new mechanical supply lines, pipes, and ductwork on the interior of the structure as much as possible. If an interior location is not feasible, place in inconspicuous locations or conceal with architectural elements such as downspouts.
8. Place utility service lines underground where possible to eliminate overhead lines and poles.
9. Place air conditioning, ductless heat exchangers, heat pumps, and other HVAC units and other mechanical equipment in rear and side yards with as little visibility from the street as possible. Screen equipment with vegetation or appropriate fencing, if needed. Units that are placed on the ground should be located to the sides or

rear of a property and screened from view.

CHAPTER 4.11.4 - SUSTAINABILITY AND ENERGY CONSERVATION

Guiding Principles: *Energy conservation and sustainability are important considerations in Ebey's Reserve and they are very compatible with historic preservation. Maintaining an existing building properly is a sustainable choice.*

Install new equipment so that it does not detract from the historic character of the building or of the Reserve.

Design Guidelines

1. On historic buildings, solar heating systems and photovoltaic panels must be as unobtrusive as possible. It is recommended that they be installed on the ground or on an accessory structure rather than on the building itself. In any case, installation must be done so that there is no damage to the historic building and in a manner that the equipment can be removed without damage to the building.
 - c. If attached to the building, solar devices should lay flush with the roof line.
 - d. If not attached to the building, collectors should be located in side or rear yards.
 - e. Exposed hardware, frames, and piping should have a matte finish, and be consistent with the color scheme of the primary structure.
 - f. Collectors not attached to the building should be screened from

Exhibit D

COA Application (2nd Revisions)

Staff Report Corrections

Below is a list of corrections to the COA-23-018 Staff Report:

V. Discussion (pg. 2)

- 3rd paragraph
 - The applicant submitted an additional revised site plan (Exhibit D).
 - This 2nd revised site plan was submitted with the generator and fence approximately 100 Ft. from the parking lot with proposed plantings facing east.

VI. Design Guidelines (pg. 3)

- Chapter 4.11.3.5
 - The generator and fence location is now adjacent to the building. Minimal alterations to the building will be required and there will be no damage to any historic materials.
- Chapter 4.11.3.6
 - The Automatic Transfer Switch equipment is now enclosed in the same fence as the generator. It will not be visible from the right-of-way.
- Chapter 4.11.3.7
 - The Generator / ATS connection will be screened with the proposed fence.

Figure 4 (pg. 5)

- Figure 4 should be replaced with the site plan found within Exhibit D. The relative position of the photograph in Figure 3 remains unchanged.



**ISLAND COUNTY PUBLIC
WORKS BUILDING**
80 N Main Street Coupeville, WA 98239

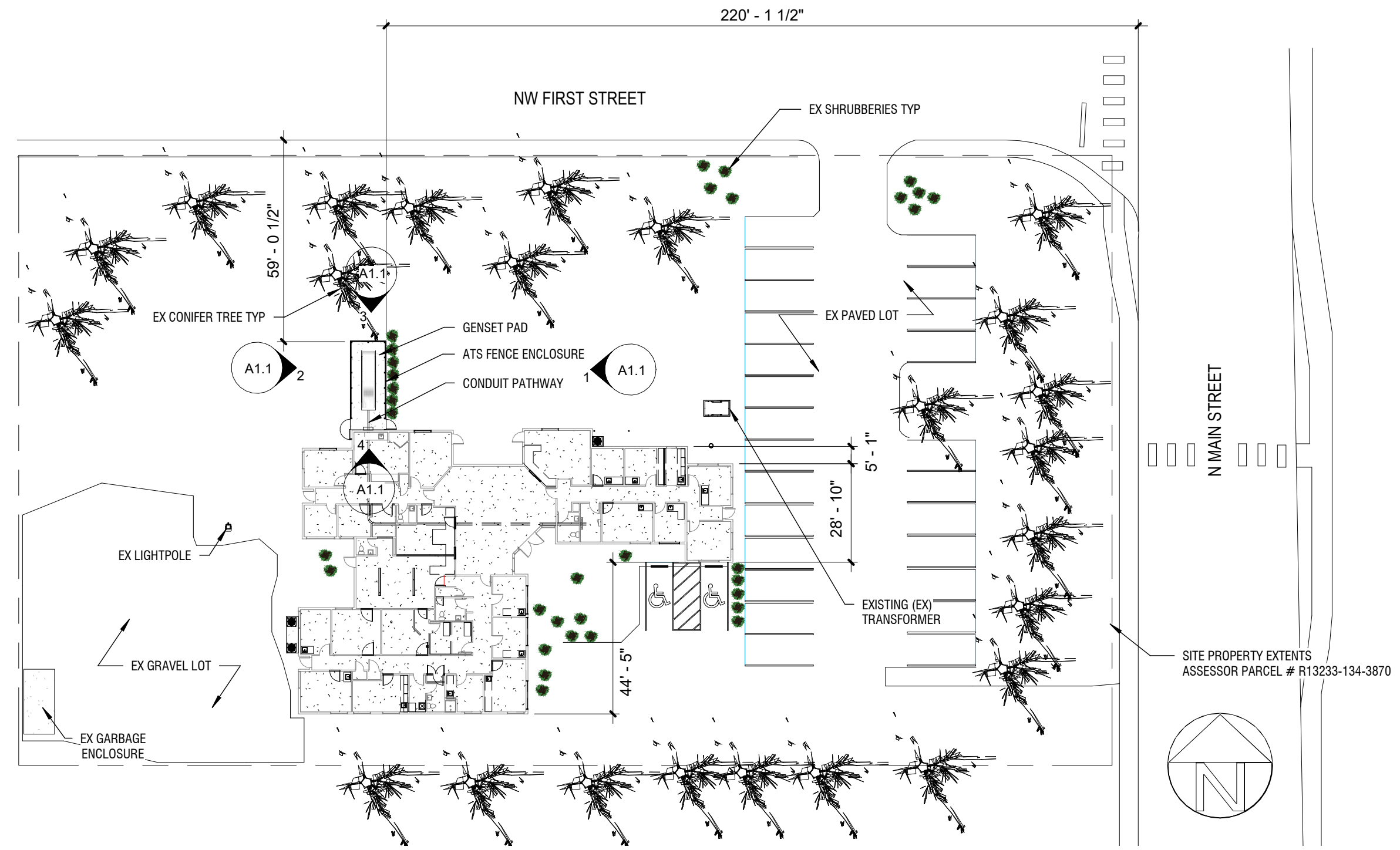
GENSET SITE PLAN REV 2

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

drawn by dk
checked by rb
project number 23PWGEN

**COA
APPLICATION:**
4/27/2023

A1.0



1 GENSET SITE PLAN R2
1" = 30'-0"



ISLAND COUNTY PUBLIC
WORKS BUILDING
80 N Main Street Coupeville, WA 98239

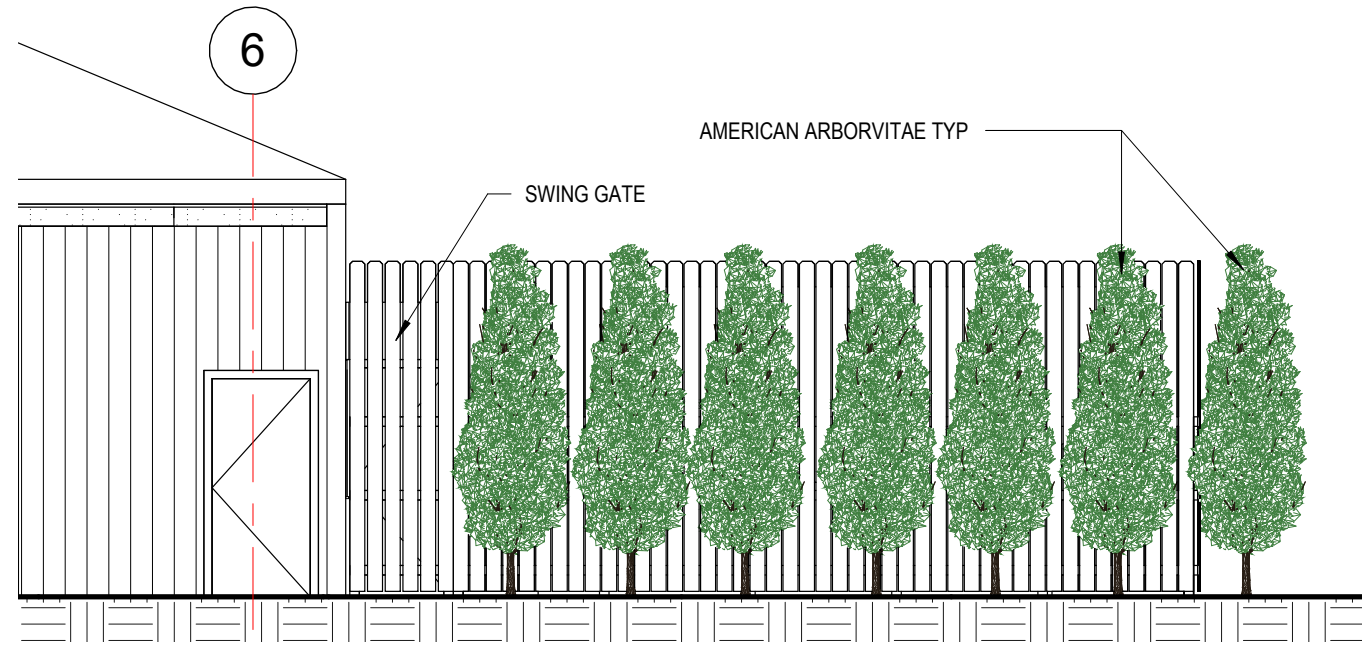
ENCLOSURE ELEVATIONS R2

Island County
FACILITIES MANAGEMENT
107 NE 6th Street
Coupeville, WA 98239-5000
(360) 678-7870

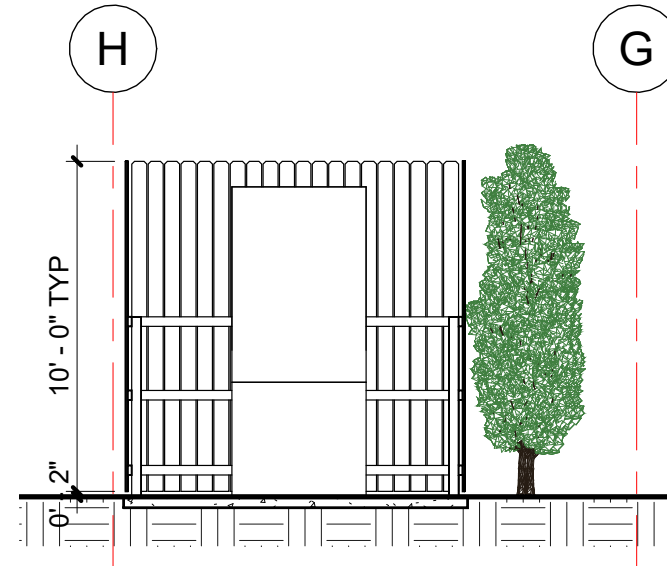
drawn by dk
checked by rb
project number 23PWGEN

COA APPLICATION:
4/27/2023

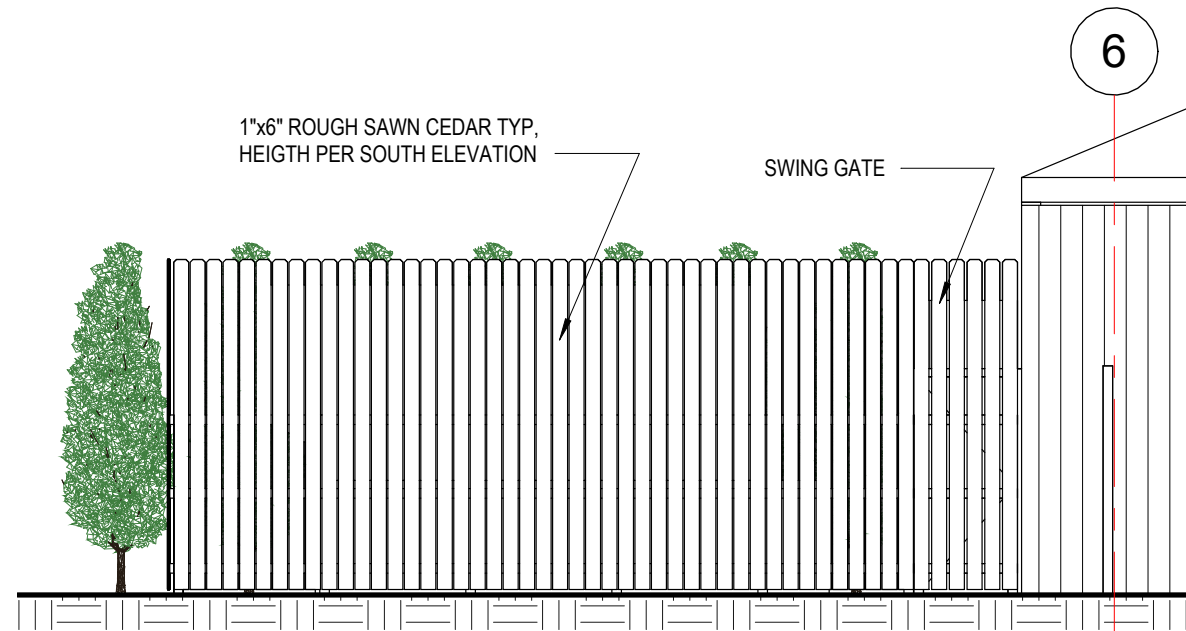
A1.1



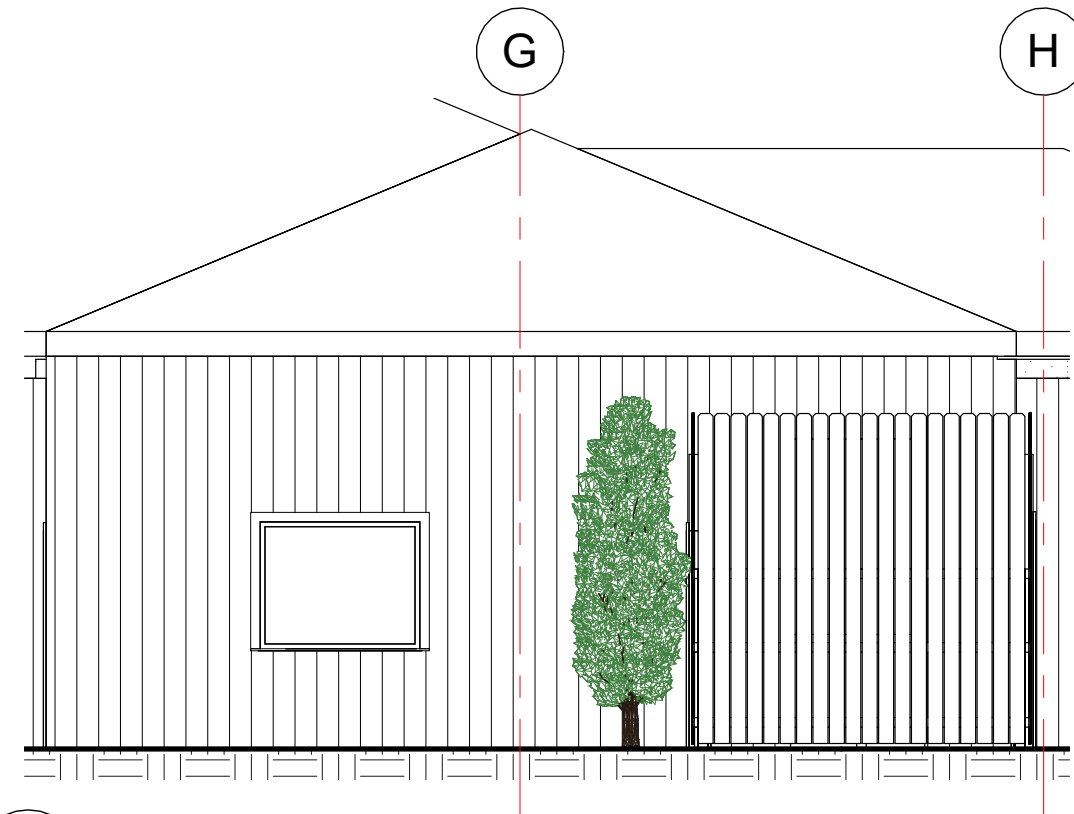
1 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"