



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
May 11, 2023

10:00: Roll Call

Approval of Minutes – Minutes from April 13, 2023

Public Comment on items not on the agenda

Public Hearings:

HEARING CONTINUED FORWARD FROM 4/13/23 MEETING

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

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
April 13, 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

Vice-Chair Baxter called the meeting to order at 10:01 a.m.

COMMISSION MEMBERS PRESENT

- ✓ Vice-Chair **Katherine Baxter**
- ✓ 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**
- ✓ Island County Program Coordinator **Layla Tromble**
- ✓ Island County Current Use Planner **Chloe Bonsen**
- ✓ Town of Coupeville Assistant Planner **Joshua Engelbrecht**

APPROVAL OF AGENDA

Commissioner Bishop noted a revision to the agenda to add the discussion of agenda format to the agenda after the scheduled public hearings.

Commissioner Turkington moved to approve the agenda for the April 13, 2023 Historic Preservation Commission meeting, as revised.

Commissioner Saul seconded. *Motion passed unanimously.*

APPROVAL OF MINUTES

Commissioner Bishop moved to approve the minutes of the regular Historic Preservation Commission meeting of February 23, 2023.

Commissioner Turkington seconded. *Motion passed unanimously.*

PUBLIC HEARING

Vice-Chair Baxter 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. She 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 Bishop visited all sites.
- Commissioner Huffine visited all sites.
- Commissioner Saul visited all sites.
- Commissioner Turkington visited some of the project sites.

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

Commissioner Saul recused herself from the hearing of EBY-23-003 due to conflict of interest and ex parte communication.

EBY-23-003 (6m. 15s.): R13222-114-3380, 935 View Ridge Dr. Oak Harbor; Eric Froines.

Island County Planner, Chloe Bensen, presented on elements of the proposed construction of a new accessory dwelling unit approximately 116 ft. from a historic house and approximately 70 ft. from a historic barn.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments in regard to their appreciation towards the owner and builder for working with staff on this project.

DISCUSSION

Vice-Chair Baxter opened the floor for discussion & questions.

Questions were asked and answered regarding accessory dwelling unit's size.

The applicant, Greg Bjarko, spoke at the meeting. Comments were made in reference to the square footage and location of the ADU, including county standards for placement relative to the principle building.

Island County Planning Director, Mary Engle, spoke at the meeting. Comments were made in reference to the County's code standards and the design guidelines.

No other members of the public spoke at the meeting.

MOTION (17m. 52s.)

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

Commissioner Bishop seconded. *Motion passed 4-0, Commissioner Saul abstaining.*

EBY-23-004 (19m. 33s.): R13219-498-2200, 2225 Van Dam Rd. Coupeville; Susan Iacono.

Island County Planner, Chloe Bensen, presented on elements of the proposed demolition of the Eldred Van Dam House, a non-contributing historic house within the Reserve and the construction of a new house that would replace it.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, presented on the historical report submitted by the applicant, the timeline of this project and former Reserve Staff involvement, and the overall historic fabric of this property.

DISCUSSION

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regards to any materials able to be saved in the house, and the findings of fact laid out in the staff report.

Comments were made in regard to public comments submitted to the County, portions of the property that would be retained, the continuity in design of the proposed new building and the neighboring residences, and the condition of the existing foundation.

The applicant, Susan Iacono, spoke at the meeting. Comments were made in regard to the color of the proposed new construction, appreciation to Staff and the Commission, and persistent rodent issues on the property.

No other members of the public spoke at the meeting.

MOTION (38m. 0s.)

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

Commissioner Saul seconded. *Motion passed unanimously.*

EBY-23-006 (39m. 42s.): R13111-330-0850, 742 Patmore Rd. Coupeville; Alex Jackson & Line Goulet.

Island County Planner, Chloe Bonsen, presented on elements of the proposed clearing and grading approximately 200 ft. from Patmore Road in preparation for the construction of a new single-family residence.

DISCUSSION

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to the COA process for projects within design review area 2.

Comments were made in regard to the County notification signs, revisions to the findings of fact, and the appropriateness of the curved driveway.

The applicant, Joy Jackson, spoke at the meeting. Comments were made in regards to further tree retention between properties, the need for this COA as a pre-cursor to Department of Natural Resource forestry permits, and the timeline for notification signs to remain on the property.

No other members of the public spoke at the meeting.

MOTION (52m. 20s.)

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

Commissioner Bishop seconded. *Motion passed unanimously.*

EBY-23-009 (53m. 30s.): R13222-143-4080; Michael & Deborah Spence.

Island County Planner, Chloe Bonsen, presented on elements of the proposed single-family residence, including size, materials, orientation of the house and slope of the site.

DISCUSSION

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to neighbor comments and existing covenants in the area.

The agent, Cody West, spoke at the meeting. Comments were made in regard to building height and interior configuration of the living spaces.

No other members of the public spoke at the meeting.

MOTION (1hr. 4m.18s.)

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

Commissioner Turkington seconded. *Motion passed unanimously.*

DRAFT

EBY-23-012 (1hr. 5m. 10s.): R13220-030-2950, 1764 Penn Cove Rd. Oak Harbor; Howard Grasser.

Island County Planner, Chloe Bonsen, presented on elements of the proposed front porch expansion and window replacements for the Henry Arnold/Grasser House, a historic contributing structure within the Reserve.

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 inconsistency Reserve Staff found this project to have in regard to those standards.

DISCUSSION

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to the validity of submitted public comments, the perceived and actual alterations to the architectural history of the building, the discrepancy between Reserve Staff comments and County Staff recommendation, and the property's Heritage Farm Plan.

Comments were made in regard to the proposed materials and layout, the disruption of features that indicate this building's time period, and the desire to reach compromise where the architectural character is maintained as well as the ability for the property owners to enjoy their home.

Ebey's Landing National Historical Reserve Manager, Marie Shimada, spoke at the meeting. Comments were made in regard to the timeline of this project, the Reserve Staff involved with this project, and the Reserve's role as technical experts and advocates.

Island County Planning Director, Mary Engle, spoke at the meeting. Comments were made to clarify the relationship and roles between the entities that provide staffing to the HPC, and the decision making options the HPC has available.

The builder, Ron Wright, spoke at the meeting. Comments were made in regard to the design decisions of the proposal, openness to changes in materials for the porch, and window materials.

No other members of the public spoke at the meeting.

MOTION

Commissioner Turkington, moved to defer application EBY-23-012 until the May 11th HPC meeting.

Commissioner Saul seconded. *Motion passed unanimously.*

OTHER BUSINESS

Commissioner Turkington was excused prior to this section of the meeting.

The HPC discussed reorganization and revision of the Historic Preservation Commission Agenda as a document. Including:

- The formal designation of a public comment period not tied to any public hearings on the agenda
- Changes to the template and section breakdown to include designated times for old business, new business and announcements from staff.
- Additional site location details when properties do not have an existing address.

The HPC welcomed Commissioner Art Huffine! Commissioner Huffine was appointed to the HPC by the Board of County Commissioners to fill a vacancy left by former commissioner Kristen Griffin.

There will be no HPC meeting on April 27, 2023. The next regularly scheduled HPC meeting is May 11, 2023.

ADJOURNMENT

The meeting was adjourned at 12:01 pm.

Respectfully submitted,

Joshua Engelbrecht, Assistant Planner



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: **EBY 23-012 - part 1 of 4**

Applicant: **Marie Bagby on behalf of Dean Grasser**

Project Description:

After the fact replacement of the existing metal roof and rotten wood on the barn with a new grey metal roof.

Level: Level C (HPC COA Decision)

Jurisdiction: Island County

Recommendation: To Approve the project with Conditions.

I - PROJECT SUMMARY

Marie Bagby on behalf of Dean Grasser requests a Certificate of Appropriateness for:
After the fact replacement of the existing metal roof and rotten wood on the barn with a new grey metal roof.

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 receive public input during the public comment period from **March 15, 2023 to March 29, 2023**.

II - PERMIT DATA

| | |
|-------------------|---------------------------------------|
| Permit Type: | Type II |
| Permit Number: | EBY 23-012 - part 1 of 4 |
| Application Date: | March 1st, 2023 |
| Applicant: | Marie Bagby on behalf of Dean Grasser |

III SITE DATA

| | |
|--------------------|-------------------|
| Site Address: | 1764 Penn Cove Rd |
| Location: | Oak Harbor |
| Parcel Number: | R13220-030-2950 |
| Size of Parcel(s): | 27.2 Acres |
| Zoning: | Rural |

III SITE DATA continued

| | |
|---------------------|-----|
| RAID: | N/A |
| Historic Structure? | Yes |

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

| IV STAFF CONTACTS | | | |
|-------------------|-------------|--------------|----------------------------|
| Department | Name | Phone | E-mail |
| Planning | Chloe Bosen | 360.678.7822 | c.bosen@islandcountywa.gov |

| V APPLCIABLE DESIGN GUIDELINES | | |
|--|----------|---|
| Applicable Guidelines | Complies | Comments |
| CHAPTER 4.1 Ordinary Repair, Maintenance, Replacement in Kind and Minor Changes - All Buildings | | |
| 4.1.3 Roofing Design Guidelines | | |
| 4.1.3.1 | Yes | This is a metal roof on a historic agricultural building. This roof replacement is an in-kind replacement of metal for metal. |

| CHAPTER 4.5 Site Development | | |
|---------------------------------------|-----|---|
| 4.5.1 Rural Setting Design Guidelines | | |
| 4.5.1.1 - 4.5.1.8 | Yes | The proposed roof will not have a substantial impact on the overall site. |

| VI DISCUSSION | | |
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| VIII CONDITIONS | | |
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| 1. All changes shall be built in a way that they are reservable. | | |
| 2. Windows will be symmetrical with each other. | | |

| IX FINDINGS OF FACT | | |
|---|--|--|
| Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY 23-012 - part 1 of 4 | | |
| 1. The applicant submitted an application for a Certificate of Appropriateness on March 1st, 2023, that was deemed complete on March 1st, 2023 to permit: Remodel | | |
| 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 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 March 14th, 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
Comments from Other County Departments

Chloe Bons 360.678.78 c.bonsen@islandcountywa.gov

Malcolm R 360.679.7 m.roberts@islandcountywa.gov

Approved t APPROVED with condit is consistent

Approved t APPROVED without coi is consistent

Denied the DENIED is not consistent

Area 1. Area 1

Area 2. Area 2



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: **EBY 23-012 - part 2 of 4**

Applicant: **Marie Bagby on behalf of Dean Grasser**

Project Description:

Replace the existing metal roof on the house and the auxiliary building directly behind the house with black laminate composite roofing.

Level: Level C (HPC COA Decision)

Jurisdiction: Island County

Recommendation: To Approve the project with Conditions.

I - PROJECT SUMMARY

Marie Bagby on behalf of Dean Grasser requests a Certificate of Appropriateness for:
Replace the existing metal roof on the house and the auxiliary building directly behind the house with black laminate composite roofing.

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 receive public input during the public comment period from **March 15, 2023 to March 29, 2023**.

II - PERMIT DATA

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|-------------------|---------------------------------------|
| Permit Type: | Type II |
| Permit Number: | EBY 23-012 - part 2 of 4 |
| Application Date: | March 1st, 2023 |
| Applicant: | Marie Bagby on behalf of Dean Grasser |

III SITE DATA

| | |
|--------------------|-------------------|
| Site Address: | 1764 Penn Cove Rd |
| Location: | Oak Harbor |
| Parcel Number: | R13220-030-2950 |
| Size of Parcel(s): | 27.2 Acres |
| Zoning: | Rural |

III SITE DATA continued

| | |
|---------------------|-----|
| RAID: | N/A |
| Historic Structure? | Yes |

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

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

| V APPLCIABLE DESIGN GUIDELINES | | |
|--|----------|---|
| Applicable Guidelines | Complies | Comments |
| CHAPTER 4.1 Ordinary Repair, Maintenance, Replacement in Kind and Minor Changes - All Buildings | | |
| 4.1.3 Roofing Design Guidelines | | |
| 4.1.3.1 | Yes | The proposed roof replacement will remove the non-conforming metal roof and replace it with black laminate composite roofing. |

| CHAPTER 4.5 Site Development | | |
|---------------------------------------|-----|---|
| 4.5.1 Rural Setting Design Guidelines | | |
| 4.5.1.1 - 4.5.1.8 | Yes | The proposed roof will not have a substantial impact on the overall site. |

| VI DISCUSSION | | |
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| VIII CONDITIONS | | |
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| 1. All changes shall be built in a way that they are reservable. | | |
| 2. Windows will be symmetrical with each other. | | |

| IX FINDINGS OF FACT | | |
|---|--------|--|
| Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY 23-012 - part 2 of 4 | | |
| 1. The applicant submitted an application for a Certificate of Appropriateness on March 1st, 2023, that was deemed complete on March 1st, 2023 to permit: Remodel | | |
| 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 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 March 14th, 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
Comments from Other County Departments

Chloe Bons 360.678.78 c.bonsen@islandcountywa.gov
Malcolm R 360.679.7 m.roberts@islandcountywa.gov

Approved t APPROVED with condit is consistent
Approved t APPROVED without coi is consistent
Denied the DENIED is not consistent

Area 1. Area 1
Area 2. Area 2



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: **EBY 23-012 - part 3 of 4**

Applicant: **Marie Bagby on behalf of Dean Grasser**

Project Description:

Replace the east side most southern window with the similar pattern of three existing windows in front of the house and raise it by 1 foot.

Level: **Level C (HPC COA Decision)**

Jurisdiction: **Island County**

Recommendation: **To Approve the project with Conditions.**

I - PROJECT SUMMARY

Marie Bagby on behalf of Dean Grasser requests a Certificate of Appropriateness for:

Replace the east side most southern window with the similar pattern of three existing windows in front of the house and raise it by 1 foot.

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 receive public input during the public comment period from **March 15, 2023 to March 29, 2023.**

II - PERMIT DATA

| | |
|-------------------|---------------------------------------|
| Permit Type: | Type II |
| Permit Number: | EBY 23-012 - part 3 of 4 |
| Application Date: | March 1st, 2023 |
| Applicant: | Marie Bagby on behalf of Dean Grasser |

III SITE DATA

| | |
|--------------------|-------------------|
| Site Address: | 1764 Penn Cove Rd |
| Location: | Oak Harbor |
| Parcel Number: | R13220-030-2950 |
| Size of Parcel(s): | 27.2 Acres |
| Zoning: | Rural |

III SITE DATA continued

| | | |
|---------------------|-----|--|
| RAID: | N/A | |
| Historic Structure? | Yes | |

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

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

| V APPLCIABLE DESIGN GUIDELINES | | |
|--|----------|--|
| Applicable Guidelines | Complies | Comments |
| CHAPTER 4.1 Ordinary Repair, Maintenance, Replacement in Kind and Minor Changes - All Buildings | | |
| 4.1.3 Siding (Cladding) | | |
| 4.1.3.1 - 4.1.3.6 | Yes | All necessary proposed siding will match the existing size and materials as closely as possible. |
| 4.1.3 Windows Design Guidelines | | |
| 4.1.3.1 - 4.1.3.3 | Yes | The proposed new windows will match those existing on the Single-Family Residence. |
| 4.1.3.4 | Yes | The proposed new windows will replicate the window pattern present on the front main façade. Although it is not matching the existing window, the east façade has many different window styles located on that façade. |
| 4.1.3.6 | Yes | The proposed new windows will be located on a side façade. |
| 4.1.3.12 | Yes | Although part of the original window opening would be moving by a foot, and the proposal will expand the original opening, this proposed change is on the side façade with existing non-uniform window features. |

| CHAPTER 4.2 Alterations to All Buildings | | |
|---|-----|--|
| 4.2.1 Alterations to All Buildings Design Guidelines | | |
| 4.2.1.5 | Yes | The proposed windows and siding will match those existing. |
| 4.2.1.7 | Yes | The proposed window change is a minor increase and utilizes the existing window opening. This change is not located on the primary façade. |
| 4.2.2 Alterations to Historic Buildings for Adaptive Use Buildings Design Guidelines | | |
| 4.2.2.2 & 4.2.2.4 | Yes | As a condition of approval, all alterations should be built in a way where they are reservable to ensure that the house can be brought back to its original state. |

| CHAPTER 4.5 Site Development | | |
|--|--|--|
| 4.5.1 Rural Setting Design Guidelines | | |

| | | |
|-------------------|-----|---|
| 4.5.1.1 - 4.5.1.8 | Yes | The proposed roof will not have a substantial impact on the overall site. |
|-------------------|-----|---|

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|----------------------|
| VI DISCUSSION |
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|--|
| VIII CONDITIONS |
| 1. All changes shall be built in a way that they are reservable. |
| 2. Windows will be symmetrical with each other. |

| |
|---|
| IX FINDINGS OF FACT |
| Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY 23-012 - part 3 of 4 |
| 1. The applicant submitted an application for a Certificate of Appropriateness on March 1st, 2023, that was deemed complete on March 1st, 2023 to permit: Remodel |
| 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 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 March 14th, 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
Comments from Other County Departments

Chloe Bons 360.678.78 c.bonsen@islandcountywa.gov
Malcolm R 360.679.7 m.roberts@islandcountywa.gov

Approved t APPROVED with condit is consistent
Approved t APPROVED without coi is consistent
Denied the DENIED is not consistent

Area 1. Area 1
Area 2. Area 2



Ebey's Landing National Historic Reserve

Staff Report & Findings for:

Permit Number: EBY 23-012 - part 4 of 4

Applicant: Marie Bagby on behalf of Dean Grasser

Project Description:

Enclose 4-1/2 feet off the back porch by pushing out the door, window, and wall on the current concrete foundation. Enclose 4-feet of the front porch out on the current foundation. On the front porch center the front door on add two of the same existing size and pattern narrow windows (One on each side of the door). Extend the current front porch 8-feet by 12-feet. The front porch addition will be built to be as flush as possible with the existing porch. The addition to the current porch will bump out 8-feet forward to the road. The 5-foot wide steps will be centered on the front of the extension. The wood pickets and railing will be painted white. The platform of the porch and steps will be a grey-colored wood-appearing composite. On the front of the house add the same size two narrow windows, one on each side, on the front right existing single window to match the pattern and size of the windows on the east side of the front facade.

Level: Level C (HPC COA Decision)

Jurisdiction: Island County

Recommendation: To Approve the project with Conditions.

I - PROJECT SUMMARY

Marie Bagby on behalf of Dean Grasser requests a Certificate of Appropriateness for: Enclose 4-1/2 feet off the back porch by pushing out the door, window, and wall on the current concrete foundation. Enclose 4-feet of the front porch out on the current foundation. On the front porch center the front door on add two of the same existing size and pattern narrow windows (One on each side of the door). Extend the current front porch 8-feet by 12-feet. The front porch addition will be built to be as flush as possible with the existing porch. The addition to the current porch will bump out 8-feet forward to the road. The 5-foot wide steps will be centered on the front of the extension. The wood pickets and railing will be painted white. The platform of the porch and steps will be a grey-colored wood-appearing composite. On the front of the house add the same size two narrow windows, one on each side, on the front right existing single window to match the pattern and size of the windows on the east side of the front facade. 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 receive public input during the public comment period from **March 15, 2023 to March 29, 2023.**

| II - PERMIT DATA | |
|-------------------|---------------------------------------|
| Permit Type: | Type II |
| Permit Number: | EBY 23-012 - part 4 of 4 |
| Application Date: | March 1st, 2023 |
| Applicant: | Marie Bagby on behalf of Dean Grasser |

| III SITE DATA | |
|--------------------|-------------------|
| Site Address: | 1764 Penn Cove Rd |
| Location: | Oak Harbor |
| Parcel Number: | R13220-030-2950 |
| Size of Parcel(s): | 27.2 Acres |
| Zoning: | Rural |

| III SITE DATA continued | | |
|-----------------------------------|-------------|--|
| RAID: | N/A | |
| Historic Structure? | Yes | |
| Proximity to Historic Structures? | Yes | |
| Allowable Density: | 1 du / 5 ac | |
| Critical Areas/Overlays? | No | |
| Shoreline Jurisdiction? | Yes | |
| NPS Easements? | No | |
| Heritage Farm Plan? | Yes | |

| 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 | | |
| 4.1.2 Maintenance of Historic Building | | |
| 4.1.3 Siding (Cladding) | | |
| 4.1.3.1 - 4.1.3.6 | Yes | All necessary proposed siding will match the existing size and materials as closely as possible. |
| 4.1.3 Windows Design Guidelines | | |
| 4.1.3.1 - 4.1.3.3 | Yes | The proposed new windows will match those existing on the Single-Family Residence. |
| 4.1.3.4 | Yes | The proposed new windows will be complementary to the existing historical features. The proposed windows on the east side of the main façade will be symmetrical with other windows located on the main façade. |

| | | |
|--|-----|---|
| 4.1.3.6 | No | Although the applicants are proposing new windows on the primary façade, these new windows will match the existing windows, while respecting historical aspects such as the symmetrical and style aspects that are character-defining features. |
| 4.1.3.11 - 4.1.3.13 | Yes | Although the arrangement and the original doors and windows would be altered with the overall remodel, all proposed changes are keeping character-defining historical aspects. The proposed new windows on the main façade will be the size of the originals and keep with the original historical spacing. |
| 4.1.3 Doors Design Guidelines | | |
| 4.1.3.2 | Yes | With the proposed bump-out additions to the single-family residence, the original placement of the doors will stay in similar locations. It should not have an impact on the historic defining features. The proposed changes will be inconspicuous from the public right of way. |
| 4.1.3 Building Features Design Guidelines | | |
| 4.1.3.1 | Yes | The proposed home expansions would expand on to the existing porches making them smaller. However, regarding the front porch, the applicants propose expanding the porch to retain its original size. The original location of the stairs that come off the porch would be altered so the stairs come off the porch expansion towards Penn Cove Road. |
| 4.1.3.2 | No | The applicants are proposing a partial enclosure of the porches. However, these enclosures will have a minor impact on the public view of the historic building. |
| 4.1.3.5 | Yes | All alterations to the historic building are compatible with the historic character of the building. |

| | | |
|---|-----|---|
| CHAPTER 4.2 Alterations to All Buildings | | |
| 4.2.1 Alterations to All Buildings Design Guidelines | | |
| 4.2.1.1 | Yes | The applicants propose using wood siding given that wood siding is the dominant building material and the character and finish should be preserved. |
| 4.2.1.5 | Yes | The proposed windows and siding will match those existing. |
| 4.2.1.7 | Yes | All window openings will be the same size as those existing, and the new windows will replicate the existing window pattern, including the scope and symmetry of the windows. |
| 4.2.1.8 | Yes | Although the applicants propose a fiber glass door, the door will appear like wood. |
| 4.2.2 Alterations to Historic Buildings for Adaptive Use Buildings Design Guidelines | | |

| | | |
|---------|-----|---|
| 4.2.2.4 | Yes | Due to the type of structural changes that are needed for adding additions, windows, and door frames, these will be conditioned to be reversible changes. |
|---------|-----|---|

CHAPTER 4.3 Additions to All Buildings

4.3.1 Additions to all Buildings

| | | |
|----------|-----|--|
| 4.3.1.1 | Yes | While working with the applicants and their proposal, key characteristics of the building, such as specific symmetry on the front façade and the vertical nature of the overall design. With these key characteristics in mind, alterations to the original proposal retain the characteristics. |
| 4.3.1.4 | Yes | The proposed additions will be in keeping with the design of the primary structure and should have a minimal impact on the view of the historic home from the public view and right of way. |
| 4.3.1.5 | Yes | The proposed additions will not have an impact on the existing pattern along the street, such as building spacing, setbacks, height, size, and massing. |
| 4.3.1.6 | Yes | There will be no alterations to the roof line. |
| 4.3.1.9 | Yes | The proposed windows will be compatible with those original and will be consistent with the existing wall-to-window ratio. |
| 4.3.1.10 | Yes | The applicants propose using building materials that are consistent with what is existing. |

4.3.2 Additions to Historic Buildings

| | | |
|-----------|-----|--|
| 4.3.2.2 | Yes | The applicants proposed additions are designed to minimize the loss of the historic building fabric while increasing the liveability of the structure. |
| 4.3.2.3.C | Yes | One of the proposed additions is on the main façade, with this addition applicants have ensured that it will be compatible with the home, and respect the historic relationship of the building to the street. |
| 4.3.2.5 | Yes | The additions will be compatible with the massing, size, scale and architectural features of the building. |
| 4.3.2.7.A | Yes | The additions will retain compatibility with the original foundation by maintaining similar height and using compatible materials. |
| 4.3.2.7.B | Yes | The additions will be conditioned so that they are done in a manner that, if they are removed in the future, the property's essential form and historical integrity will be unimpaired. |
| 4.3.2.7.C | Yes | The additions are minor and will not overwhelm the main building, main façade, or adjacent structures. |

CHAPTER 4.5 Site Development

4.5.1 Rural Setting Design Guidelines

| | | |
|--|-----|--|
| 4.5.1.1 - 4.5.1.8 | Yes | The proposed roof will not have a substantial impact on the overall site. |
| 4.5.2 Landscape Alterations & Grading Design Guidelines | | |
| 4.5.2.1 Reserve Wide Guidelines | | |
| 4.5.2.1. | Yes | The applicants proposed some landscaping beautification elements around the porch and stairs on the main façade. |

| | | |
|--|-----|---|
| CHAPTER 4.7 Painting & Colors | | |
| 4.7.1 - 4.7.3 | Yes | Although the color is a personal preference, all proposed changes will remain in the color scheme of the historic building. |

| | | |
|----------------------|--|--|
| VI DISCUSSION | | |
| | | |
| | | |
| | | |
| | | |

| | | |
|--|--|--|
| VIII CONDITIONS | | |
| 1. All changes shall be built in a way that they are reservable. | | |
| 2. Windows will be symmetrical with each other. | | |

| | | |
|---|--------|---|
| IX FINDINGS OF FACT | | |
| Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY 23-012 - part 4 of 4 | | |
| 1. The applicant submitted an application for a Certificate of Appropriateness on March 1st, 2023, that was deemed complete on March 1st, 2023 to permit: Remodel | | |
| 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 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 March 14th, 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

Chloe Bons 360.678.78 c.bonsen@islandcountywa.gov

Malcolm R 360.679.7 m.roberts@islandcountywa.gov

Approved t APPROVED with condit is consistent

Approved t APPROVED without coi is consistent

Denied the DENIED is not consistent

Area 1. Area 1

Area 2. Area 2

ORIGINAL APPLICATION

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 _____ |

The above is for Staff Purposes Only

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

| | |
|---|--|
| Owner Dean Grasser Executor for Howard Grasser | Phone 206-571-2333 |
| Address 19324 Sprague DR | E-Mail dean.grasser@macmiller.com |
| City, State, Zip Bothell WA 98012 | Signature  |
| Owner | Phone |
| Address | E-Mail |
| City, State, Zip | Signature |
| Applicant/Agent* <i>Marie Bagby</i> | Phone <i>360-969-0692</i> |
| Address <i>PO Box 156</i> | E-Mail <i>Bagby11@msn.com</i> |
| City, State, Zip <i>Coupeville WA 98239</i> | Signature <i>Marie Bagby</i> |

PROPERTY INFORMATION

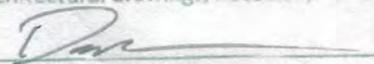
| Project Address (include city): _____ | | | | | | Design Review Area <input type="checkbox"/> 1 <input type="checkbox"/> 2 | |
|---|-------|---------------|----------|-------|-----|--|--|
| Parcel # | Key # | Parcel Size | Division | Block | Lot | Zoning | |
| <i>R 13220-030-2950</i> | | <i>27.2 A</i> | | | | <i>CA</i> | |
| | | <i>100'</i> | | | | | |
| Do you own contiguous parcels? <input checked="" type="checkbox"/> Yes (if yes, list) <input type="checkbox"/> No | | | | | | | |

Present Use of Property (Check All that Apply)

| | | |
|--|---|--------------|
| Residential: <input checked="" type="checkbox"/> | Agricultural: <input checked="" type="checkbox"/> <i>CA</i> | 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 *2-24-2023*



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. All original signatures must be in blue ink.

I/We, Dean Grasser the owner(s) of the subject property, understand that by completing this form I/We hereby authorize Marie Bagby 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

| | |
|--|--|
| 1) <u>Dean Grasser</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s) | State of Washington County of <u>KING</u> |
| 2) _____ Property Owner Name(s) (print) _____ Signature(s) | I certify that I know or have satisfactory evidence that <u>Dean Grasser</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument. |
| 3) _____ Property Owner Name(s) (print) _____ Signature(s) | Dated <u>02/24/2023</u> |
| <u>2-24-2023</u> Date | Signature of Notary Public <u>[Signature]</u> |
| | Printed Name <u>Renee Hendricksen-Diaz</u> |
| | Residing at <u>35th e 11</u> |
| | My appointment expires <u>12/01/2025</u> |
| | |

| 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. | |
| X | 3. Clear Color Photographs of the building, overall site, nearby structures, and any adjacent properties. | |
| X | 4. Scaled design elevations of the new structure, improvements, alterations, and/or additions. | |
| X | 5. A legible plot plan that shows the following | |
| X | a. Drawn to a standard <u>engineering</u> scale. Indicate scale. | |
| X | b. North arrow | |
| X | c. Boundaries, dimensions, and area of lot (square feet or acres) | |
| X | d. Name of road(s) bordering the property and their width | |
| X | 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. | |
| X | 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> | |
| X | 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:

1. MOVE ENTRY DOOR SO THAT IT'S CENTERED ON THE PORCH.
2. MAKE THE WINDOW AT THE RIGHT FRONT CORNER TO MATCH THE ONE IN THE CENTER
3. MAKE THE FRONT PORCH GO ACROSS THE FRONT OF THE HOUSE.
4. MAKE THE FRONT CORNER WINDOW ON THE RIGHT ELEVATION SMALLER IN HEIGHT TO HELP WITH THE KITCHEN REMODEL INSIDE.

Existing Materials:

Doors: WOOD (ROTTEN) PAINTED

Windows: VINYL (WHITE)

Deck / Railing: WOOD PICKETS (ROTTEN)

Stairs / Ramp: WOOD (ROTTEN)

Siding: WOOD

Roofing: METAL

Fencing:

Proposed Materials:

Doors: FIBERGLASS PAINTED

Windows: VINYL (WHITE TO MATCH EXISTING)

Deck / Railing: WOOD w/ ALUMINUM PICKET RAILING

Stairs / Ramp: WOOD

Siding: WOOD

Roofing: BLACK LAMINATED COMP. ROOFING

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.



From S (2015)



From E (2015)



From SW (2015)



From W (2015)



From SE (1983)



OUTBUILDINGS AND LANDSCAPE FEATURES CONTINUED

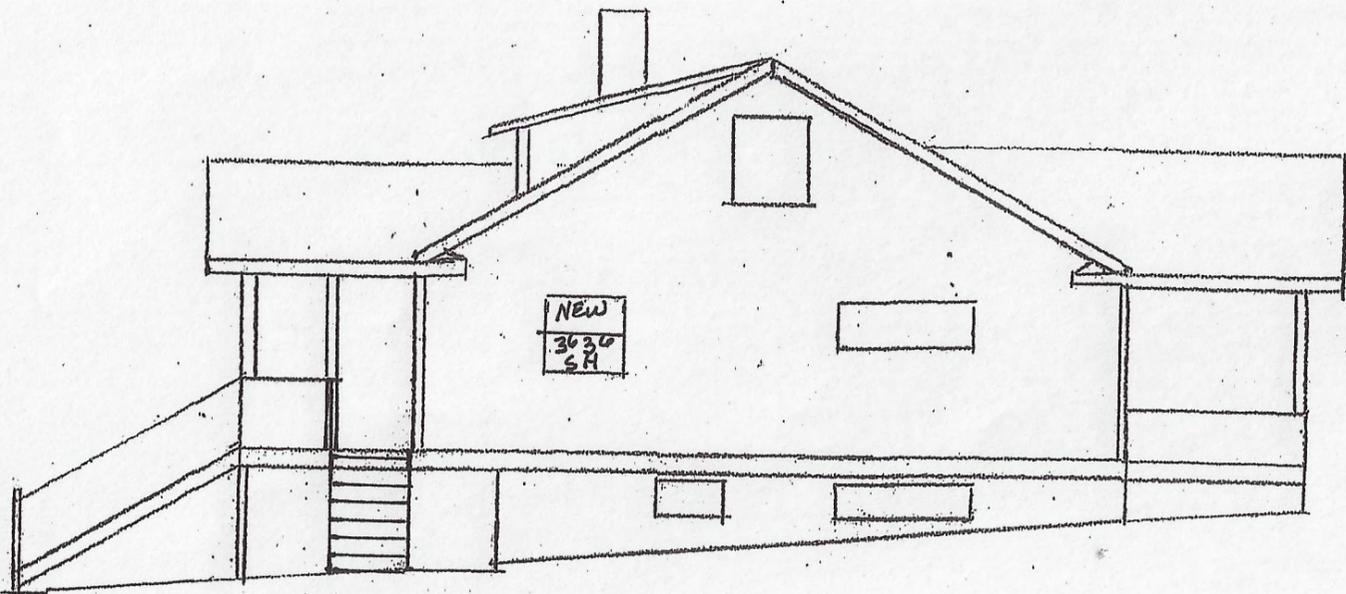
Coop: Rectangular plan; slipped gable metal roof; shingle siding; 6 pane fixed sash
Other: 3 gable-roofed and 1 shed-roofed wood frame outbuildings

REFERENCES

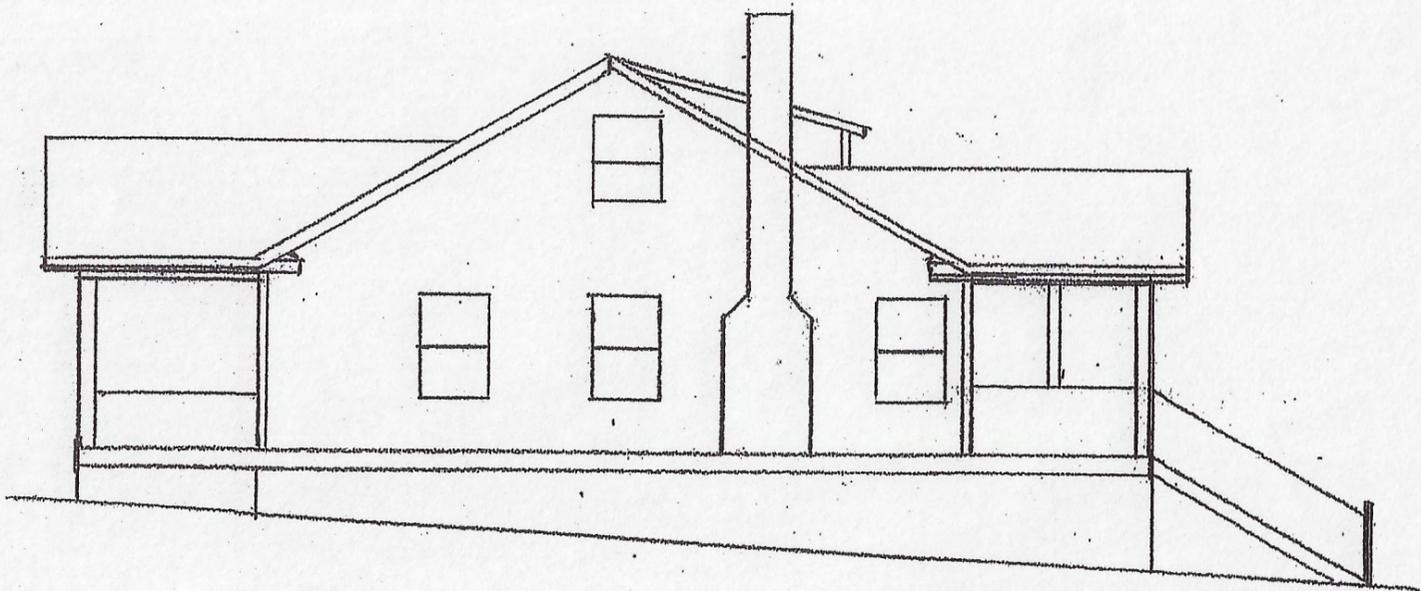
Arnold, Chuck. Telephone Interview. 19 September 1983.
Grasser, Mrs. Personal Interview. 8 June 2015.
Island County Assessor.



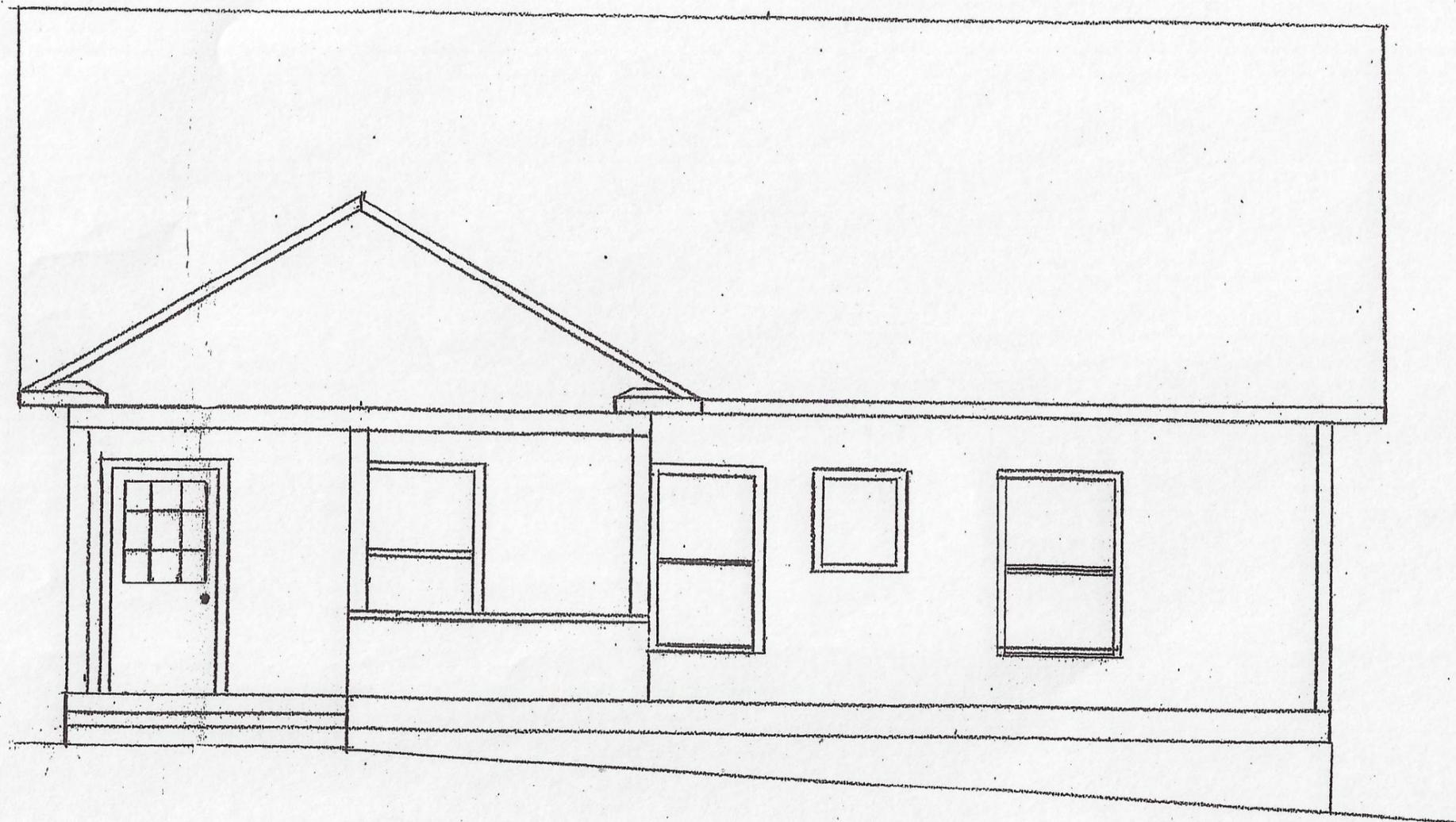
FRONT ELEV. 1/4"=1'



RIGHT ELEV. 1/8" = 1'

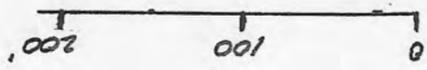


LEFT ELEV. 1/8" = 1'



REAR ELEV. 1/4"=1'

| |
|------------------------------|
| FOR USE BY |
| WRIGHT CONSTRUCTION & DESIGN |
| BABBY REMODEL |
| |



Scale: 1" = 100'



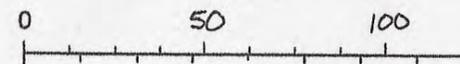
Island County Parcel Viewer Map



2/27/2023, 4:01:30 PM

 Parcels

Scale: 1" = 50'



Esri Community Maps Contributors, Island County, WA State Parks GIS, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Island County Parcel Viewer Map Export

DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED

From: [Gretchen Luxenberg](#)
To: [Chloe Bonsen](#)
Cc: [Reserve Manager](#); [Preservation Coordinator](#)
Subject: comments on EBY applications for HPC
Date: Wednesday, March 15, 2023 9:20:08 PM

Caution: This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. Contact IT with any questions.

Hi Chloe,

I have comments/questions for two projects within Ebey's Landing NHR:

1. EBY 22-24: a contributing, historic residence from the 1930s is going to be demolished at 2225 Van Dam Road and replaced with a manufactured home. The County states it will have a Determination of Non-significance for the project. All contributing buildings within the Reserve are listed in the National Register of Historic Places as part of the historic district established in 1973 and amended in 1998. Seems like this project doesn't fall under DNS. Additionally, the County supports the removal of this home without any mitigation? The County has an important role in preserving contributing resources in the Reserve and to work towards their retention not their demolition. I realize this building is somewhat of an outlier but it represents a period in Reserve history and shows that a home such as this could be and was built in the 1930s—that there was some activity in this era that otherwise was a bleak time in American history (the Depression). At minimum the County should request additional documentation of the building for permanent retention at the Island County Historical Museum. The museum can add to its archives of lost and demolished historic buildings in the nation's first national historical reserve. I recommend the County requests, prior to demolition, black and white and color photographs be taken of each facade of the historic, contributing building, including details of architectural features on the house, and the photographs be given to either the museum or the Trust Board of Ebey's Landing NHR for permanent retention in archives.

2. EBY 23-012: this application suggests a historic, contributing, National Register listed building is going to be altered. Original windows and doors will be replaced, along with the front porch being altered through enlargement. These features represent the character-defining features that gave the property its architectural significance. Original features give a building its integrity. Every effort should be made to retain these original features but if not possible (always possible but not always preferred by owner), the new doors and windows should replicate the historic ones. White vinyl is not an acceptable replacement for historic wooden windows. If the doors and windows being replaced are not historic, I encourage the County request Craftsman/Bungalow style doors and windows be incorporated into remodel.

Thank you for considering these comments for these applications.

Gretchen Luxenberg
Freeland

NEW PROPOSAL MATERIAL

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:

(1) Replace the existing metal roof and rotten wood on barn with new metal (oak gray roof). (2) Replace the existing metal roof on the house and auxiliary building (located behind the house) with black laminate composite roofing. (3) Enclose 4 1/2 ft. of back porch, by pushing out the door, window and wall on current cement foundation. (4) Replace the Eastside, most Southern window with the similar pattern of 3 ^{EX. VINYL} windows as front of the house & raise up 1'. (5) Add same size 2 narrow windows (one on ea side) on the front right existing single window to match same pattern and size as the windows to the left. (6) Keeping with the porch esthetics, enclose 4' of front porch out on to current concrete foundation. (7) Center front door on porch & add 2 ^{EX. VINYL} narrow windows (one on ea side of door) - that (8) Extend current front porch as are on the right of the door →

Existing Materials:

Doors: Wood, (rotten) painted

Windows: Vinyl (white)

Deck / Railing: Wood

Stairs / Ramp: Wood (rotten)

Siding: Wood

Roofing: metal on house, auxiliary building and barn

Fencing: _____

Proposed Materials:

Doors: Fiber glass (wood look)

Windows: same as existing white vinyl

Deck / Railing: platform composite (wood appearing in gray). ^{painted white} Wood picket railing

Stairs / Ramp: composite (wood appearing, in gray)

Siding: Wood

Roofing: Black Laminated Comp. roofing on house & auxiliary building, ^{Barn o.k.} gray metal

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.

porch out 8' x 12' ~~(same width as porch)~~ ^{porch}. Keeping ^{esthetically} with the existing porch as much as possible ~~esthetically~~, we will add the extension flush to the front of the current porch out 8 ft. toward the road.

The 5' wide steps will be centered on the front of the ~~the~~ extension.

The wood pickets and railing will be painted white. The platform of the porch & steps will be gray color wood appearing composite.

* Note both porch enclosures will have the finish work on ea. side with same or matching wood siding ~~to~~ as the house.

* The porch extensions will be built to code w/ proper supports & approval of the Shoreline Management.

* The bottom step on front porch is required to be supported by ^a the code size platform of concrete.

House Both have metal roofs removed & wood rot. Aux. building
 Replace w/ new wood support + Black laminated Comp. roofing

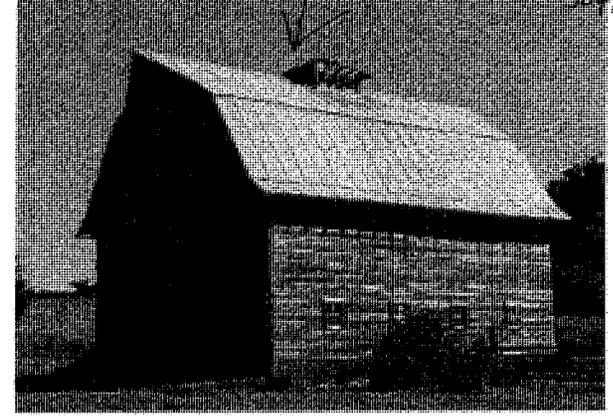
Barn Remove metal roof + wood rot
 Replace w/ dark gray metal roof + wood support



From S (2015)

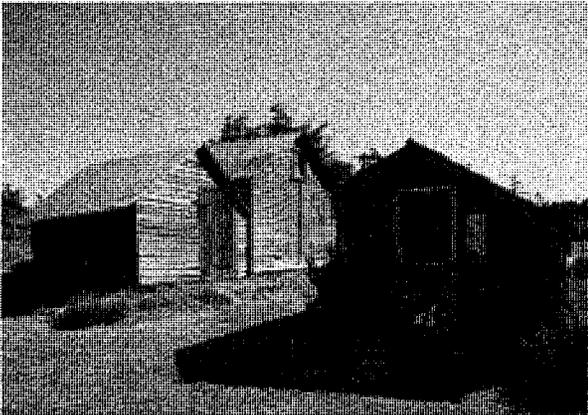


From E (2015)



From SW (2015)

Add same windows
 one ea side of existing
 (as on the left bank of
 windows)



From W (2015)



From SE (1983)

Lift 1'
 + add windows on ea
 side



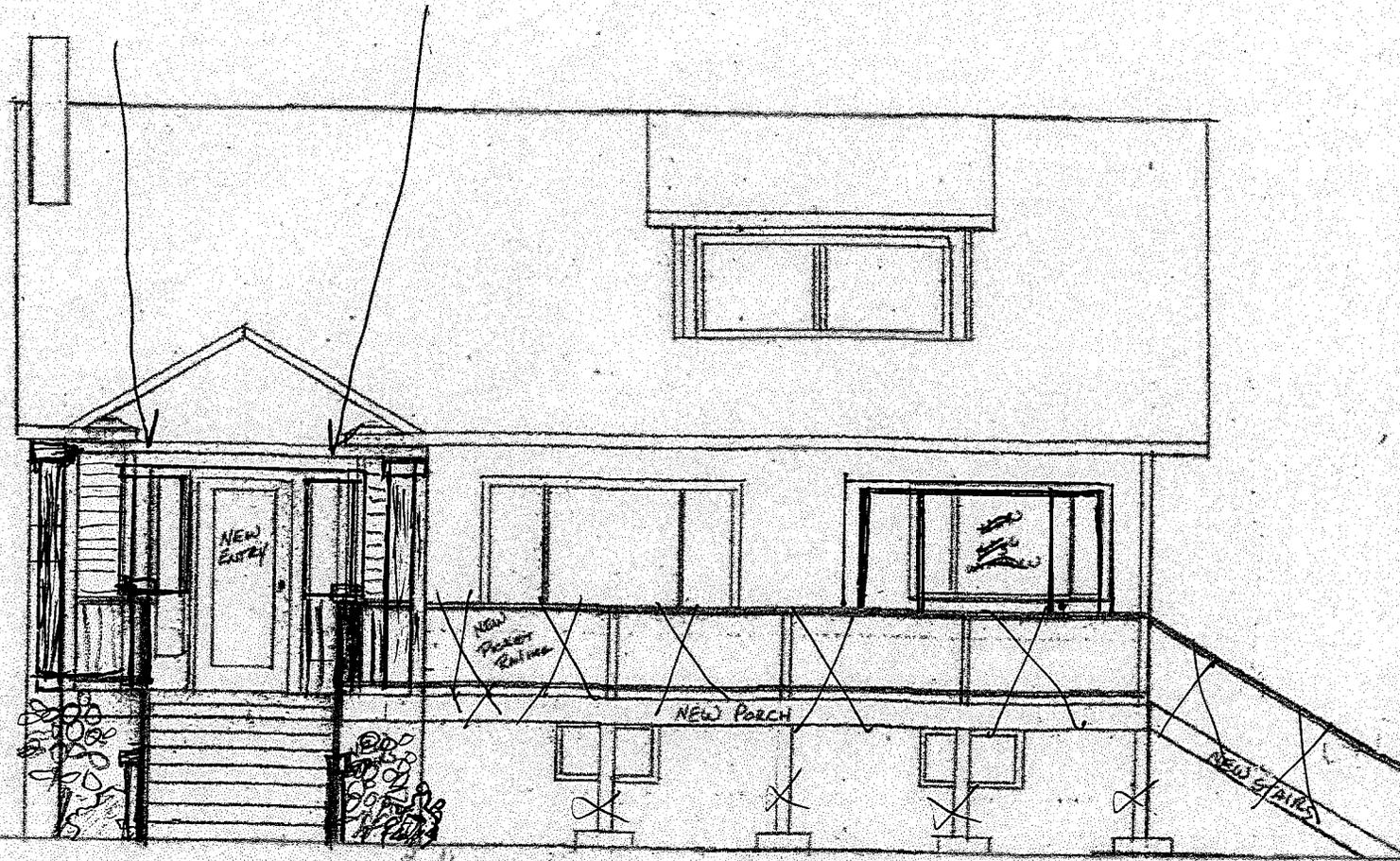
OUTBUILDINGS AND LANDSCAPE FEATURES CONTINUED

Coop: Rectangular plan; slipped gable metal roof; shingle siding; 6 pane fixed sash
 Other: 3 gable-roofed and 1 shed-roofed wood frame outbuildings

REFERENCES

Arnold, Chuck. Telephone Interview. 19 September 1983.
 Grasser, Mrs. Personal Interview. 8 June 2015.
 Island County Assessor.

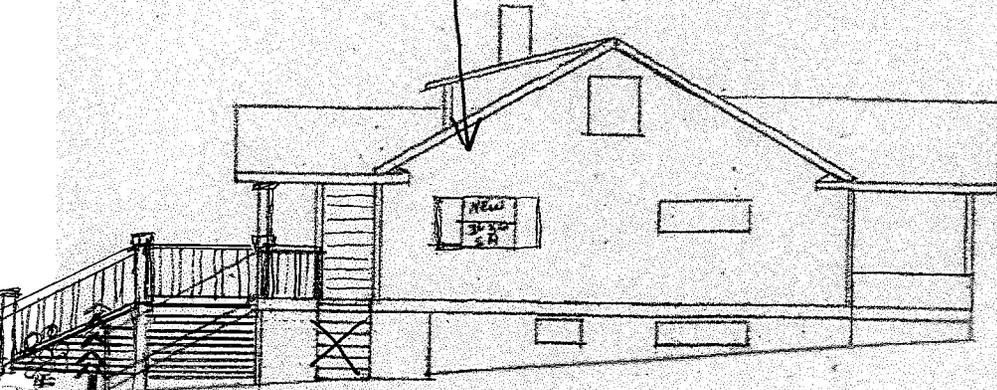
Add 2 smaller windows that
are same as smaller ones on the
left.



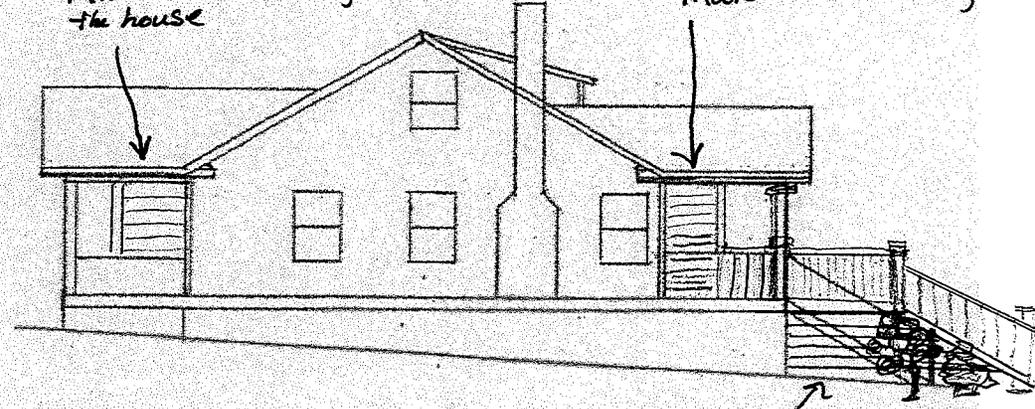
Landscape w/ Azaleas &
Rhododendrons

FRONT ELEV 1/4"=1'

Replace window
w/ set of 3 windows
elevating up 1' f/where
existing window sits



Back porch
Enclose 4 1/2'
Match same siding as
the house



Front Porch
Enclose 4'
Match same siding

Front Porch Extension

RIGHT ELEV. 1/8" = 1'

LEFT ELEV. 1/8" = 1'

Same explanation

8' extension
5' width to match original porch

We will use as much
refurbished wood as we
find + stain gray to
match porch & foundation
Will also landscape &
including using Rhododendrons
& Azaleas on both sides
of extended porch & stairs