



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION  
ISLAND COUNTY COMMISSIONERS' HEARING ROOM  
COUPEVILLE, WA  
September 28, 2023**

A recording of this meeting can be found on Coupeville's website: [townofcoupeville.org](http://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** (Virtual)
- ✓ 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 Current Use Planner **Chloe Bensen**
- ✓ Town of Coupeville Planning Director **Donna Keeler**
- ✓ Town of Coupeville Assistant Planner **Joshua Engelbrecht**

**APPROVAL OF AGENDA**

Commissioner Turkington moved to approve the agenda for the September 28, 2023 Historic Preservation Commission meeting.

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

**APPROVAL OF MINUTES**

Commissioner Turkington moved to approve the minutes of the regular Historic Preservation Commission meeting of July 27, 2023.

Commissioner Baxter 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 communication or site visits.

- Chair **Bronson** visited all sites
- Vice-Chair **Baxter** visited the sites for the following applications: EBY-23-038, COA-23-038, EBY-21-080, and COA-23-031
- Commissioner **Adams** visited all sites.
- Commissioner **Turkington** visited all sites.

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

### ***EBY-23-043 (5m. 36s.): R13102-495-4300 – Charles Walsh - Construction of Four Storage Unit Buildings.***

Island County Planner, Chloe Bensen, presented on elements of the storage unit project. This included the vegetation proposed to be removed, screening that will remain along the property's edges, and configuration of the new construction.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments related to how buildings and uses of this type should be consolidated to one area.

## ***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered related to zoning and lot coverage, the demolition of the existing buildings on site, impervious surface coverage, and potential conditions include as part of the COA decision.

Comments were made in regard to the order of the permit process and how the proposal may change as other permit reviews are conducted.

The applicant, Charles Walsh, spoke at the meeting. Comments were made in regard to the errors in the site plan regarding lot coverage and open space.

*No other members of the public spoke at the meeting.*

## ***MOTION (17m. 43s.)***

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

Commissioner Adams seconded.

*Motion passed 4-0 (Baxter Abstaining).*

***EBY-23-036 (19m. 50s.): R03224-070-2850 – Sean Guthrie - Construction of a new single-family residence and additional dwelling unit.***

Island County Planner, Chloe Bonsen, presented on elements of the new single-family residence and accessory dwelling unit. This included the proximity to historic resources, site configuration and access to the property, and design elevations of the residence.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments regarding the meetings Staff had with the applicant to work through the Reserve's concerns.

***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to potential development / future view impacts of the area surrounding the Charlie Mitchell Barn.

Comments were made in regard to the appreciation the HPC has when applicants work with Staff on modifications to initial designs.

The applicant, Sean Guthrie, spoke at the meeting. Comments were made to thank County Staff for their work on the proposal.

*No other members of the public spoke at the meeting.*

***MOTION (34m. 05s.)***

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

Commissioner Baxter seconded.

*Motion passed unanimously.*

***COA-23-038 (35m. 15s.): R13233-322-1850, 605 NW Madrona Way, Ellen Miro, two-floor addition to a historic building.***

Town of Coupeville Planner, Joshua Engelbrecht, presented on elements of the single-family addition project. This included the removal of an existing addition, proposed materials, and the height, mass, and location of the proposed addition.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments regarding the Secretary of Interior Standards, the compatibility the addition will have with the historic residence, and the integrity of the property / primary residence.

***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to the glazing on the proposed east elevation, and what would occur should more be learned about the existing one story addition.

Comments were made in regard to 605 Madrona being constructed by H.B. Lovejoy.

The applicant, Scott Rudat, spoke at the meeting. Comments were made to thank the entire team, both Staff and architect, and to give context to the overall project.  
*No other members of the public spoke at the meeting.*

***MOTION (1hr. 5m. 37s.)***

Commissioner Turkington moved to approve the Certificate of Appropriateness as amended and adopt the findings of fact as set forth presented in the application.  
Commissioner Bishop seconded.  
*Motion passed unanimously.*

***EBY-23-046 (1hr. 7m. 37s.) S8060-00-10001-0 – Steve Eelkema- Restore / Repair of the Historic Hingston Tumbell Post Office Store Complex.***

Island County Planner, Chloe Bonsen, presented on elements of the restoration/repair of recently damaged Penn Cove Pottery building. This included the scope of work, seismic requirements, and the extent of damage to the building.

*Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, did not make any comments.*

***DISCUSSION***

Chair Bronson opened the floor for discussion.

*No questions were asked, nor comments made by the Historic Preservation Commission.*

The applicant, Steve Eelkema, spoke at the meeting. Comments were made in regard to the challenges of meeting seismic code and how sacrifices may need to be made as the reconstruction/repair process takes place.

*No other members of the public spoke at the meeting.*

***MOTION (1hr. 18m. 29s.)***

Commissioner Turkington moved to approve the Certificate of Appropriateness as presented and adopt the findings of fact as set forth presented in the application.  
Commissioner Adams seconded.  
*Motion passed unanimously*

***EBY-21-080 (1hr. 20m. 50s.): R13122-202-2000 – Washington State Ferries, revision to previously approved Agent's office.***

Island County Planner, Chloe Bonsen, presented on the revisions to the previously approved project. This included changes to landscaping, ramp configuration, and utility box.

*Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, did not make any comments.*

***DISCUSSION***

Chair Bronson opened the floor for discussion.

*No questions were asked, nor comments made by the Historic Preservation Commission.*

*The applicant did not speak at the meeting.*

*No other members of the public spoke at the meeting.*

***MOTION (1hr. 29m. 18s.)***

Commissioner Baxter 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.

*Motion passed unanimously*

***COA-23-031 (1hr. 30m. 18s.): R13233-354-1910, 604 NW Madrona Way, Julia Frost, Construction of a New Single-Family Residence.***

Town of Coupeville Planner, Joshua Engelbrecht, presented on elements of the proposed construction of a new single-family residence. This included proposed elevations, materials, mass, and garage design.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments regarding the time spent working with the applicants to mitigate impacts to the Reserve, the appropriateness of the proposed fencing based on the characteristics of the property itself and its use.

***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to the characteristics of a Saltbox style building, alternative layouts of the building, and the measured length of the south facade and how it relates to surrounding buildings.

Comments were made in regard to the contrast between this property and the property across the street, the perception of the front door as subservient to the garage door, the critical view corridor of Madrona Way, the window fenestration, how the building fits within Coupeville, the slope of the south facade roof, and how individual aspects of a project that are in conformance with the guidelines do not necessarily result in a project that conforms to the guidelines overall.

The applicant, Quinten Farmer, spoke at the meeting. Comments were made to thank Staff, and to give context to the overall project.

The architect, Thomas Schaer, spoke at the meeting. Comments were made to give a high-level breakdown of the design process for this project

*No other members of the public spoke at the meeting.*

***MOTION (2 hr. 19 m. 40s.)***

Commissioner Turkington moved to table discussion of COA-23-031 until the October 26, 2023 regular Historic Preservation Commission meeting to allow the applicants to consider comments made by the HPC.

Commissioner Baxter seconded.

*Motion passed unanimously*

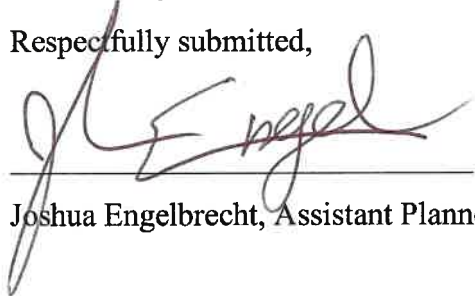
**OTHER BUSINESS**

*No other business was discussed*

**ADJOURNMENT**

The meeting was adjourned at 12:22 pm.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'J. Engelbrecht', written over a horizontal line. The signature is fluid and cursive.

Joshua Engelbrecht, Assistant Planner