



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION  
ISLAND COUNTY COMMISSIONERS' HEARING ROOM  
COUPEVILLE, WA  
November 9, 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.

**COMMISSIONERS PRESENT**

**COMMISSIONS ABSENT**

- |                |                         |                    |
|----------------|-------------------------|--------------------|
| ✓ Chair        | <b>Marshall Bronson</b> | <b>None Absent</b> |
| ✓ Vice-Chair   | <b>Katherine Baxter</b> |                    |
| ✓ Commissioner | <b>Jay Adams</b>        |                    |
| ✓ Commissioner | <b>Danielle Bishop</b>  |                    |
| ✓ Commissioner | <b>Art Huffine</b>      |                    |
| ✓ Commissioner | <b>Shelia Saul</b>      |                    |
| ✓ Commissioner | <b>Kevin Turkington</b> |                    |

**STAFF PRESENT**

- |  |                           |
|--|---------------------------|
| ✓ Ebey's Landing National Historical Reserve Manager | <b>Marie Shimada</b>      |
| ✓ Island County Current Use Planner                  | <b>Chloe Bensen</b>       |
| ✓ Town of Coupeville Assistant Planner               | <b>Joshua Engelbrecht</b> |

**APPROVAL OF AGENDA**

Commissioner Turkington moved to approve the agenda for the November 9, 2023 Historic Preservation Commission meeting as revised.  
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 September 28, 2023.  
Commissioner Adams 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 all sites
- Commissioner **Adams** visited all sites
- Commissioner **Saul** visited all sites
- Commissioner **Turkington** visited all sites

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

### ***COA-23-031 (6m. 50s.): 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. The presentation included changes made between public hearings and updated visuals of the proposed residence.

Ebey's Landing National Historical Reserve Manager, Marie Shimada, made comments regarding the timeline of this project, time spent working with the applicants, and aspects of the design the applicants were married to and aspects that could be modified.

## ***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to public input and ability to participate, and setbacks from the street.

Comments were made in regard to the landscaping as it relates to the deer population in Coupeville, the 100 ft. buffer from historic resources, imitation of historic resources vs. contemporary styles, and the proposal's street frontage. Additionally, comments were made in regard to how contemporary residences can help highlight nearby historic resources, the historic vernacular cultural landscape of the Reserve, and the scale of the roofline.

The applicants, Quinten Farmer and Libbey Brittain, spoke at the meeting. Comments were made to thank Staff, to reiterate the time spent on this project, and to inform the HPC that the applicants proactively shared building plans with neighbors.

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 (49 m. 10s.)***

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 Adams seconded.

*Motion passed 5 -2 (Baxter, Saul Dissenting)*

***COA-23-050 (1 hr. 4m. 00s.): S6415-00-14001-0, 301 NE Ninth St, Andrew Thompson, Removal of Enclosed Porch, and Construction of an Addition on a Historic (non-contributing) Residence.***

Town of Coupeville Planner, Joshua Engelbrecht, presented elements of the proposed addition to an existing single-family residence. This included proposed elevations, materials, mass, and removal of an existing enclosed porch.

Ebey's Landing National Historical Reserve Manager, Marie Shimada, made comments regarding the staff level review of the application, and the livability associated with the project.

***DISCUSSION***

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to examining square footage for additions compared to adjacent buildings, the changes that were made to the elevations application.

Comments were made in regard to small homes along Ninth Street and their importance to the cultural landscape, and the contributing/non-contributing status of this property and what the process would entail for this property to become contributing.

The applicant, Andrew Thompson, spoke at the meeting. Comments were made to clarify the decision for the dormer styles.

***MOTION (1 hr. 41 m. 20s.)***

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

Commissioner Huffine seconded.

*Motion passed unanimously.*

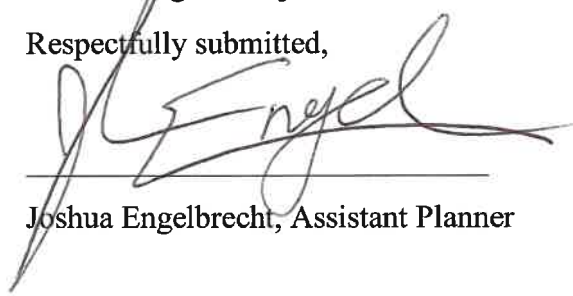
**OTHER BUSINESS**

*No other business*

**ADJOURNMENT**

The meeting was adjourned at 11:45 am.

Respectfully submitted,

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

Joshua Engelbrecht, Assistant Planner