



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
December 14, 2023

10:00: Roll Call

Approval of Minutes – Minutes from

Public Comment on items not on the agenda -

EBY-23-060: Parcel No. S7530-00-00005-0, Captain Whidbey LLC- Removal and replacement of existing dock and installation of new buoys.

EBY-23-062: S8060-00-09025-0, San De Fuca Community Chapel, & c/o Keith Fakkema – Add a new 12' by 16' shed on the property adjacent to the Liberal League Hall/San de Fuca Community Chapel and the Hingston House.

COA-23-055: Parcel No. S7302-03-00005-1 Lot 1, Mitch Aparicio / Stuurmans Enterprises Inc, Construction of a new single-family residence.

COA-23-056: 402 NW Krueger St (S7302-03-00005-1 – Lot 2), Mitch Aparicio / Stuurmans Enterprises Inc, Construction of a new single-family residence.

EBY-23-061: R13111-050-3140, Patricia Job, Installation of single-family manufactured home within a pit foundation on a concrete slab. House is 1,512 sq. ft. with small rear patio. Site is on or near: Ebey's Landing National Historical Reserve Design Review Area 1.

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=bm1wTG13Rk14RGtjeUVsYksrclpRQT09>: Meeting ID: 937 5754 6931 Passcode: 993018 Dial by your location +1 (253) 215-8782, Meeting ID: 937 5754 6931 Passcode: 993018



**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.
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

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

COMMISSIONS ABSENT

None Absent

STAFF PRESENT

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

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,

Joshua Engelbrecht, Assistant Planner

DRAFT



Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-23-060
Applicant:	Captain Whidbey LLC
Agent:	Marine Floats – Tabitha Simonetti
Project Description:	
Removal and replacement of existing dock and installation of new buoys.	
Level:	Level C (HPC COA Decision)
Jurisdiction:	Island County
Recommendation:	To Approve the project without Conditions.

I - Project Summary:	
Captain Whidbey LLC requests a Certificate of Appropriateness for: Removal and replacement of existing dock and installation of new buoys.	
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level C (HPC COA Decision) of Appropriateness, per ICC 17.04A.110.	
The project did not receive public input during the public comment period from November 15, 2023, to November 29, 2023.	

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-23-060
Application Date:	November 6, 2023
Applicant	Captain Whidbey LLC

III – Site Data	
Site Address:	2072 CAPT WHIDBEY INN RD
Location:	Coupeville
Parcel Number:	S7530-00-00005-0
Size of Parcel(s):	1.73 Ac
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	Yes
Proximity to Historic Structure:	Yes
Allowable Density:	1 du / 5 ac

Critical Areas/Overlays:	Yes
Shoreline Jurisdiction:	Yes
NPS Easements:	No

IV - Staff Contact			
Department	Name	Phone	E-Mail
Planning	Chloe Bosen	(360) 678-7822	c.bosen@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 – 4.5.1.3	Yes	The proposed new dock and buoys will have little impact on the natural character of the site and should not obscure natural topography.
4.5.1.4 & 4.5.1.6	Yes	Although the dock will be larger, the change in shape and materials should not alter the relationship of the historical relationship between roads, landscape features, and structures.
4.5.1.7 – 4.5.1.8	Yes	The expansion and replacement of the existing dock and installation of buoys should not have or will have little impact on the public views of the waters of Penn Cove.

VI – Discussion

VII – Conditions

IX – Findings of Fact
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-060
1. The applicant submitted an application for a Certificate of Appropriateness on October 24, 2023, that was deemed complete on November 6, 2023 to permit: Removal and replacement of existing dock and installation of new buoys.
2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Commercial 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 November 21, 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 to be Approved with Conditions on December 14, 2023.

to be Approved with Conditions 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



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*
Tabitha Simonetti - Marine Floats

Address: 313 East F St. Tacoma, WA 98421

Phone: 253-383-2740 **E-mail:** tabitha@marinefloats.com

- Property Owner(s):**
Captain Whidbey LLC- C/O Eric Cheong & Matt French

Address: 2072 Captain Whidbey Inn Rd. Coupeville, WA 98239

Phone: 360-678-497 **E-mail:** eric@captainwhidbey.com

- Address of Subject Property:**
2072 Captain Whidbey Inn Rd. Coupeville, WA 98239

- Assessor's Parcel Number:**
S7530-00-00005-0

- Zone:** Rural R

Present Use of Property (check all that apply):

Residential		Agricultural		Other	
Commercial	X	Institutional			

DESCRIPTION OF PROPOSED WORK:

The project proposes to remove the existing solid decked grounding floats and replace them with a 100% fiberglass grated pier and ramp with 61% open area, two EnviroCrete® floats, 16 galvanized steel piling, and three buoys. The project will be conducted within the existing footprint to minimize environmental impacts. Overall square footage will go from 1,846.25 square feet existing to 1,680 square feet proposed.

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

Existing & Proposed Materials:

Doors: (existing) _____ (proposed) _____
Windows: _____
Deck/Railing: _____
Stairs/Ramp: _____
Siding: _____
Roofing: _____
Fence: _____

Other: Existing is solid decked floats that ground out proposed is grating, concrete, and steel pile

- 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.

Tabitha Simonetti _____ Date 8/8/2023

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: X Level C

HPC recommendation: _____ Level D

Land Use _____ Construction _____

ADDITIONAL NOTES:



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, Matthew French the owner(s) of the subject property, understand that by completing this form I/We hereby authorize Tabitha Simonetti 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) Matthew French, Captain Whiskey LLC
 Property Owner Name(s) (print)
[Signature]
 Signature(s)

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

 Signature(s)

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

 Signature(s)

09-24-22
 Date

California
 State of ~~Washington~~
 County of SAN BERNARDINO

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

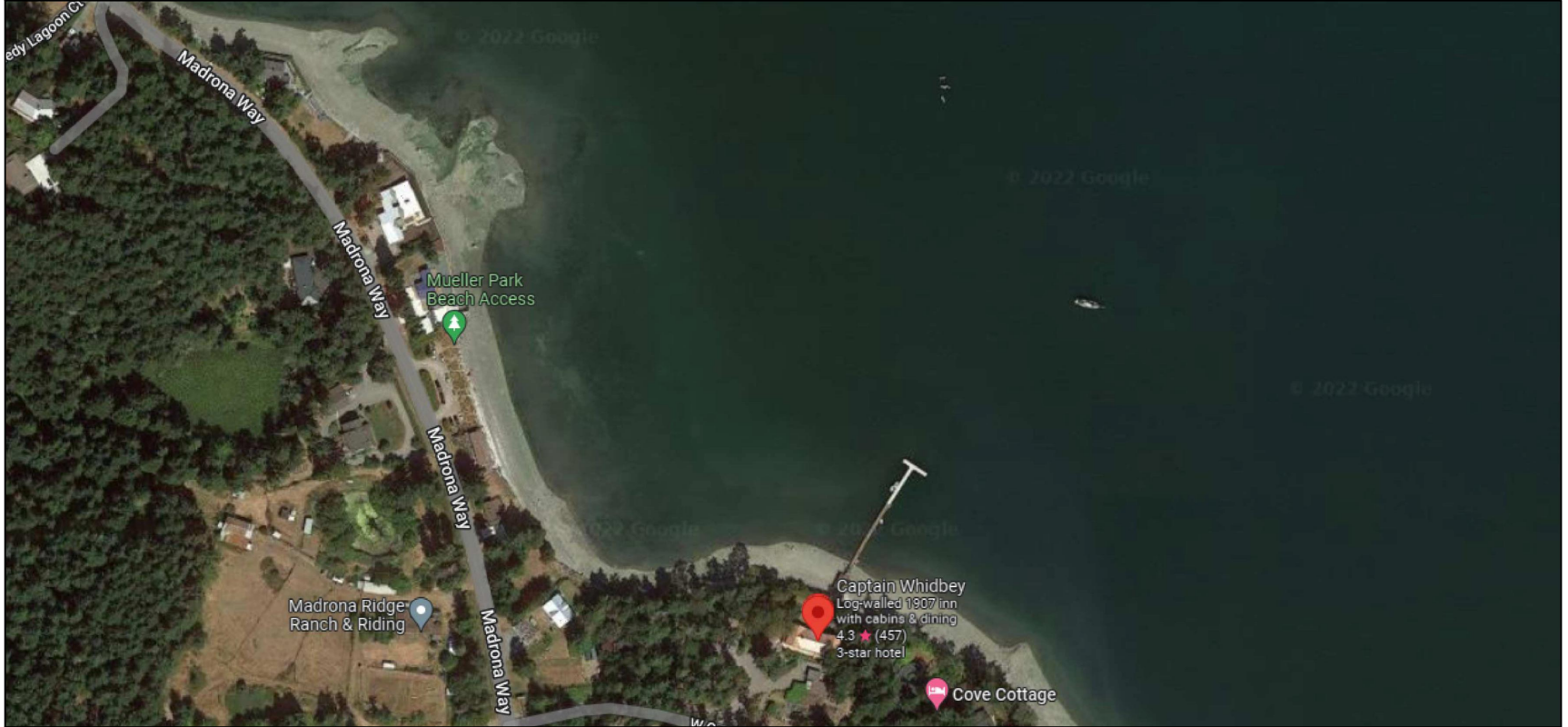
Dated MARCH 24, 2022
 Signature of _____
 Notary Public
 Printed Name DARLA J. MONTOYA
 Residing at MORTMGO VALLEY, CA
 My appointment expires April 25, 2023

Stamp

Purpose: Replacement	MARINE FLOATS 313 East F St. Tacoma, WA 98421 253.383.2740 https://marinefloats.com/	Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys			
Datum: 0.0					
Adjacent Property Owners: (1) Captain Whidbey Inn LLC S7530-00-00004-0 S7530-00-0B003-0 S7530-00-00003-2	lwerks, Loren D (2) 316 SE Pioneer Way PMB 140 Oak Harbor, WA 98277 S7530-00-00006-1	Job Address: 2072 Captain Whidbey Inn Rd. Coupeville, WA 98239 Mail Address: Same as Above	In: Penn Cove At: PUGET SOUND	State: WA County: Island Date: 10.10.22	Revision #: X Revision Date: Page 1 of 8
Applicant: Captain Whidbey Inn LLC					

Scale: 1"=20' S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

VICINITY MAP



Purpose: Replacement

MARINE FLOATS

313 East F St.
Tacoma, WA 98421
253.383.2740
<https://marinefloats.com/>

Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys

Datum: 0.0

Adjacent Property Owners:

(1) Captain Whidbey Inn LLC
S7530-00-00004-0
S7530-00-0B003-0
S7530-00-00003-2

Iwerks, Loren D

(2) 316 SE Pioneer Way
PMB 140
Oak Harbor, WA 98277
S7530-00-00006-1

Job Address: 2072 Captain Whidbey Inn Rd.

Coupeville, WA 98239

Mail Address: Same as Above

In: Penn Cove

At: PUGET SOUND

Applicant: Captain Whidbey Inn LLC

State: WA

County: Island

Date: 10.10.22

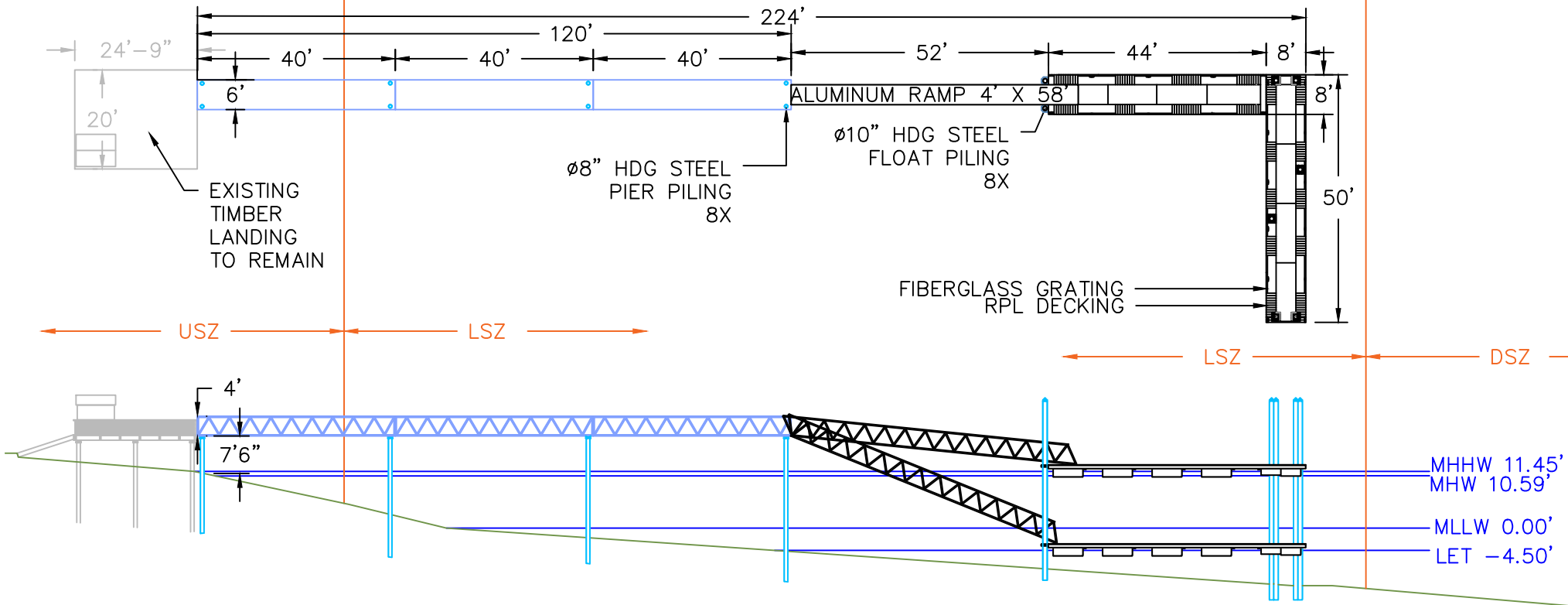
Revision #: X

Revision Date:

Page 2 of 8

Scale: 1"=30' S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

PROPOSED CROSS SECTION



Purpose: Replacement

MARINE FLOATS

313 East F St.
Tacoma, WA 98421
253.383.2740
<https://marinefloats.com/>

Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys

Datum: 0.0

Adjacent Property Owners:

(1) Captain Whidbey Inn LLC
S7530-00-00004-0
S7530-00-0B003-0
S7530-00-00003-2

Iwerks, Loren D

(2) 316 SE Pioneer Way
PMB 140
Oak Harbor, WA 98277
S7530-00-00006-1

Job Address: 2072 Captain Whidbey Inn Rd.

Coupeville, WA 98239

Mail Address: Same as Above

In: Penn Cove

At: PUGET SOUND

Applicant: Captain Whidbey Inn LLC

State: WA

County: Island

Date: 10.10.22

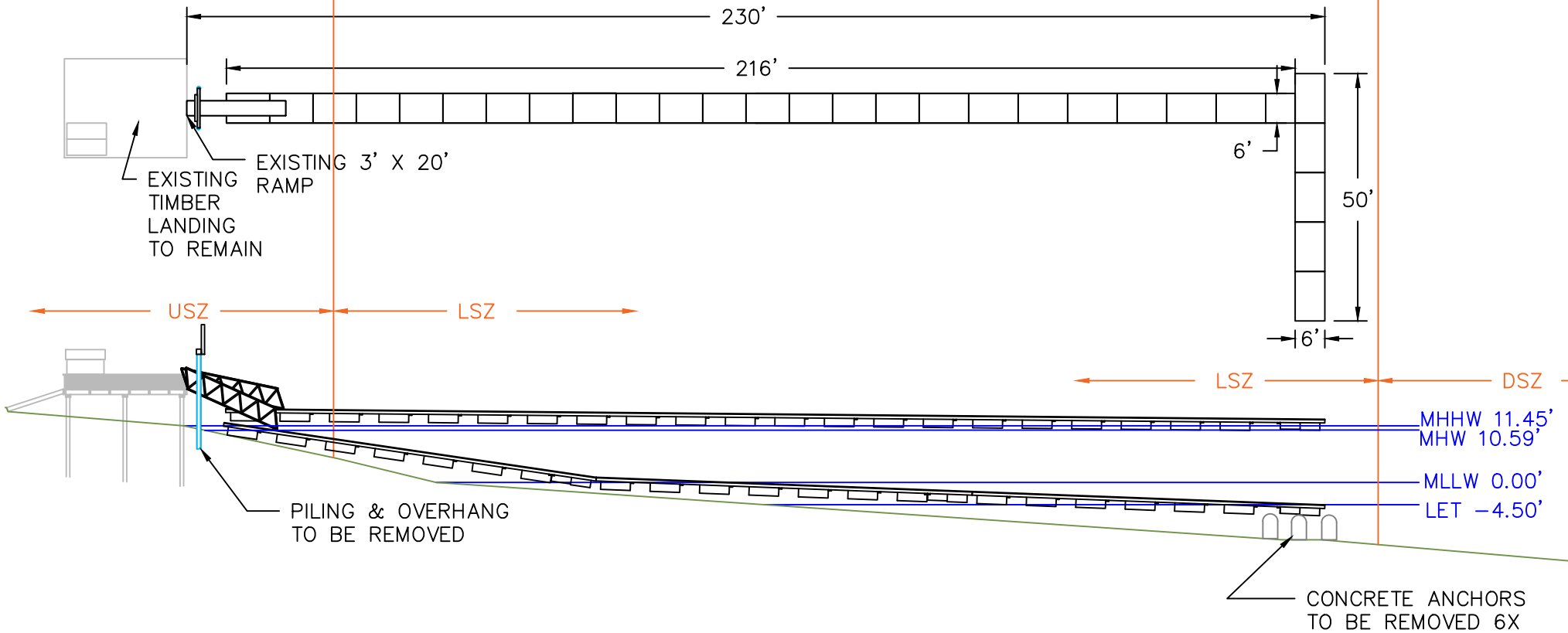
Revision #: X

Revision Date:

Page 3 of 8

Scale: 1"=30' S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

EXISTING CROSS SECTION



Purpose: Replacement

MARINE FLOATS

313 East F St
Tacoma, WA 98421
253.383.2740
https://marinefloats.com/

Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys

Datum: 0.0

Adjacent Property Owners:

(1) Captain Whidbey Inn LLC
S7530-00-00004-0
S7530-00-0B003-0
S7530-00-00003-2

Iwerks, Loren D
(2) 316 SE Pioneer Way
PMB 140
Oak Harbor, WA 98277
S7530-00-00006-1

Job Address: 2072 Captain Whidbey Inn Rd.
Coupeville, WA 98239
Mail Address: Same as Above

In: Penn Cove
At: PUGET SOUND

State: WA
County: Island
Date: 10.10.22

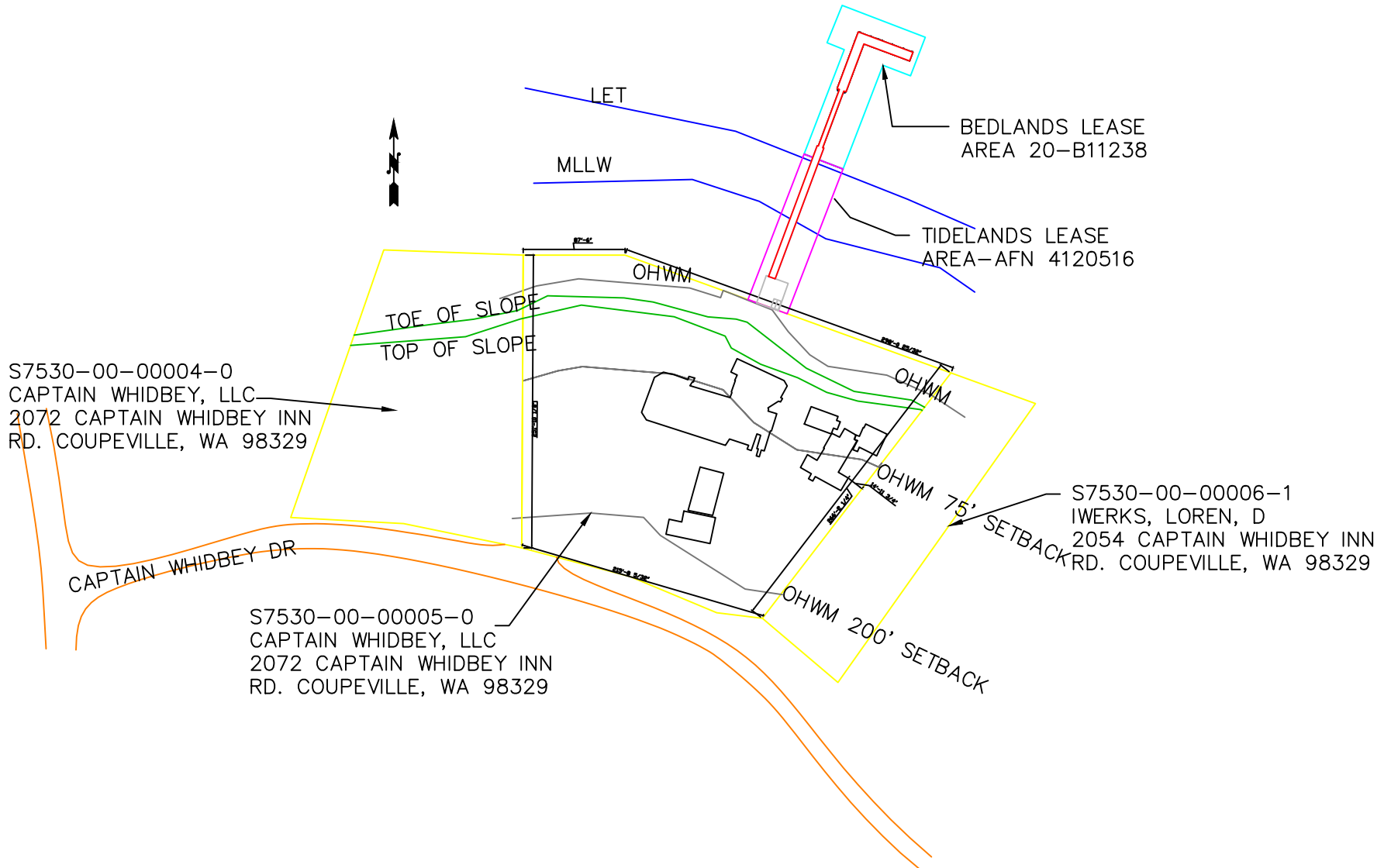
Revision #: X
Revision Date:

Applicant: Captain Whidbey Inn LLC

Page 4 of 8

Scale: 1/128"=1'0"S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

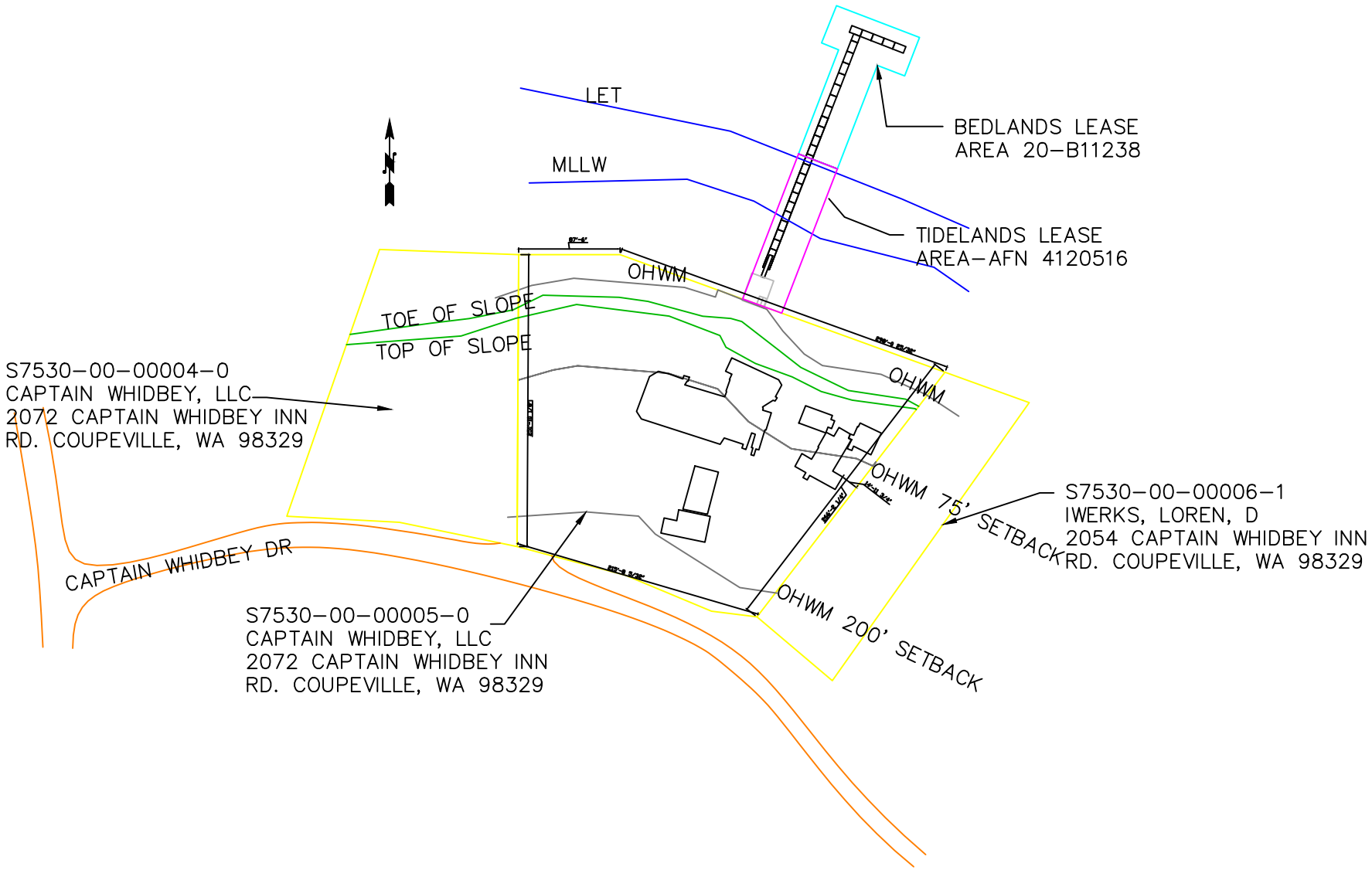
PROPOSED SITE PLAN



Purpose: Replacement		Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys			
Datum: 0.0		MARINE FLOATS 313 East F St. Tacoma, WA 98421 253.383.2740 https://marinefloats.com/			
Adjacent Property Owners: (1) Captain Whidbey Inn LLC S7530-00-00004-0 S7530-00-0B003-0 S7530-00-00003-2		Iwerks, Loren D (2) 316 SE Pioneer Way PMB 140 Oak Harbor, WA 98277 S7530-00-00006-1		Job Address: 2072 Captain Whidbey Inn Rd. In: Penn Cove Coupeville, WA 98239 At: PUGET SOUND Mail Address: Same as Above Applicant: Captain Whidbey Inn LLC	
				State: WA County: Island Date: 10.10.22 Revision #: X Revision Date: Page 5 of 8	

Scale: 1/128"=1'0"S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

EXISTING SITE PLAN



Purpose: Replacement

MARINE FLOATS
313 East F St.
Tacoma, WA 98421
253.383.2740
<https://marinefloats.com/>

Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys

Datum: 0.0

Adjacent Property Owners:
(1) Captain Whidbey Inn LLC
S7530-00-00004-0
S7530-00-0B003-0
S7530-00-00003-2

lwerks, Loren D
(2) 316 SE Pioneer Way
PMB 140
Oak Harbor, WA 98277
S7530-00-00006-1

Job Address: 2072 Captain Whidbey Inn Rd.
Coupeville, WA 98239
Mail Address: Same as Above

In: Penn Cove
At: PUGET SOUND

State: WA
County: Island
Date: 10.10.22

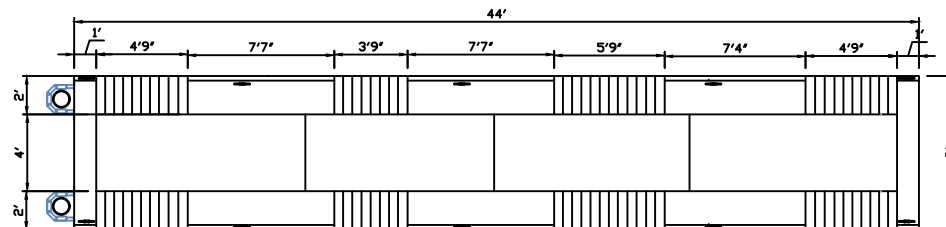
Revision #: X
Revision Date:

Applicant: Captain Whidbey Inn LLC

Page 6 of 8

Scale: 1"=10' S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

GRATING CALCS



CALCULATION OF GROSS GRATED AREA

7'7"x2' = 15.2 SQ. FT X 4 SECTIONS = 61 SQ. FT.
 7'4"x2' = 14.6 SQ. FT. X 2 SECTIONS = 29.3 SQ. FT.
 8'x1' = 8 SQ. FT. X 2 SECTIONS = 16 SQ. FT.
 4'x42' = 168 SQ. FT. (MIDDLE SECTION)
 61+29.3+16+168 = 274.3 SQ. FT GROSS AREA

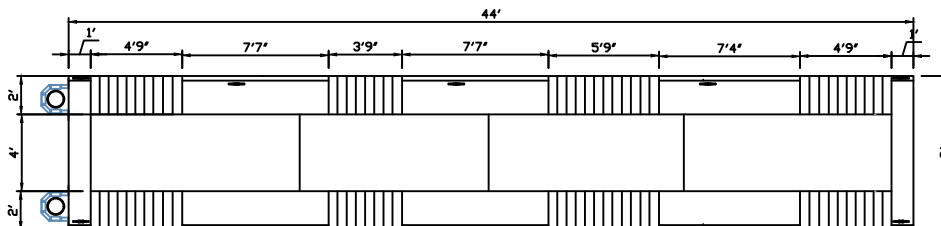
CALCULATION OF GROSS FRAMING AREA

2.5"x44' STRINGER = 9 SQ. FT X 4 = 36 SQ. FT.
 1.5"x8' STRINGER = 1 SQ. FT. X 4 = 4 SQ. FT.
 2.5"x8' WALERS = 1.7 SQ. FT. X 4 = 6.8 SQ. FT.
 2.5"x8' FASCIA = 1.7 SQ. FT. X 4 = 6.8 SQ. FT.
 1.5"x6'-8" SPLICE BOARD = .8 SQ. FT. X 4 = 3.2 SQ. FT.
 TOTAL FRAMING = 56.8 SQ. FT.

CALCULATION OF FUNCTIONAL GRATED AREA

GROSS GRATED AREA	274.3 SQ. FT.
GROSS FRAMING AREA	- 56.8SQ. FT.
TOTAL =	217.5 SQ. FT.

FUNCTIONAL GRATING	217.5 SQ. FT.
GROSS FLDAT AREA	+ 352 SQ. FT.
TOTAL =	61.78%



CALCULATION OF GROSS GRATED AREA

7'7"x2' = 15.2 SQ. FT X 4 SECTIONS = 61 SQ. FT.
 7'4"x2' = 14.6 SQ. FT. X 2 SECTIONS = 29.3 SQ. FT.
 8'x1' = 8 SQ. FT. X 2 SECTIONS = 16 SQ. FT.
 4'x42' = 168 SQ. FT. (MIDDLE SECTION)
 61+29.3+16+168 = 274.3 SQ. FT GROSS AREA

CALCULATION OF GROSS FRAMING AREA

2.5"x44' STRINGER = 9 SQ. FT X 4 = 36 SQ. FT.
 1.5"x8' STRINGER = 1 SQ. FT. X 4 = 4 SQ. FT.
 2.5"x8' WALERS = 1.7 SQ. FT. X 4 = 6.8 SQ. FT.
 2.5"x8' FASCIA = 1.7 SQ. FT. X 4 = 6.8 SQ. FT.
 1.5"x6'-8" SPLICE BOARD = .8 SQ. FT. X 4 = 3.2 SQ. FT.
 TOTAL FRAMING = 56.8 SQ. FT.

CALCULATION OF FUNCTIONAL GRATED AREA

GROSS GRATED AREA	274.3 SQ. FT.
GROSS FRAMING AREA	- 56.8SQ. FT.
TOTAL =	217.5 SQ. FT.

FUNCTIONAL GRATING	217.5 SQ. FT.
GROSS FLDAT AREA	+ 352 SQ. FT.
TOTAL =	61.78%

Purpose: Replacement	MARINE FLOATS 313 East F St. Tacoma, WA 98421 253.383.2740 https://marinefloats.com/	Proposed: Comply with DNR lease- Replace existing solid decked grounding floats with grated pier, ramp, float, piling and buoys			
Datum: 0.0					
Adjacent Property Owners: (1) Captain Whidbey Inn LLC S7530-00-00004-0 S7530-00-0B003-0 S7530-00-00003-2	lwerks, Loren D (2) 316 SE Pioneer Way PMB 140 Oak Harbor, WA 98277 S7530-00-00006-1	Job Address: 2072 Captain Whidbey Inn Rd. Coupeville, WA 98239 Mail Address: Same as Above	In: Penn Cove At: PUGET SOUND	State: WA County: Island Date: 10.10.22	Revision #: X Revision Date: Page 7 of 8
			Applicant: Captain Whidbey Inn LLC		

Scale: 1"=100' S/T/R: 49-32N-01E Lat/ Long: 48.22307 N / -122.72811 W Parcel/ Lot Size: S7530-00-00005-0 / 1.73 Acres Corps Reference #: NWS-XXXX-XXX

PROPOSED BUOY'S





Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-23-062
Applicant:	San De Fuca Community Chapel, & c/o Keith Fakkema
Agent:	Kevin Turkington
Project Description:	
Add a new 12' by 16' shed on the property adjacent to the Liberal League Hall/San de Fuca Community Chapel and the Hingston House. The site is in or near Ebey's Landing National Historical Reserve Design Review Area 1 and Shoreline Jurisdiction.	
Level:	Level C (HPC COA Decision)
Jurisdiction:	Island County
Recommendation:	To Approve the project without Conditions.

I - Project Summary:	
San De Fuca Community Chapel, & c/o Keith Fakkema requests a Certificate of Appropriateness for: Add a new 12' by 16' shed on the property adjacent to the Liberal League Hall/San de Fuca Community Chapel and the Hingston House. The site is in or near Ebey's Landing National Historical Reserve Design Review Area 1 and Shoreline Jurisdiction.	
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level C (HPC COA Decision) of Appropriateness, per ICC 17.04A.110.	
The project did not receive public input during the public comment period from June 2, 2023, to June 3, 2023.	

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-23-062
Application Date:	November 7, 2023
Applicant	San De Fuca Community Chapel, & c/o Keith Fakkema

III – Site Data	
Site Address:	N/A
Location:	Coupeville
Parcel Number:	S8060-00-09025-0;
Size of Parcel(s):	0.25 acres
Zoning:	Rural Residential (RR)
RAID:	Rolling Hills
Historic Structure:	No

Proximity to Historic Structure:	Yes
Allowable Density:	1 du per
Critical Areas/Overlays:	Yes
Shoreline Jurisdiction:	Yes
NPS Easements:	No

IV - Staff Contact			
Department	Name	Phone	E-Mail
Planning	Chloe Bosen	(360) 678-7822	c.bosen@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 – 4.5.1.6	Yes	There is no proposed landscaping. The design of the shed is compatible with the other buildings located in the neighborhood.

CHAPTER 4.6 New Construction		
4.6.1	Yes	This is a smaller shed in comparison to the other existing structures located in the neighborhood. The proposed shed should have no negative impact on the neighborhood or the public view within the reserve. The proposed shed will be comprised of similar materials as those used for the existing neighboring buildings.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.1 – 4.6.4.16	Yes	The proposed shed is located in design review area one, in an area that has screening from the public view. The design is compatible with those existing in the neighborhood and throughout the reserve.
4.6.7 New Accessory Structures Design Guidelines		
4.6.7.1 – 4.6.7.7	Yes	The proposed shed will be comprised of similar materials as those used for the existing neighboring buildings.

CHAPTER 4.7 Painting & Colors		
4.7.1 – 4.7.3	Yes	Color is a personal preference; the Reserve recommends darker natural colors that will help the new development blend into the landscape.

VI – Discussion

VII – Conditions

IX – Findings of Fact

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-062

1. The applicant submitted an application for a Certificate of Appropriateness on November 7, 2023, that was deemed complete on November 20, 2023 to permit: Add a new 12' by 16' shed on the property adjacent to the Liberal League Hall/San de Fuca Community Chapel and the Hingston House. The site is in or near Ebey's Landing National Historical Reserve Design Review Area 1 and Shoreline Jurisdiction.

2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Commercial 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 November 21, 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 to be Approved with Conditions on December 14, 2023.

to be Approved with Conditions by Chloe Bensen

Signature

Chloe Bonsen, 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



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.



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321- 5111
■ FAX: (360) 679-7306 ■ 1 NE 7th St., Coupeville, WA 98239-5000 ■ 121 N East Camano
Drive, Camano Island, WA 98282 ■ Phone (360) 387-3443
www.islandcountywa.gov/planning

INSTRUCTIONS FOR FILLING OUT AND SUBMITTING AN APPLICATION

- Type or neatly print all information.
- Only fill out those portions that are not shaded in gray.
- If someone other than the landowner is applying for the permit, the application must be accompanied by a notarized "Applicant Authorization Form". Without this form, the application will be incomplete and will not be accepted by County staff. The "Applicant Authorization Form" is attached to this application.

ELECTRONIC SUBMITTAL PROCESS

It is preferred for applicants to use the electronic submittal process to submit application documents. Please submit documents in **PDF file format**, to planningdept@islandcountywa.gov. Emails over 7 MB should be sent through a file sharing application, portable USB, or contact the Planning Department for an FTP sharing link. One of our planners will look over your documents to determine if your application can be submitted or if modifications are required. When the planner approves the electronic application for submission, we will provide you with a fee estimate. Please mail in the original signed application, fee estimate, and a check. (If the application form requests more copies, please disregard. The original is sufficient). Once Planning and Community Development receives the hard copies and payment, the applicant can expect to receive a letter of completeness indicating that the review period has begun, or is incomplete and requires changes.

Mailing address for USPS deliveries is:

Planning & Community Development
1 NE 7th St.
Coupeville, WA 98239

For FedEx or UPS deliveries, mail to:

Planning & Community Development
1 NE 6th St.
Coupeville, WA 98239

IF APPLICANT CHOOSES IN PERSON SUBMITTAL AN APPOINTMENT IS PREFERRED

PLEASE BRING ORIGINAL APPLICATION AND DOCUMENTS AND ELECTRONIC COPIES (USB)

Whidbey: call 360-679-7339

Camano: call 360-387-3443

Please plan for up to 60 minutes for a submittal appointment.

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

Owner	Phone
Address	E-Mail
City, State, Zip	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):				Design Review Area <input type="checkbox"/> 1 <input type="checkbox"/> 2		
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
Do you own contiguous parcels? ____ Yes (if yes, list) ____ No						

Present Use of Property (Check All that Apply)

Residential:	Agricultural:	Other: _____
Commercial:	Institutional:	

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 _____



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

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

Signature(s)

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

Signature(s)

3) _____
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 _____

Stamp

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)	



SR20

SR20

Wall St

50

Penn Cove Rd

Penn Cove Rd

Per



SR20

Wall St

Chapel

Rec Room

Existing Sheds

Parsonage

Proposed Shed

12ft
16ft
15ft

Penn Cove Rd

Penn Cove Rd



SR20

Wall St

In Use
Septic
System

Septic for
future use

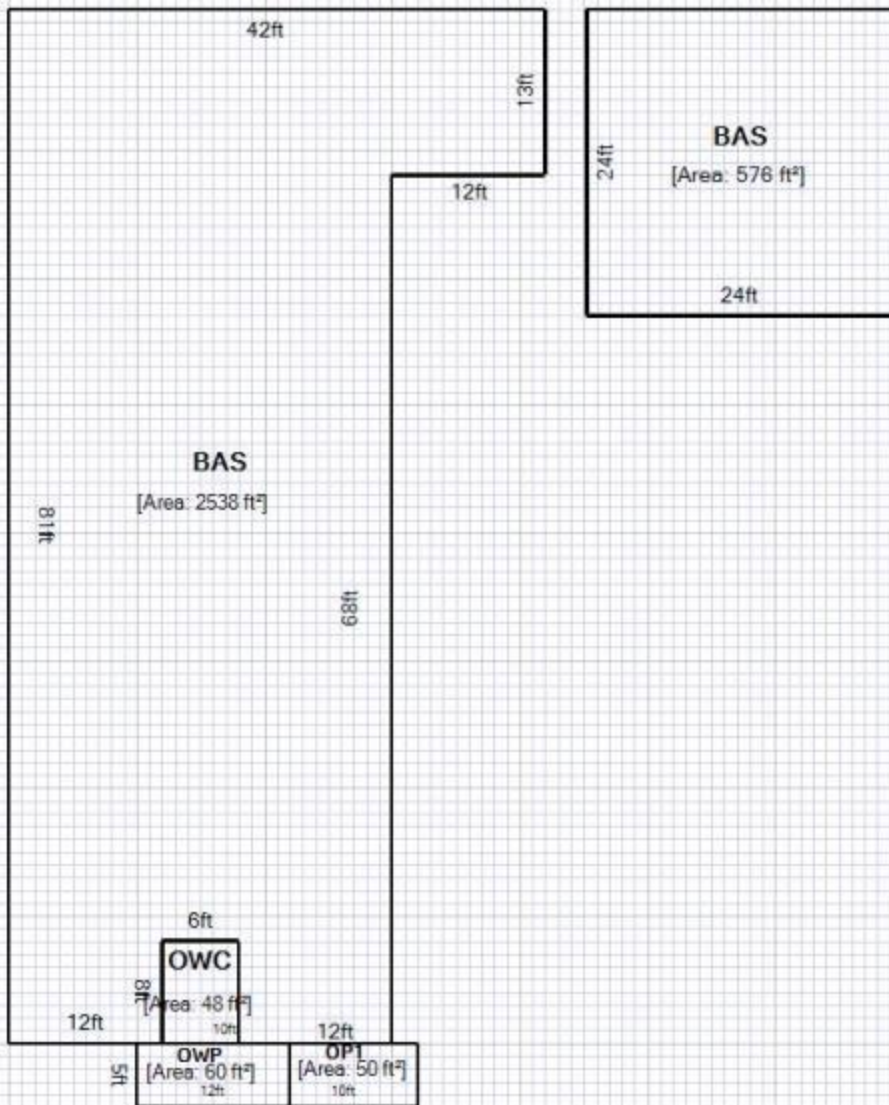
Water Weel
w/Well House

Approx Shed
Location

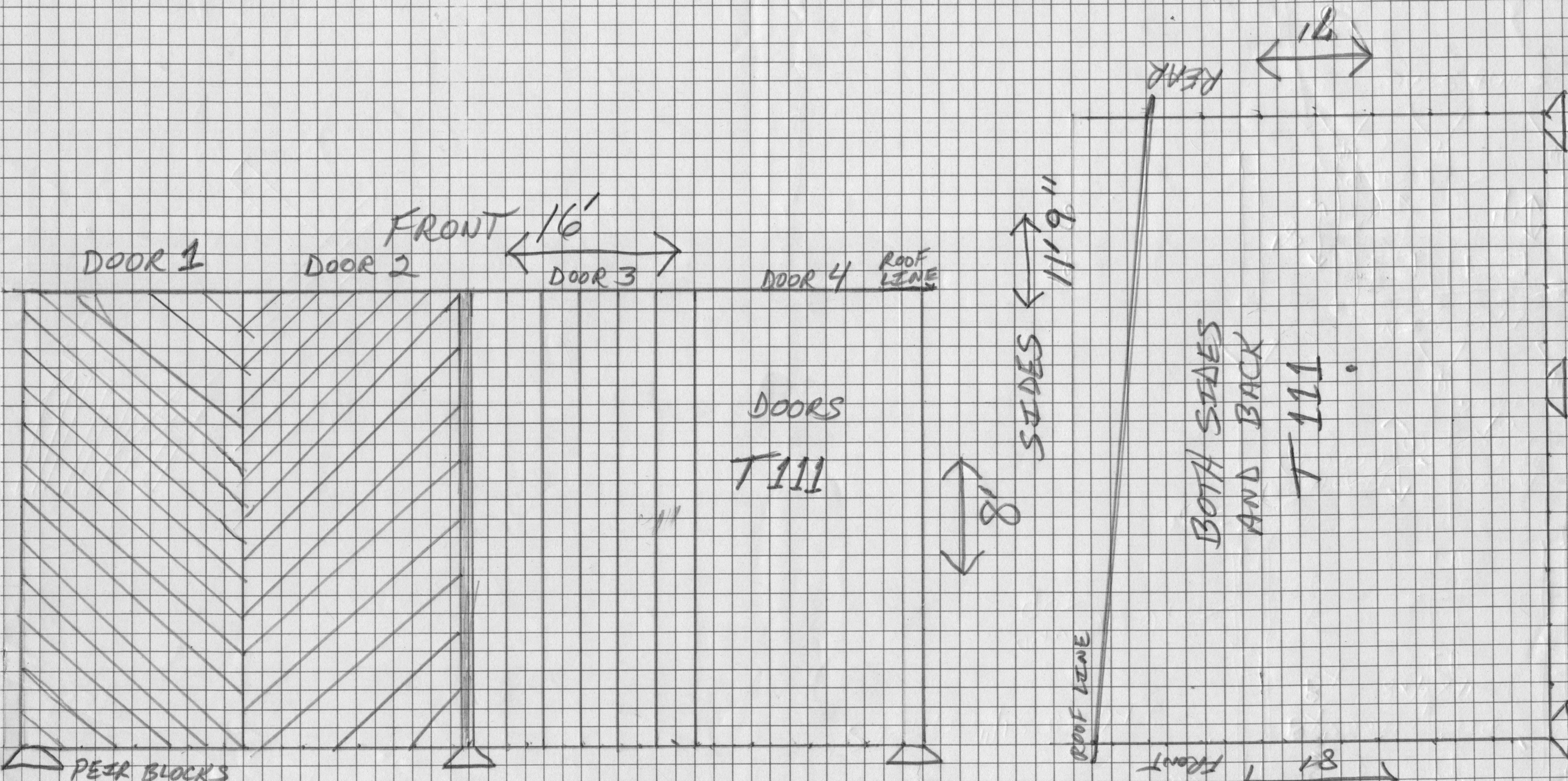
Penn Cove Rd

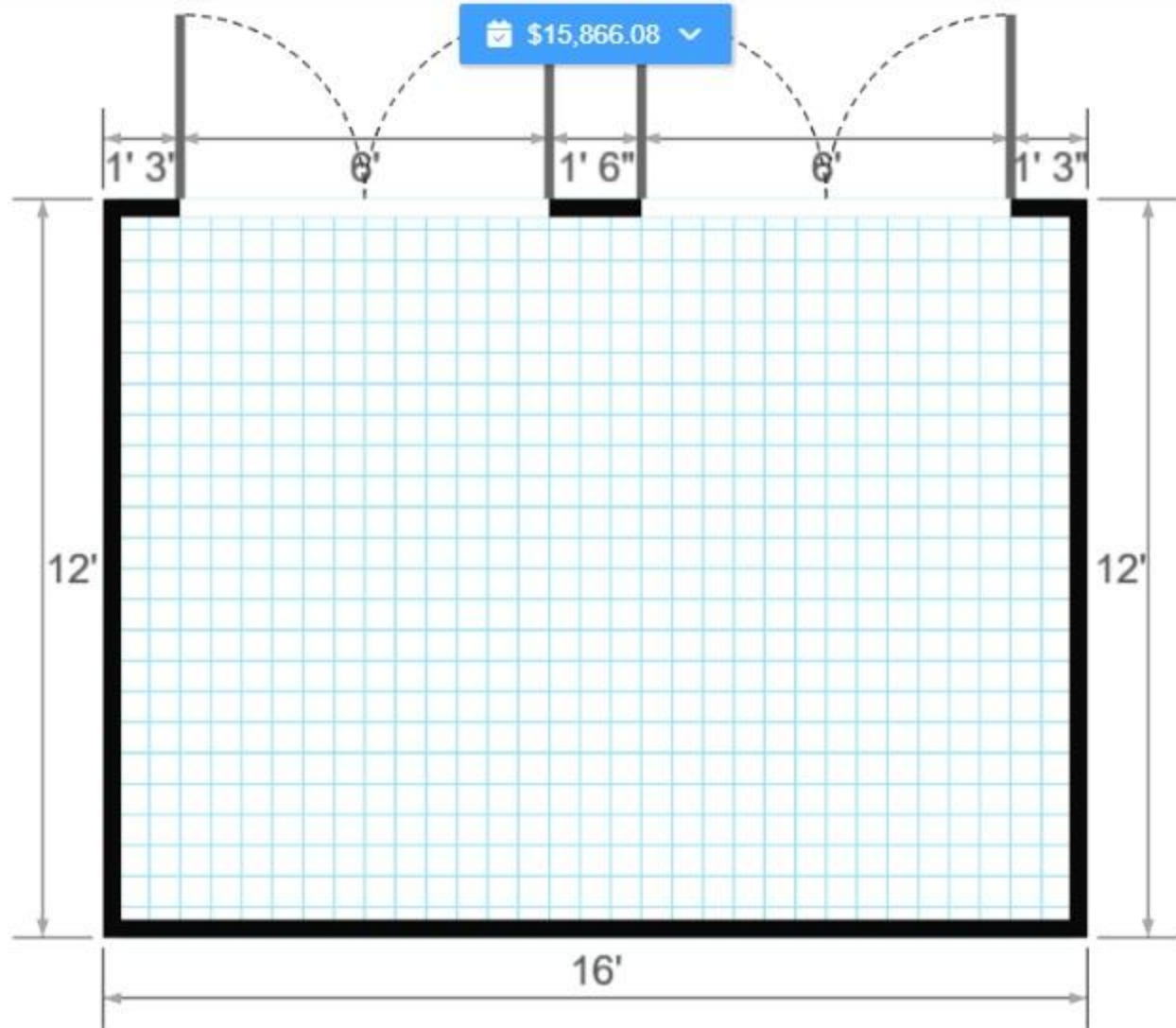
Penn Cove Rd

Per

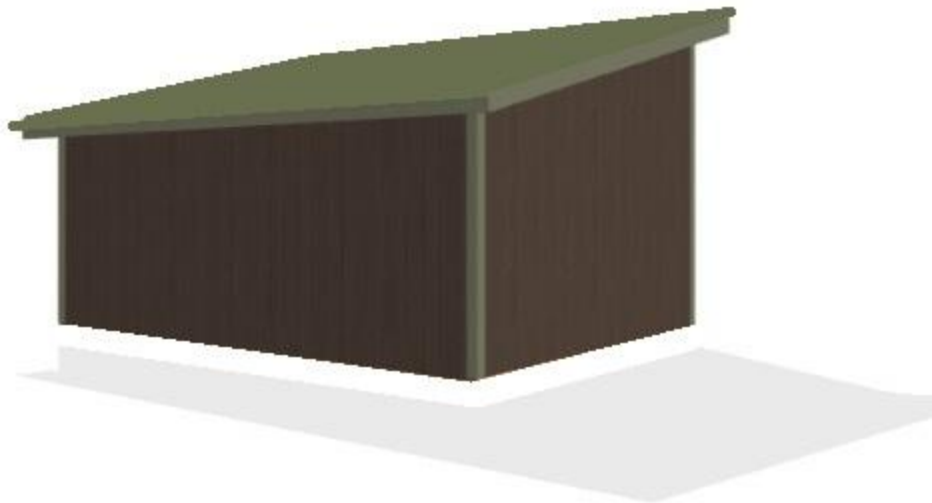


METAL ROOF RUNNING FRONT TO REAR
WITH 1' DROP AND 3" OVERHANG
ALL SIDING IS T111













Ebey's Landing National Historical Reserve

Certificate of Appropriateness Mitch Aparicio/Cecil Stuurmans 402 NW Krueger St., Coupeville, WA COA-23-056

Level A or B (HPC review requested)

Level C

Jurisdiction:

Town of Coupeville

X

I – PROJECT SUMMARY and BACKGROUND

The applicant requests a Certificate of Appropriateness for a proposal to construct a new single-family residence at the corner of NW Krueger St. and the future extension of NW third St. The proposed building has a total approximate square footage of 2,780 (2,250 sq. ft. of living area and 540 sq. ft. of attached garage) and is constructed of composite shingles and fiber cement lap siding, and vinyl windows.

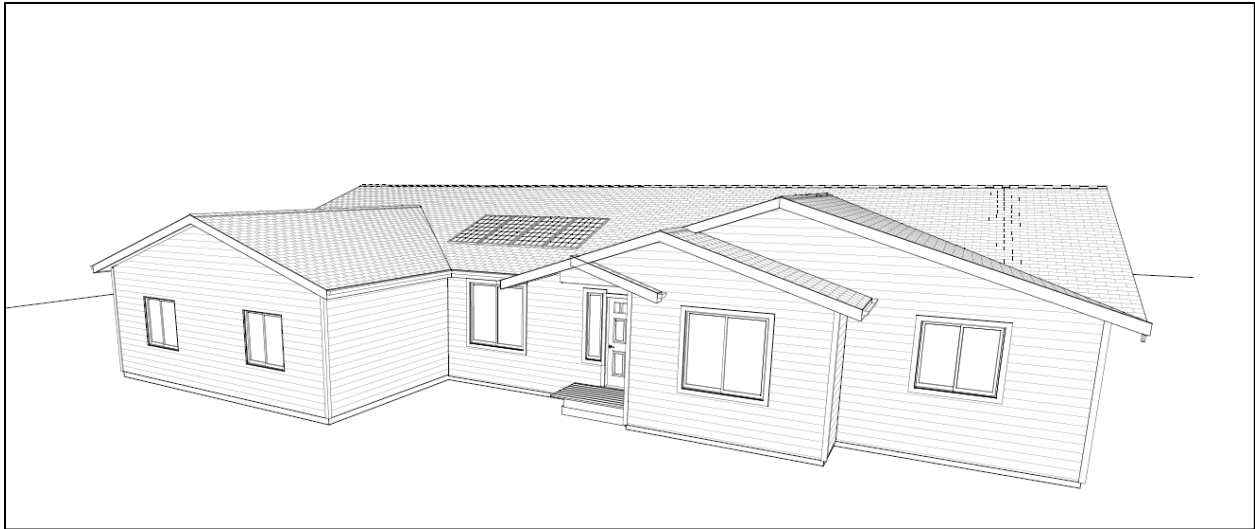
II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	COA-23-056
Application Date	November 17, 2023
Applicant/Owner	Mitch Aparicio/Cecil Stuurmans

III – SITE DATA

Address	Vacant Lot – 402 NW Krueger St.
Location	Corner of NW Krueger and NW Third St. - Review Area 1
Parcel Number(s)	S7302-03-00005-1 (soon to be subdivided into two lots)
Size of parcel(s)	9,390 Square Feet.

Historic Structure?	Yes		No	X
Proximity to Historic Structures?	Yes		No	X
Zoning Designation	MOW (RM-9600)			
Critical Areas/Overlays?	Yes		No	X
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes		No	X



1: Proposed Single-family Residence

IV – STAFF CONTACTS

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

V. APPLICABLE DESIGN GUIDELINES

SECRETARY OF THE INTERIOR’S STANDARDS

The Secretary of the Interior’s Standards apply:	Yes		No	X
---	-----	--	----	---

This project is not within 100 ft. of any historic resources within Ebey’s Landing National Historical Reserve.

DESIGN GUIDELINES

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

CHAPTER 4.6 – New Construction

Guiding Principle: New development should respect the Reserve's rural character. A successful new building will have compatible scale, massing, size, materials, and color that allow it to blend into its site.

4.6.1 – Architectural Character

Guideline	Staff Analysis
4.6.1.1	The proposed building is approximately 2,780 Sq. ft.(2,250 + 540 garage). No other buildings are proposed, and the mass of the residence is not proposed to be broken up.
4.6.1.2 - 4.6.1.4	There are no historic resources within the general vicinity. The proposed building is one story where many of the surrounding properties are two stories tall. As such the overall footprint of the proposed residence is larger than the surrounding buildings. The proposed materials reflect the surrounding neighborhood. The submitted application does not indicate proposed building colors. The proposed buildings are not within a wooded area.
4.6.1.5 - 4.6.1.7	The proposed building is not prefabricated and is stylistically similar to surrounding buildings with the exception that the proposed building is one story, and many surrounding buildings are two stories. The siding is expected to be fiber cement. No metal is proposed.
4.6.1.8	The project site is expected to be a corner lot. The front façade faces NW Krueger St. with the garage access off of NW Third St. The front and side yards are not expected to have large amounts of concrete or paving except for the proposed driveway

4.6.3 – Special Site Conditions and Corner Lots

Guideline	Staff Analysis
4.6.3.1 - 4.6.3.3	The building is on a corner lot. However, no other major special site considerations exist. The site does not have unusual topography, critical areas, nor significant vegetation. The orientation of the building follows a similar pattern of development to the residences along NW Krueger St.

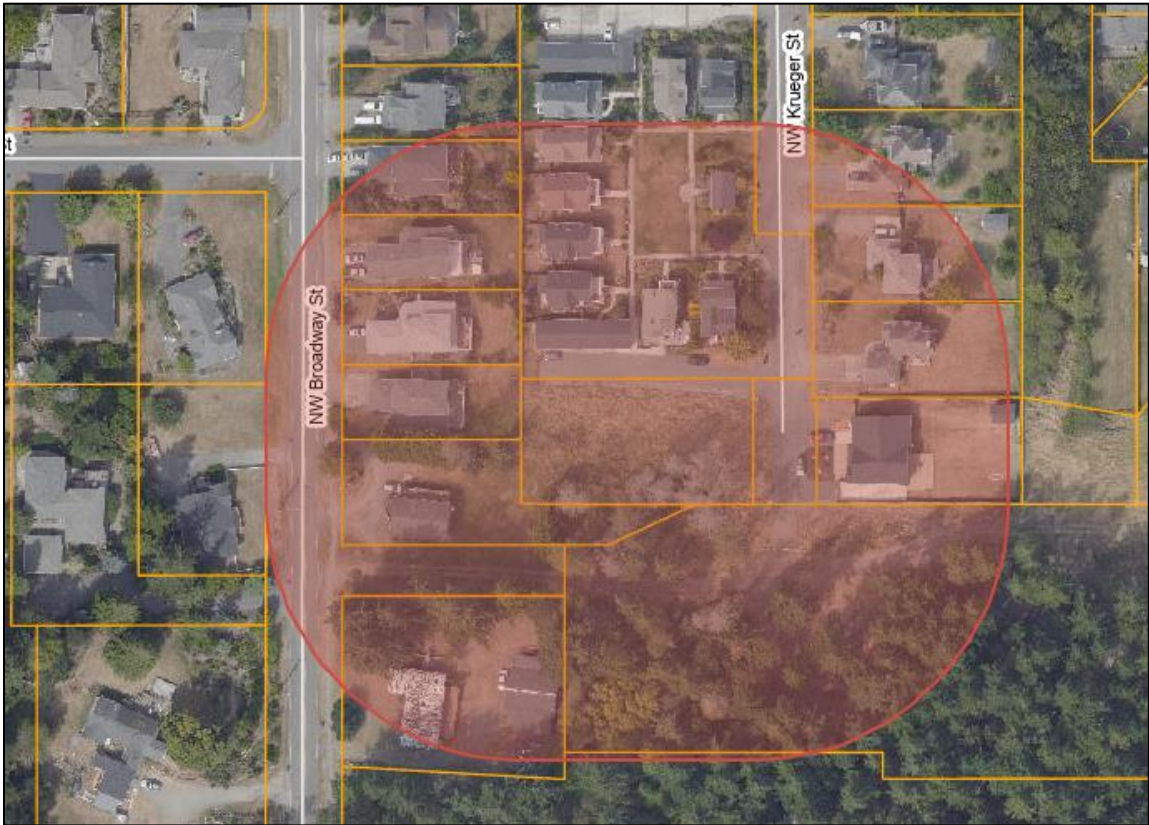
	No views of historic buildings are impacted by this proposal.
4.6.3.4	The building is oriented to NW Krueger St. with Access off of NW Third St. The Garage location and driveway are in the SE corner of the property. The Front entrance is centered on the NW Kruger facing façade.

4.6.4– New Residential Construction

Guiding Principle: Much of the Town of Coupeville has a relatively dense development pattern and some areas contain a significant number of historic buildings. New construction, particularly in Review Area 1, should continue the historical pattern of development with buildings that are compatible with their neighbors in terms of scale, massing, materials, and color.

Guideline	Staff Analysis
4.6.4.1	The project is not within Review Area 2, nor is it completely screened.
4.6.4.2	<ul style="list-style-type: none"> a. The proposed building has similar roofline. It has a larger footprint that surrounding buildings but is only one story. b. Surrounding buildings are generally thinner than the proposed building. the cottage housing development to the north has a unique architectural style compared to surrounding development c. Window proportions are similar to buildings in the surrounding neighborhood. d. The proposed building has a similar entry configuration to NW Krueger properties. Several of the adjacent properties on NW Broadway have prominent garages with front entrances tucked away from the street. e. The proposal does not imitate historical features.
4.6.4.3 - 4.6.4.4	The building is generally horizontal in form and rectangular in layout. The building shapes are compatible with surrounding structures.
4.6.4.5	No accessory structures are proposed.
4.6.4.6	The proposed Gable roof forms are consistent with surrounding residences
4.6.4.7	The front door is oriented towards the street. A small porch/landing is proposed for this building.
4.6.4.8	This is a corner lot. The main entrance is oriented to NW Krueger St.
4.6.4.9	The proposed residence has a larger square footage than the surrounding buildings and is one story in comparison to many of the two-story buildings in the immediate area. Overall, NW Krueger St. and the surrounding neighborhood are a mix of one- and two-story residences.

4.6.4.10	<p>Residences within 200 feet have an overall average square footage of 1,283 sq. ft. A unique cottage development is directly north of the property where each building has an average footprint of 853 sq. ft.</p> <p>The other buildings surrounding the site have an average footprint of 1,541 sq. ft.</p> <p>The proposed footprint of the residence is 2,780 sq. ft. including the attached garage.</p>
4.6.4.11	The Front and Rear elevations have articulation to break up a solid length of façade.
4.6.4.12	The proposed windows generally relate to the other windows on the wall plane.
4.6.4.13	Windows are expected to be vinyl.
4.6.4.14	The proposed windows are horizontal sliding windows without divided lights.
4.6.4.15	The residence is on a corner lot. The garage is oriented towards NW Third St. and the primary entrance is oriented to NW Krueger St. From the front of the house, the garage is minimally visible, though it is visible from the NE Third St. right-of-way.
4.6.4.16	<p>The residence and the adjacent residence that is proposed (COA-23-055) are varied in their design.</p> <p>Otherwise, only detached single-family residences are proposed.</p>



2: 4.6.4.10 - Parcels within 200 Ft. (Red overlay).

VI. 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-23-056 to be consistent with the Ebey's Landing National Historic Reserve Design Guidelines, I move to recommend granting a Certificate of Appropriateness.

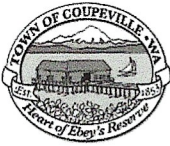
VII. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application No. COA-23-056

1. An application was submitted for a Certificate of Appropriateness on November 17, 2023 for the construction of two four-unit multi-family buildings.
2. The site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as new construction within Review Area 1 requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On December 5, 2023 the Ebey's Reserve Committee reviewed the application and found it to be consistent with the applicable Ebey's Landing National Historical 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 December 14, 2023 and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.6.1 the buildings are compatible in scale, massing, size, materials, and color.
6. In accordance with guidelines in Chapter 4.6.5 the proposed buildings are sensitive to the surrounding buildings and incorporate common elements found elsewhere in the Reserve.
7. 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.

VIII. 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.



LOT 2

22nd

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 + electronic, email OK
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. TBA
 - 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*
Cecil Stuurmans

Address: Jacobs Rd. Coupeville, WA 98239

Phone: (360) 969-1704 **E-mail:** (360) 969-1704

- Property Owner(s):**
Stuurmans Enterprises

Address: 374 Jacobs Rd. Coupeville, WA 98239

Phone: (360) 969-1704 **E-mail:** cec@stuurmans.com

- Address of Subject Property:**
TBD

- Assessor's Parcel Number:**
TBD

- Zone:** _____

Present Use of Property (check all that apply):

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

DESCRIPTION OF PROPOSED WORK:

Construct two new single family homes on newly subdivided lot.

402 Kruger St. LOT 2
 Coupeville, WA

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) _____	(proposed) Ext: fiberglass - Int: Masonite _____
Windows: _____	Vinyl _____
Deck/Railing: _____	Wood _____
Stairs/Ramp: _____	NA _____
Siding: _____	Fiber cement lap siding _____
Roofing: _____	Composite shingles _____
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 _____
 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 _____

SHEET	INDEX
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-1

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
 xxx NW Kruger St.
 Coupeville, WA 98239
 206.390.2402
 Tax Parcel #
 R13233-195-2000

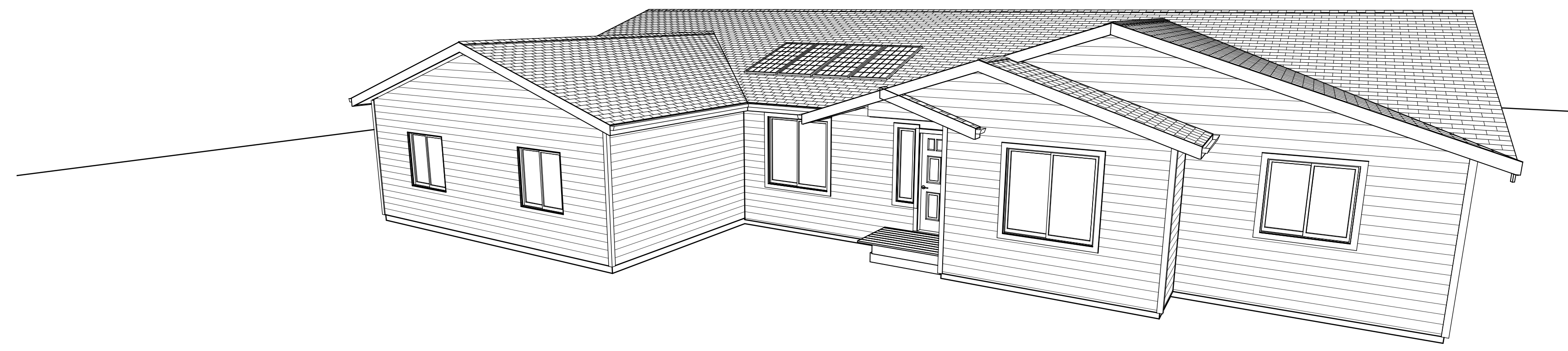
Title Page

DRAWINGS PROVIDED BY:
Skagit Design Homes
 PO Box 2407
 Mt. Vernon, WA 98273
 360.757.7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

DATE:
 7/26/2023

SHEET:
A-1



MAIN FLOOR AREA	2241
GARAGE	5410
COVERED DECKS	155

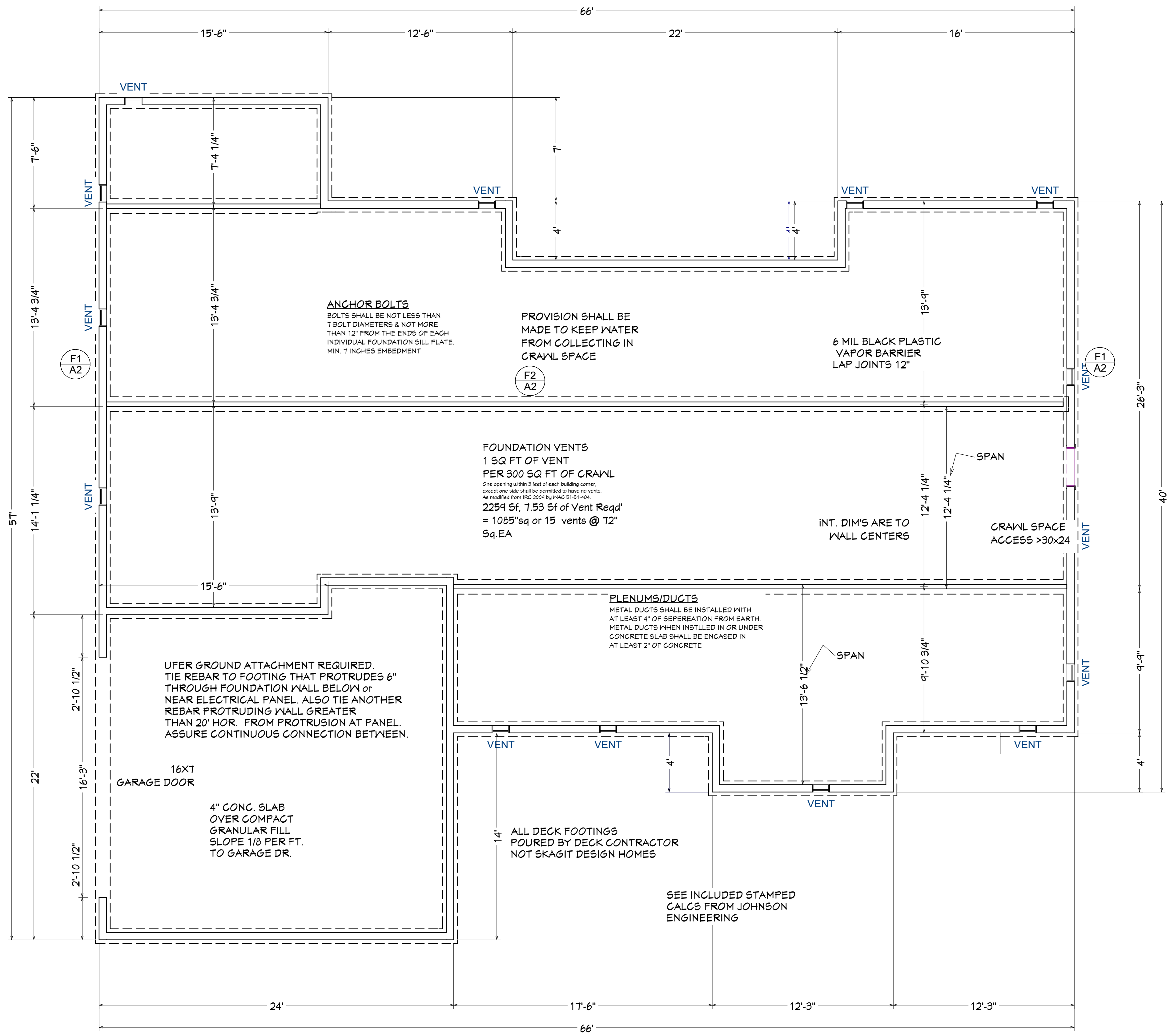
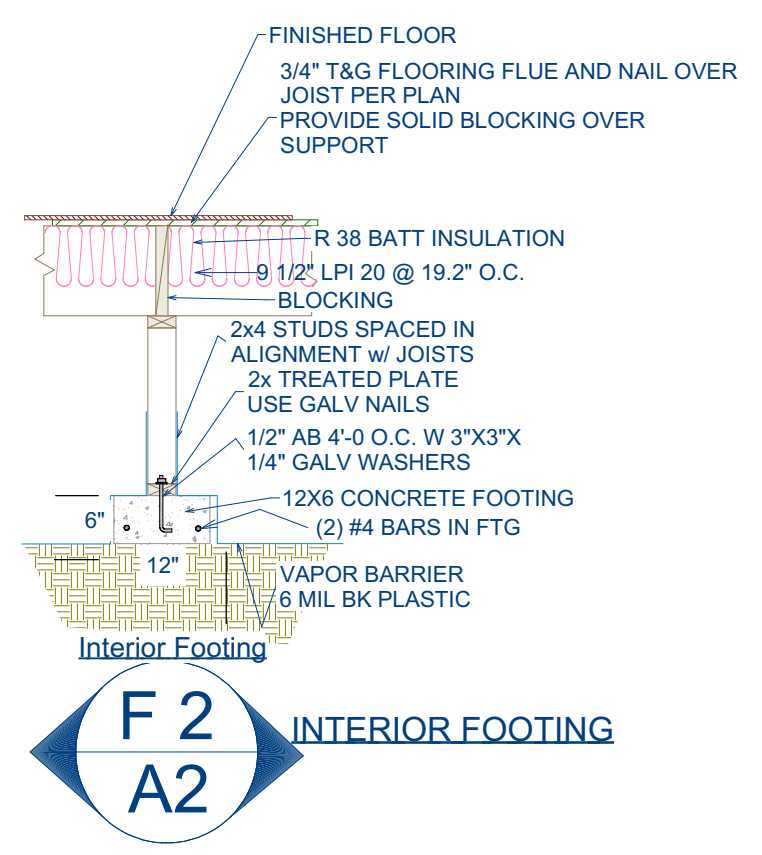
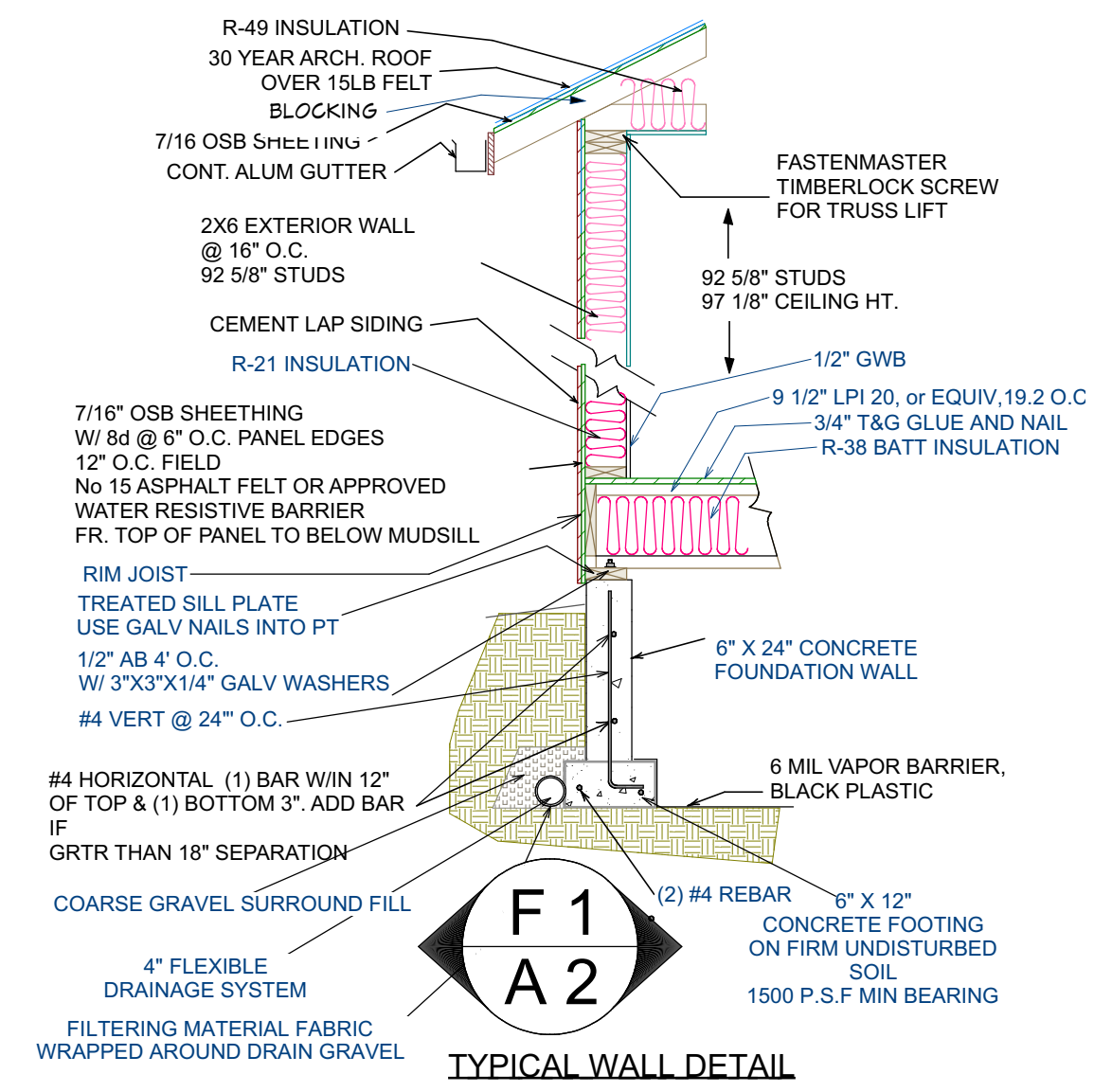
INSULATION VALUES	
CEILING	R-49
EXT. WALLS	R-21
FLOOR	R-38
WINDOWS	U.28

SEISMIC ZONE: D2
 SNOW LOAD: 25 PSF
 WIND EXPOSURE: B
 WIND SPEED: 110

2018 WSEC POINTS per TABLE r406.2	
FUEL NORMALIZATION TYPE 2	1 POINT, 9.5 HSPF DUCTED Heat Pump
ENERGY OPTION 1.3	.5 POINT Efficient Building Envelope
ENERGY OPTION 2.1	.5 POINT, Air Leakage Control
ENERGY OPTION 3.2	1 POINT, 9.5 HSPF HEAT PUMP
ENERGY OPTION 5.5	2 POINTS, TIER III WH
ENERGY OPTION 6.1	1 POINT, 1200 kwh SOLAR SYSTEM
TOTAL ENERGY POINTS	6

SHEET INDEX	
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-2



SCALE FOR DETAILS
1/2" = 1'-0"

Foundation Plan
Scale: 1/4" = 1'-0"

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
xxx NW Kruger St.
Coupeville, WA 98239
E06:390:2402
Tax Parcel #
R13233-195-2000

Foundation

DRAWINGS PROVIDED BY:
Skagit Design Homes
PO Box 2407
Mt. Vernon, WA 98273
360 757-7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

DATE:
7/26/2023

SHEET:
A-2

SHEET	INDEX
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-3

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
 xxx NW Kruger St.
 Coupeville, WA 98239
 Tax Parcel # R13233-195-2000
 206.390.2402

Joist

DRAWINGS PROVIDED BY:
Skagit Design Homes
 PO Box 2407
 Mt. Vernon, WA 98273
 360.757.7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

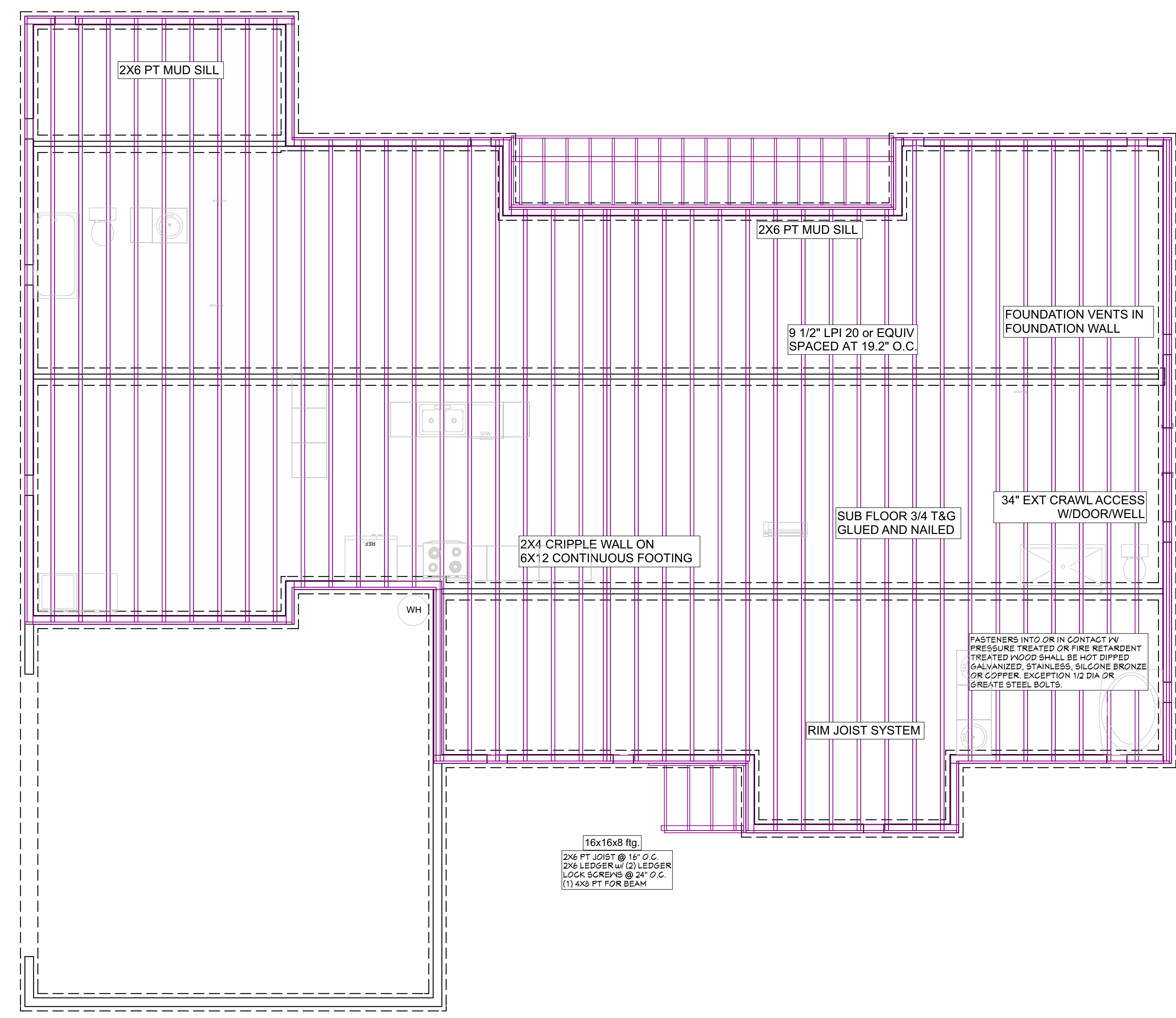
DATE:

7/26/2023

SHEET:

A-3

FOR DETAILS
 SEE PAGE A-2

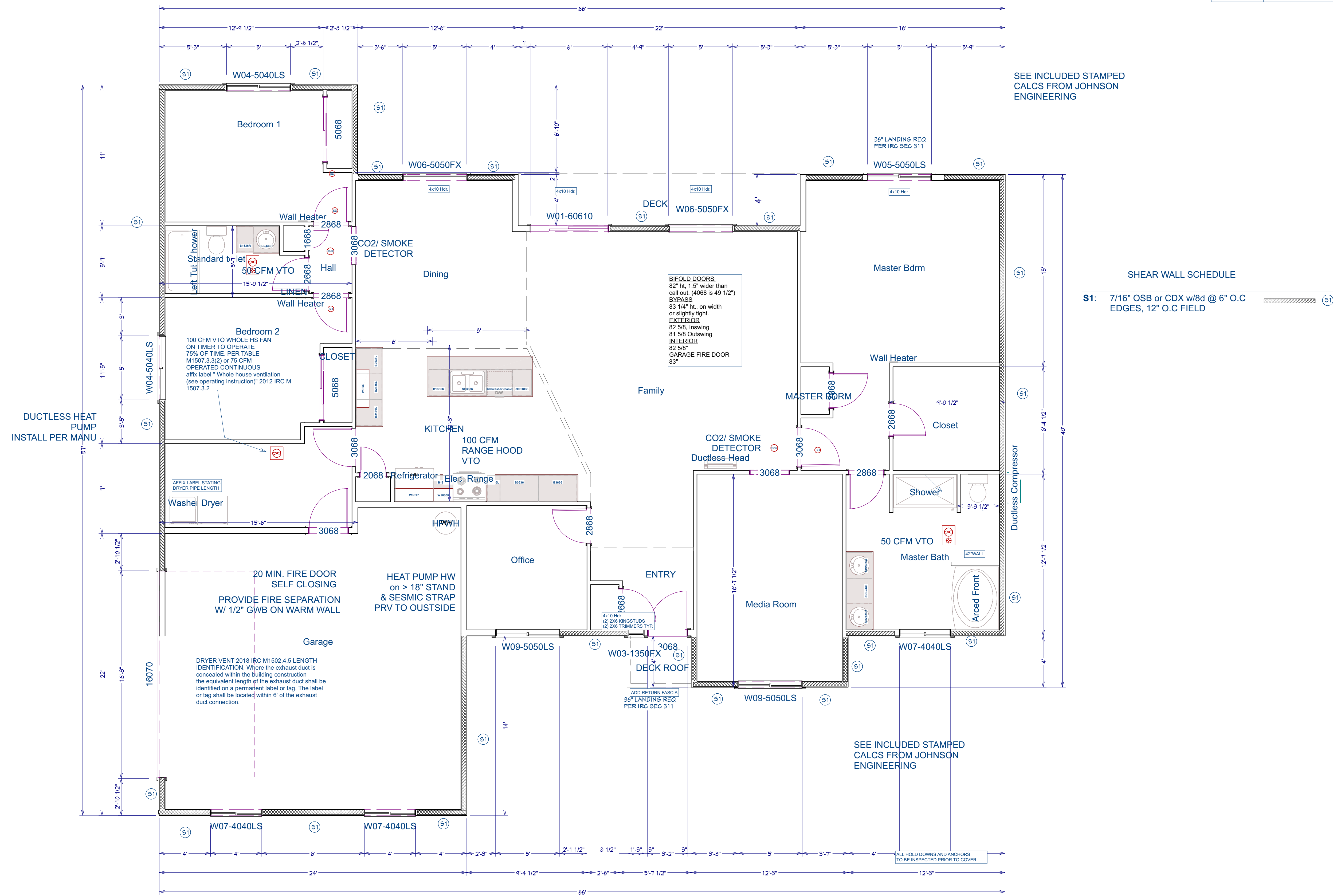


JOIST LAYOUT PLAN
 Scale: 1/4" = 1'-0"

FOR
DETAILS
SEE PAGE A-2

SHEET	INDEX
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-4



SHEAR WALL SCHEDULE

S1: 7/16" OSB or CDX w/8d @ 6" O.C EDGES, 12" O.C FIELD

LIVING AREA
2241 SQ FT

MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"

NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	W01-60610	1	1	60610 R EX	72 "	82 "	72"X82"	4X10X75"
W03	W03-1350FX	1	1	1350FX	15 "	60 "	15"X60"	4X10X18"
W04	W04-5040LS	2	1	5040LS	60 "	48 "	60"X48"	4X8X63"
W05	W05-5050LS	1	1	5050LS	60 "	60 "	60"X60"	4X10X63"
W06	W06-5050FX	2	1	5050FX	60 "	60 "	60"X60"	4X10X63"
W07	W07-4040LS	3	1	4040LS	48 "	48 "	48"X48"	4X8X51"
W09	W09-5050LS	2	1	5050LS	60 "	60 "	60"X60"	4X8X63"

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
xxx NW Kruger St.
Coupeville, WA 98239
Tax Parcel # R13233-195-2000
E06:390:2402

Framing Plan

DRAWINGS PROVIDED BY:
Skagit Design Homes
PO Box 2407
Mt. Vernon, WA 98273
360 757-7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

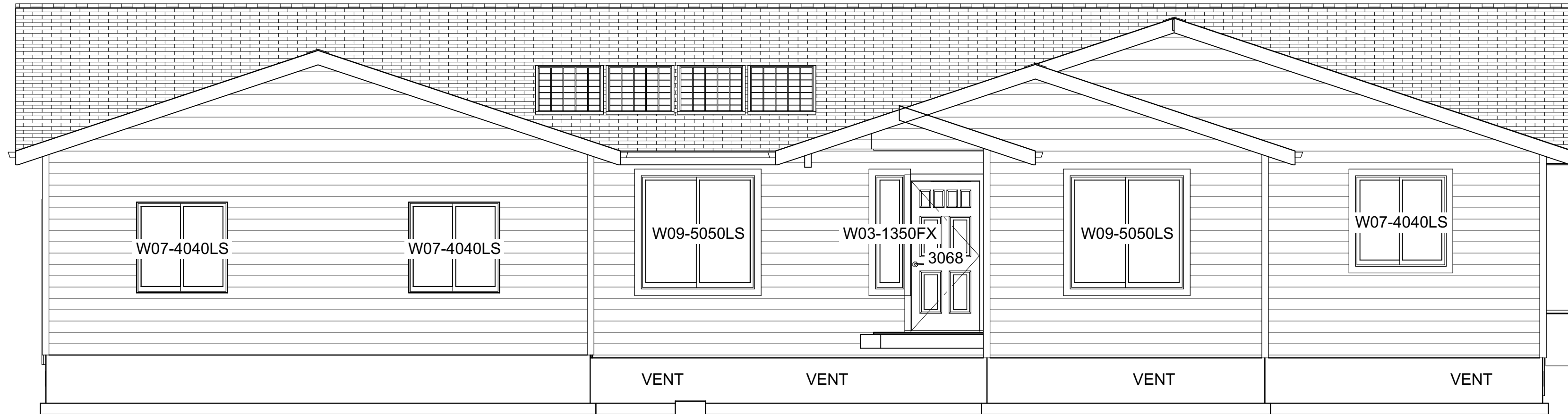
DATE:
7/26/2023

SHEET:
A-4

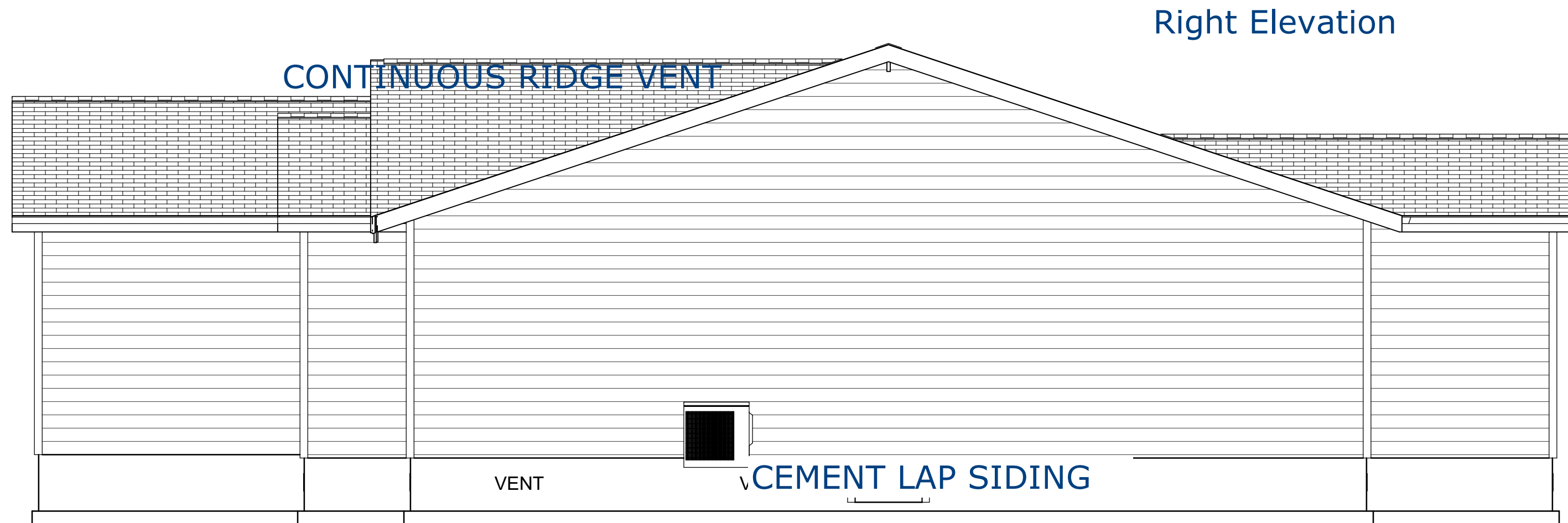
SHEET	INDEX
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-5

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
 xxx NW Kruger St.
 Coupeville, WA 98239
 Tax Parcel # R13233-195-2000
 E06:390:2402



Front Elevation

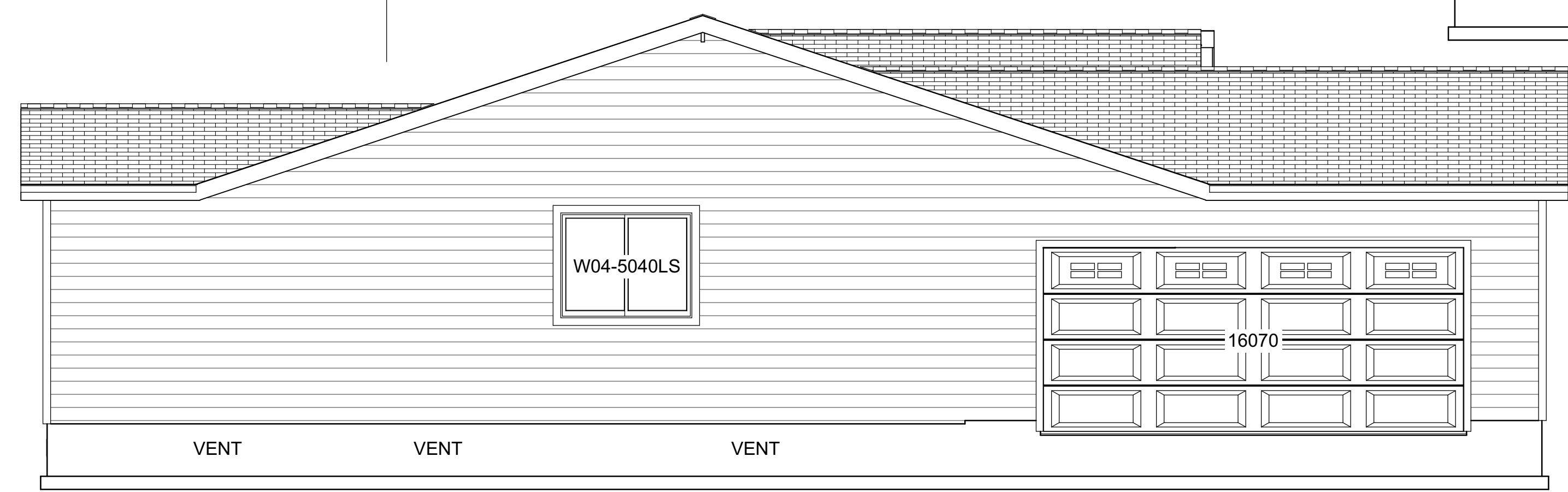


Right Elevation

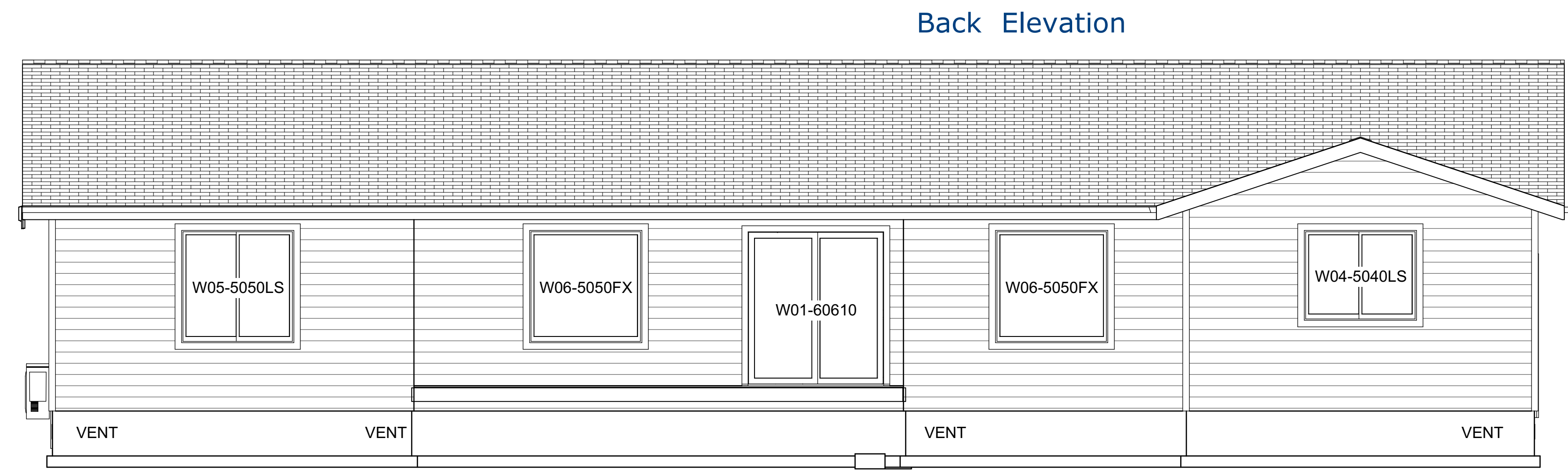
30 YR ARCH. TYPE SHINGLE

Elevation Views
 Scale: 1/4" = 1'-0"

4/12 ROOF PITCH



Left Elevation



Back Elevation

Elevations

DRAWINGS PROVIDED BY:
Skagit Design Homes
 PO Box 2407
 Mt. Vernon, WA 98273
 360 757-7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

DATE:
 7/26/2023

SHEET:
A-5

SHEET	INDEX
A-1	PROJECT OVERVIEW
A-2	FOUNDATION PLAN
A-3	JOIST PLAN
A-4	FRAMING
A-5	ELEVATIONS
A-6	ROOF PLAN

A-6

PROJECT DESCRIPTION: OWNER
Mitch & Tami Aparicio
 xxx NW Kruger St.
 Coupeville, WA 98239
 206.390.2402
 Tax Parcel #
R13233-195-2000

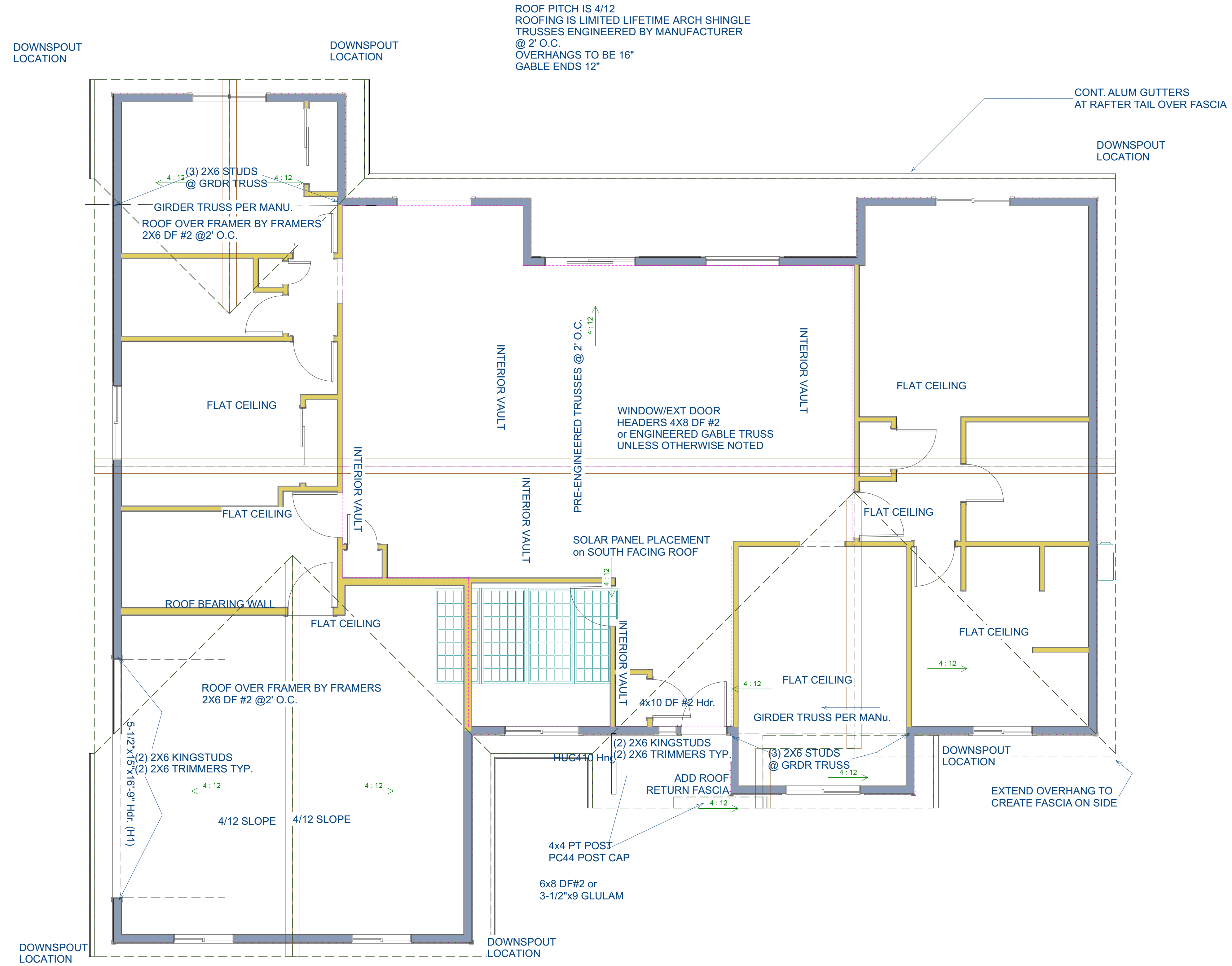
Roof

DRAWINGS PROVIDED BY:
Skagit Design Homes
 PO Box 2407
 Mt. Vernon, WA 98273
 360.757.7773 - info@skagitdesignhomes.com

SKAGIT DESIGN STARTING PLAN
Samish Lake

DATE:
 7/26/2023

SHEET:
A-6



Roof Plan

Applicant:
Mitch Aparicio
% Stuurmans Enterprises Inc.
(206) 390-2402 mitchaparicio@comcast.net

Date:
11/16/2023 Rev 3

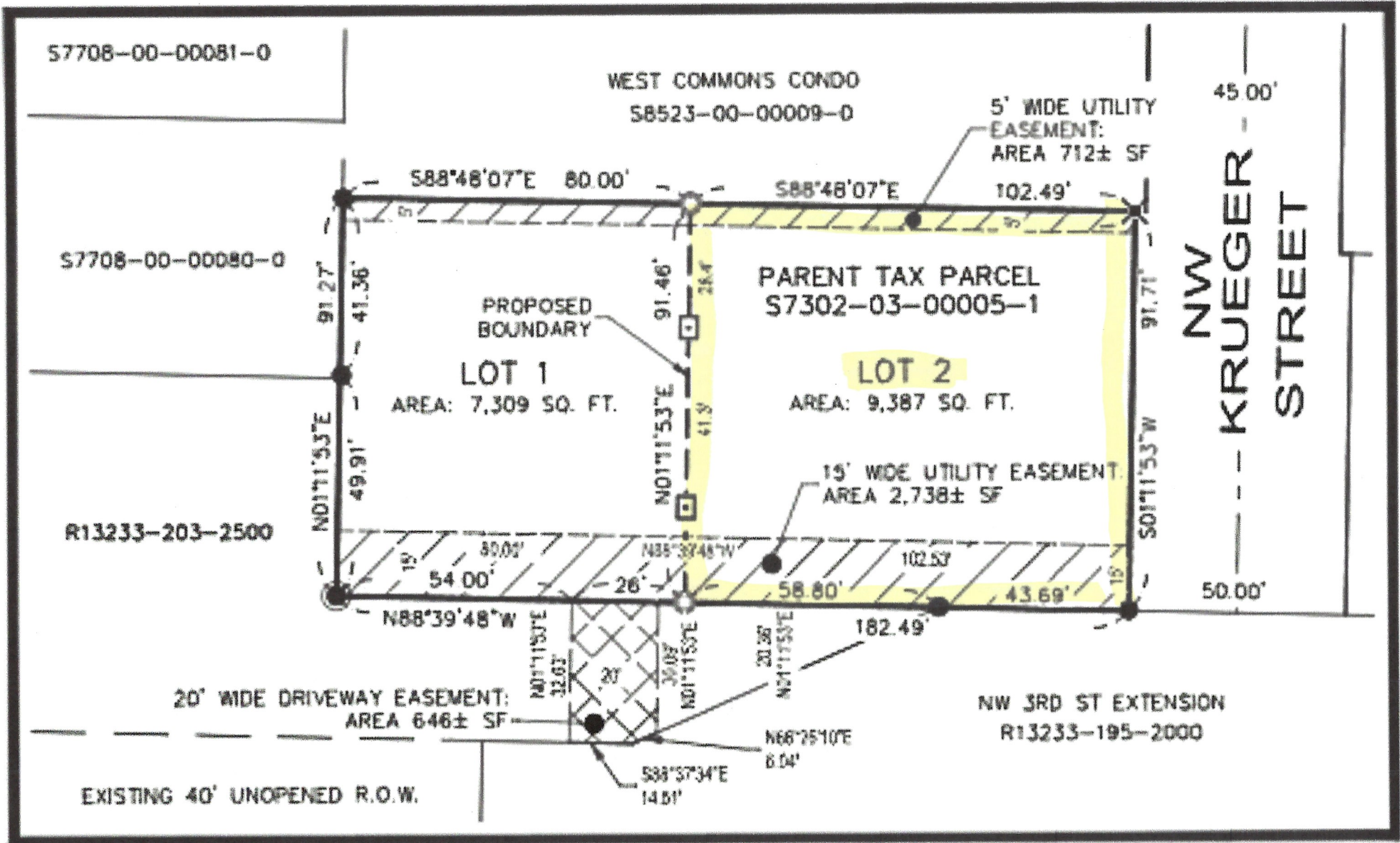


Existing Property ID: 812946
Geographic ID: S7302-03-00005-1

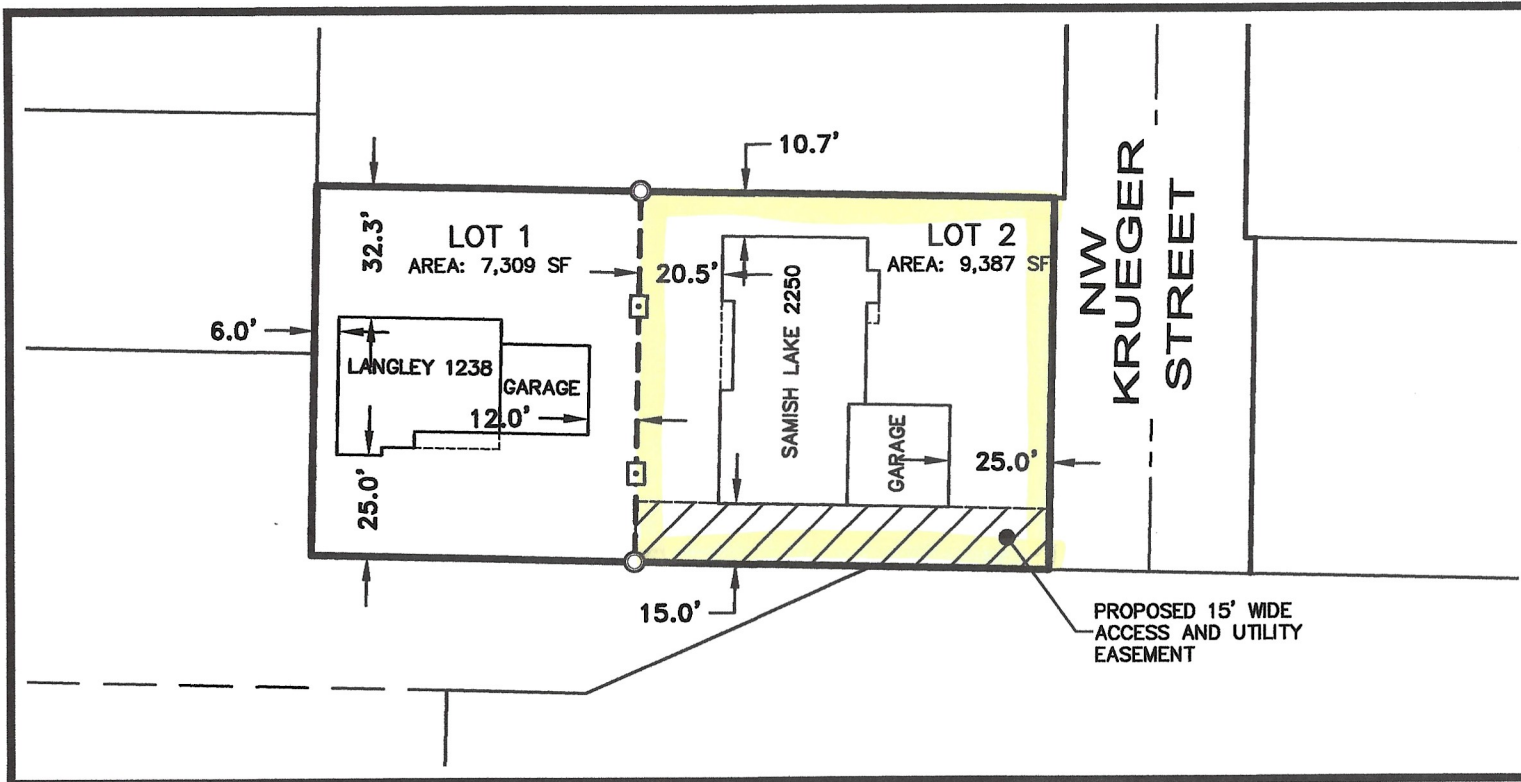
Project Description:
Existing lot to be subdivided, then build two new single family homes.

PARCEL DETAIL

SCALE: 1 IN = 40 FT

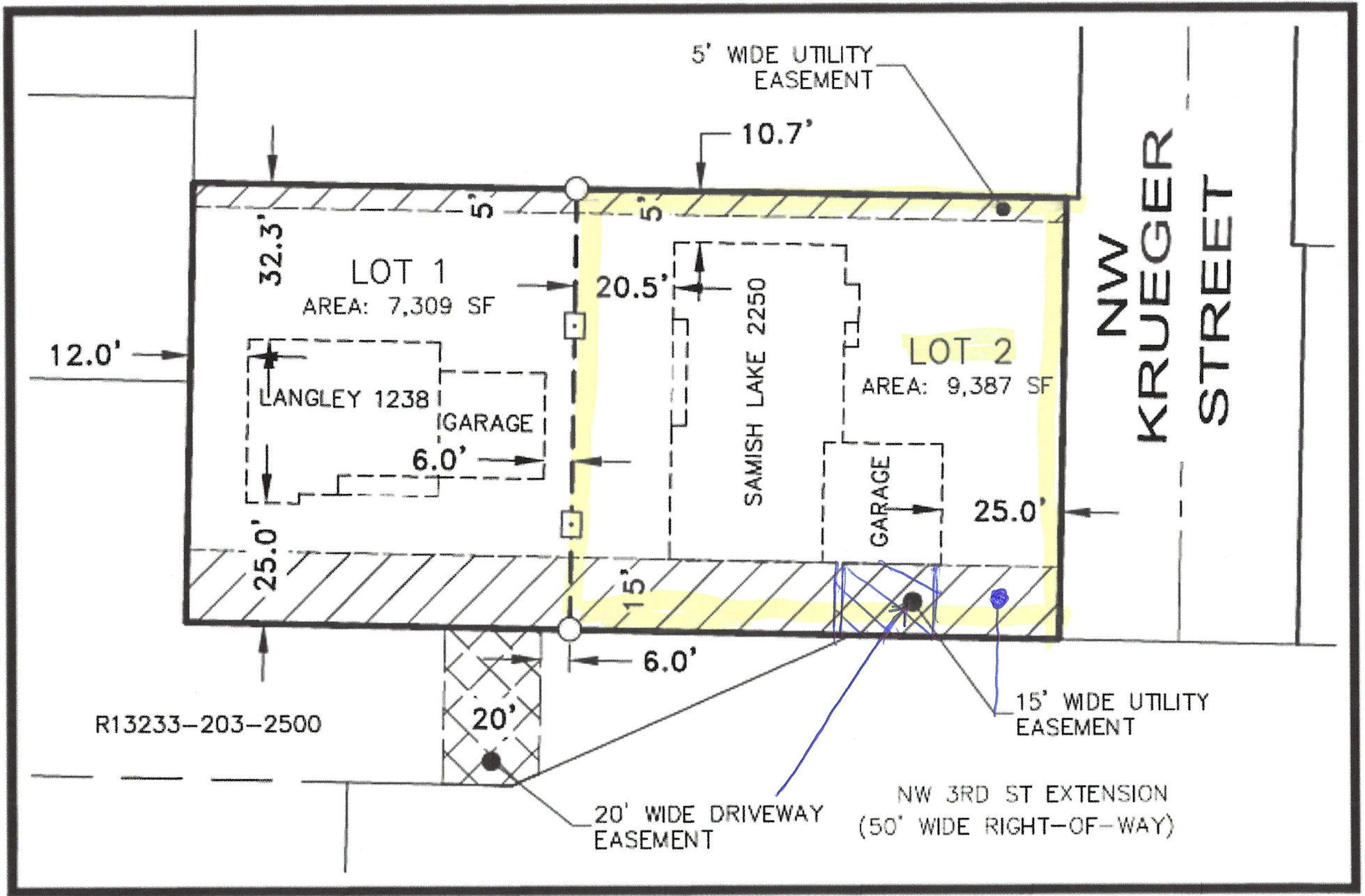


PARCEL DETAIL SCALE: 1 IN = 40 FT



PARCEL DETAIL: PROPOSED RESIDENCES

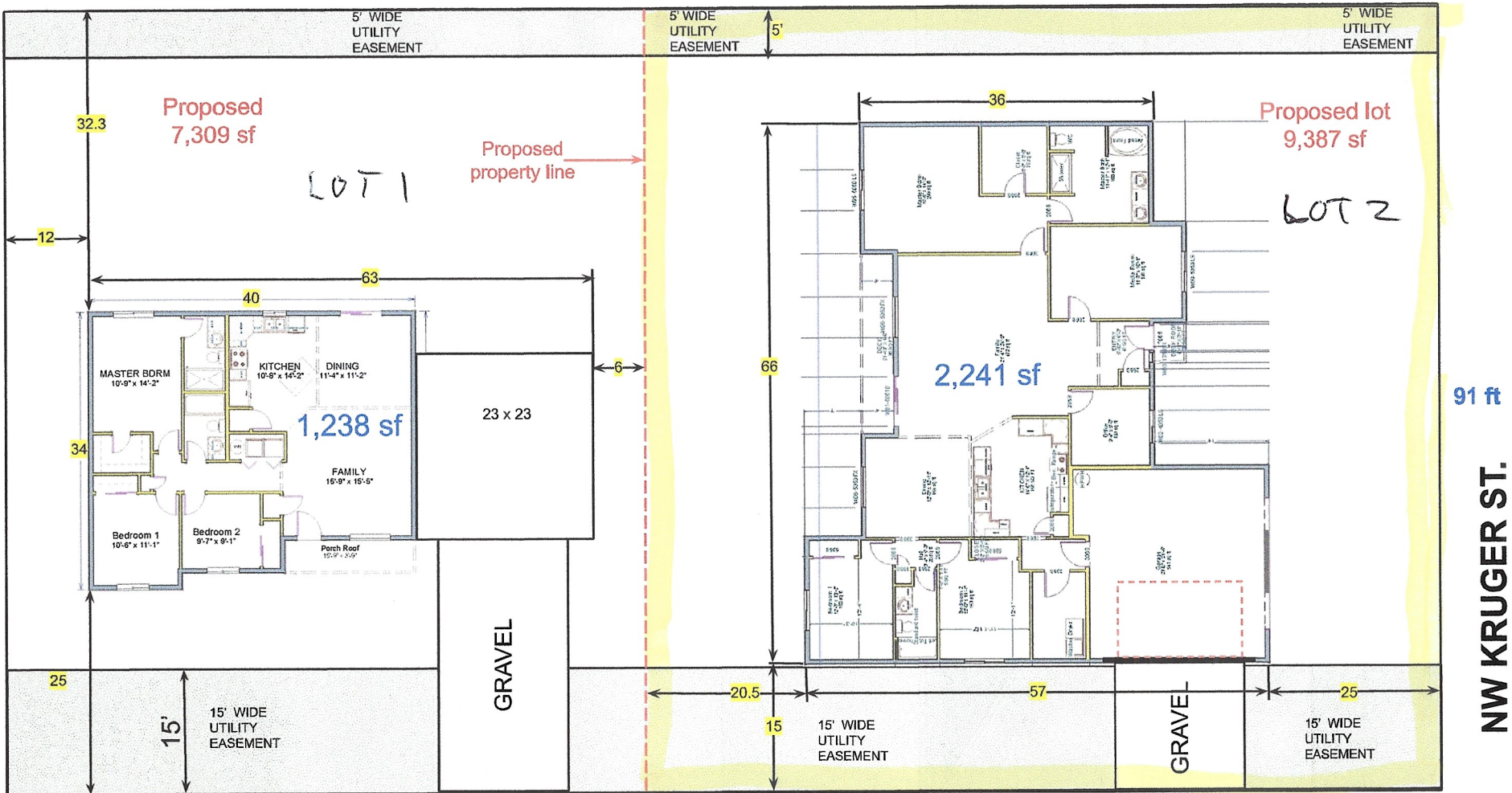
SCALE: 1 IN = 40 FT



Applicant:
 Mitch Aparicio
 % Stuurmans Enterprises Inc.
 (206) 390-2402 mitchaparicio@comcast.net

Date:
 11/16/2023 Rev 3

Existing Lot
 16,696 sf
 182'



NW 3RD ST EXTENSION

Existing Property ID: 812946
Geographic ID: S7302-03-00005-1

Project Description:
 Existing lot to be subdivided, then build two new single family homes.



Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-23-061
Applicant:	Patricia Job
Agent:	N/A
Project Description:	
Installation of single-family manufactured home within a pit foundation on a concrete slab. House is 1,512 sq. ft. with small rear patio. Site is on or near: Ebey's Landing National Historical Reserve Design Review Area 1.	
Level:	Level C (HPC Recommendation)
Jurisdiction:	Island County
Recommendation:	To Approve the project with Conditions.

I - Project Summary:
Patricia Job requests a Certificate of Appropriateness for: Installation of single-family manufactured home within a pit foundation on a concrete slab. House is 1,512 sq. ft. with small rear patio. Site is on or near: Ebey's Landing National Historical Reserve Design Review Area 1.
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level C (HPC Recommendation) of Appropriateness, per ICC 17.04A.110.
The project did not receive public input during the public comment period from November 29, 2023, to December 13, 2023.

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-23-061
Application Date:	October 31, 2023
Applicant	Patricia Job

III – Site Data	
Site Address:	720 Hazzle Ct.
Location:	Coupeville
Parcel Number:	R1311-050-3140
Size of Parcel(s):	2.5 acres
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	No
Proximity to Historic Structure:	No

Allowable Density:	1 dwelling per 5 acres
Critical Areas/Overlays:	No
Shoreline Jurisdiction:	No
NPS Easements:	No

IV - Staff Contact			
Department	Name	Phone	E-Mail
Planning	Shannon Zimmerman	(360) 679-7365	s.zimmerman@islandcountywa.gov

V - APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	Complies	Comments
CHAPTER 4.5 Site Development		
4.5.1 Residential Neighborhoods Design Guidelines		
4.5.1.1-4.5.1.6	Yes	The site's development utilizes the natural topography and vegetation to preserve the rural character of the lot and scenic view shed.
4.5.1 Rural Setting Design Guidelines		
4.5.1.1-4.5.1.8	Yes	The site's development utilizes the natural topography and vegetation to preserve the rural character of the lot and scenic view shed. The development will be a single-story single family manufactured home from the view from the public road.
4.5.2 Landscape Alterations & Grading Design Guidelines		
4.5.2.1 Reserve Wide Guidelines		
4.5.2.1.A - 4.5.2.1.D	Yes	The proposed development has some clearing of the natural vegetation where the SFR will be located within the northern portion of the lot.
4.5.2.1.E	Yes	Landscaping on the northern property line will be conditioned.
4.5.2.1.H	Yes	These will be conditions of approval.

CHAPTER 4.6 New Construction		
4.6.1.2	Yes	The new development meets design criteria and is similar to the historic character within the area.
4.6.1.4	Yes	The development will have screening from the road and public view. The development will be located in a forested area.
4.6.1.5 - 4.6.1.8	Yes	The building style and proposed building materials are compatible with those found throughout the reserve.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.2.A - 4.6.4.14	Yes	The proposed structure is similar in mass, size, and scale to surrounding developments. The house features a gabled roof with the main façade facing north towards the street. The footprint of the building is similar to the surrounding houses.
4.6.4.15	Yes	There is no garage.
CHAPTER 4.7 Painting & Colors		

4.7.1	Yes	Paint is personal choice; however, the proposed structure will have painted grey tones.
CHAPTER 4.9 Lighting		
4.9.1.1 - 4.9.1.7	Yes	There is currently nothing in the application addressing lighting. Screen of light fixtures so that the light source is not visible off-site and avoiding bright lighting on outdoor surfaces of buildings will be conditioned.
CHAPTER 4.10 Fences		
4.10.2 All other Areas of the Reserve Design Guidelines		
4.10.2.1 – 4.10.2.6	Yes	No fencing is proposed.
CHAPTER 4.11 Parking & Driveways		
4.11.1 Residential Design Guidelines		
4.11.1.1 – 4.11.1.9	Yes	The driveway will be made up of gravel.

VI – Discussion

VII – Conditions
Below are listed the various conditions that will be applied from the review of this application: <ul style="list-style-type: none"> • Landscaping on the northern parcel line will be needed to ensure the rural feeling and hide the development from the public road. Native vegetation is highly encouraged but not required. • Best management practices will be used to protect existing vegetation from construction impacts. • The screening of light fixtures so that the light source will not be visible off-site and avoidance of bright lighting on outdoor surfaces of buildings.

IX – Findings of Fact
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-061
1. The applicant submitted an application for a Certificate of Appropriateness on October 31, 2023, that was deemed complete on November 17, 2023 to permit: EBY-23-061 for a new single family manufactured home.
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.
3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on November 21, 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 to be Approved with Conditions on December 14, 2023.

to be Approved with Conditions by Shannon Zimmerman

Signature

Shannon Zimmerman, 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

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 PATRICIA Job	Phone (406) 529-0303
Address 720 Hazzle Ct.	E-Mail moonlitflowers@gmail.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): _____				Design Review Area <input type="checkbox"/> 1 <input type="checkbox"/> 2		
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
13111 0503140						
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 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 10-16-23



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

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

Signature(s)

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

Signature(s)

3) _____
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 _____

Stamp

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	
N/A	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.	
N/A	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.	
N/A	i. Distance to adjacent historic properties or structures, if applicable	
N/A	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:

2023 Manufactured Home to be installed on a pit foundation on the property. The home will have a concrete slab foundation with a concrete front door approach and small rear patio. The Home will be placed on the northwest area of the property facing Hazelle Court with proposed dogwood, magnolia and maple trees, a small grass lawn. The Home will be grey tones, painted exterior.

Existing Materials:

Doors: metal

Windows: vinyl

Deck / Railing: none

Stairs / Ramp: wooden

Siding: concrete

Roofing: asphalt

Fencing: none

Proposed Materials:

Doors: as above, home to be built

Windows:

Deck / Railing: N/A

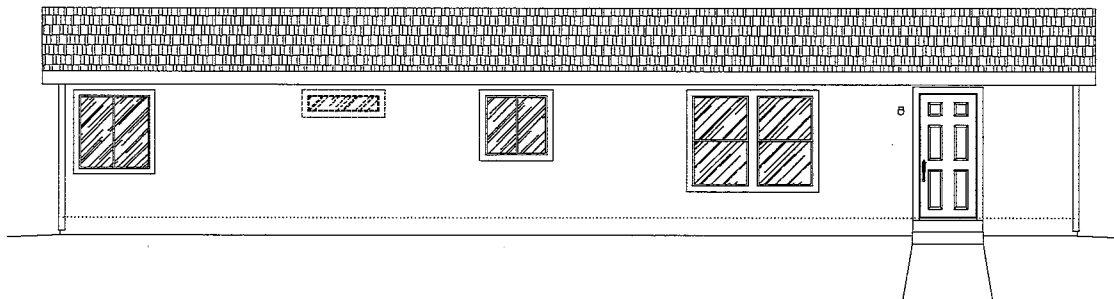
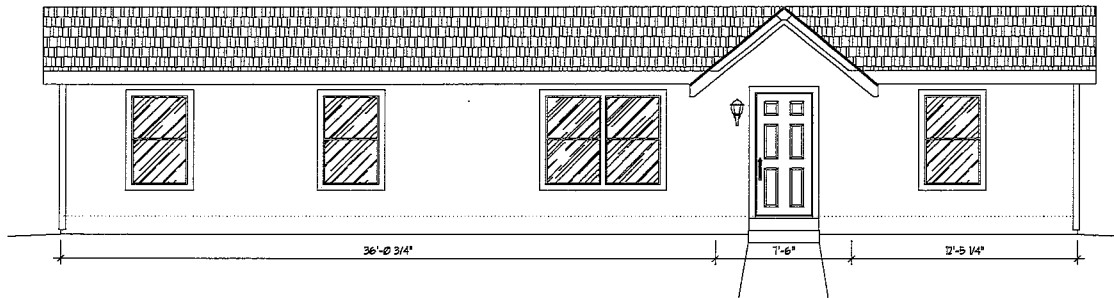
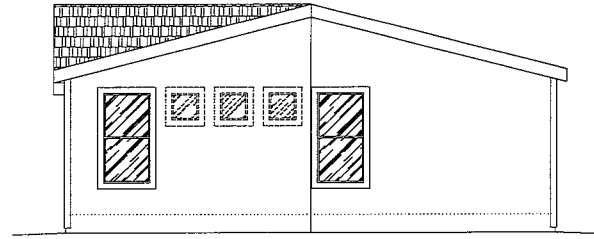
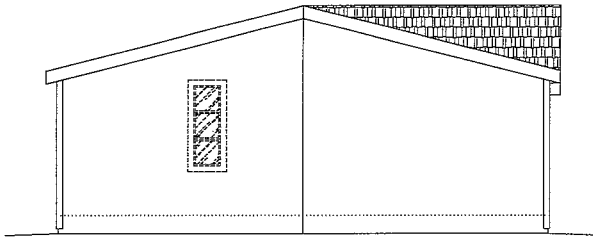
Stairs / Ramp:

Siding:

Roofing:

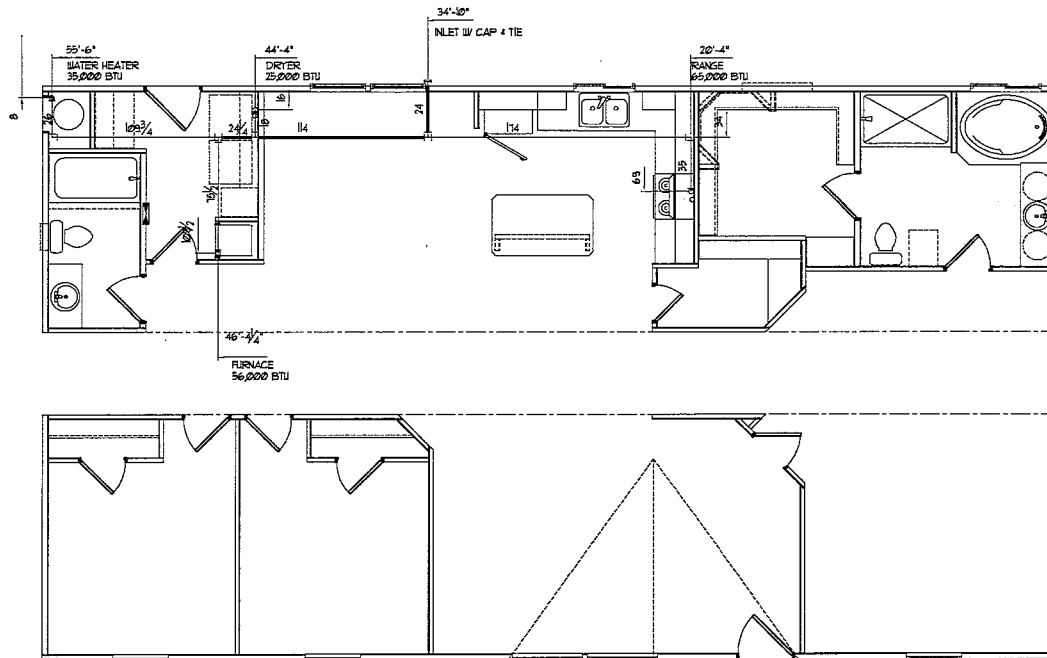
Fencing: N/A

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.



Manufacturing West, Inc.
 Albany Division - Plant #972
 2445 S.W. PACIFIC BLVD.
 ALBANY, OR 97321
 Phone (541) 926-8631
 Fax (866) 491-6847

DRAWING TITLE	
<i>EXTERIOR</i>	
ORIGINAL DRAWING BY : -	
SIDEWALL: 4' OR 6' 4' WALLS	
PRODUCT	MODEL NO.
EXCLUSIVE SERIES	RG 561F-12
SQ. FT.	DATE
1,512	11-2-12
SHEET	REVISED
2-A	



MDL = 30'

- FURNACE
100,000 BTU
- WATER HEATER
45,000 BTU
- DRYER
30,000 BTU
- RANGE
54,000 BTU
- OPT. COOKTOP
36,000 BTU
- OPT. OVEN
18,000 BTU
- INLET W/ CAP & TIE
- CROSSOVER

3/4" MIN. INLET REQ'D

PIPE LEGEND

- 1"
- 3/4"
- 1/2"
- 1/2" RISER
- 3/4" RISER

Manufacturing West, Inc.
 Albany Division - Plant #972
 2445 S.W. PACIFIC BLVD.
 ALBANY, OR 97321
 Phone (541) 926-8631
 Fax (866) 491-6847

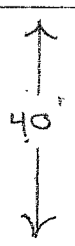
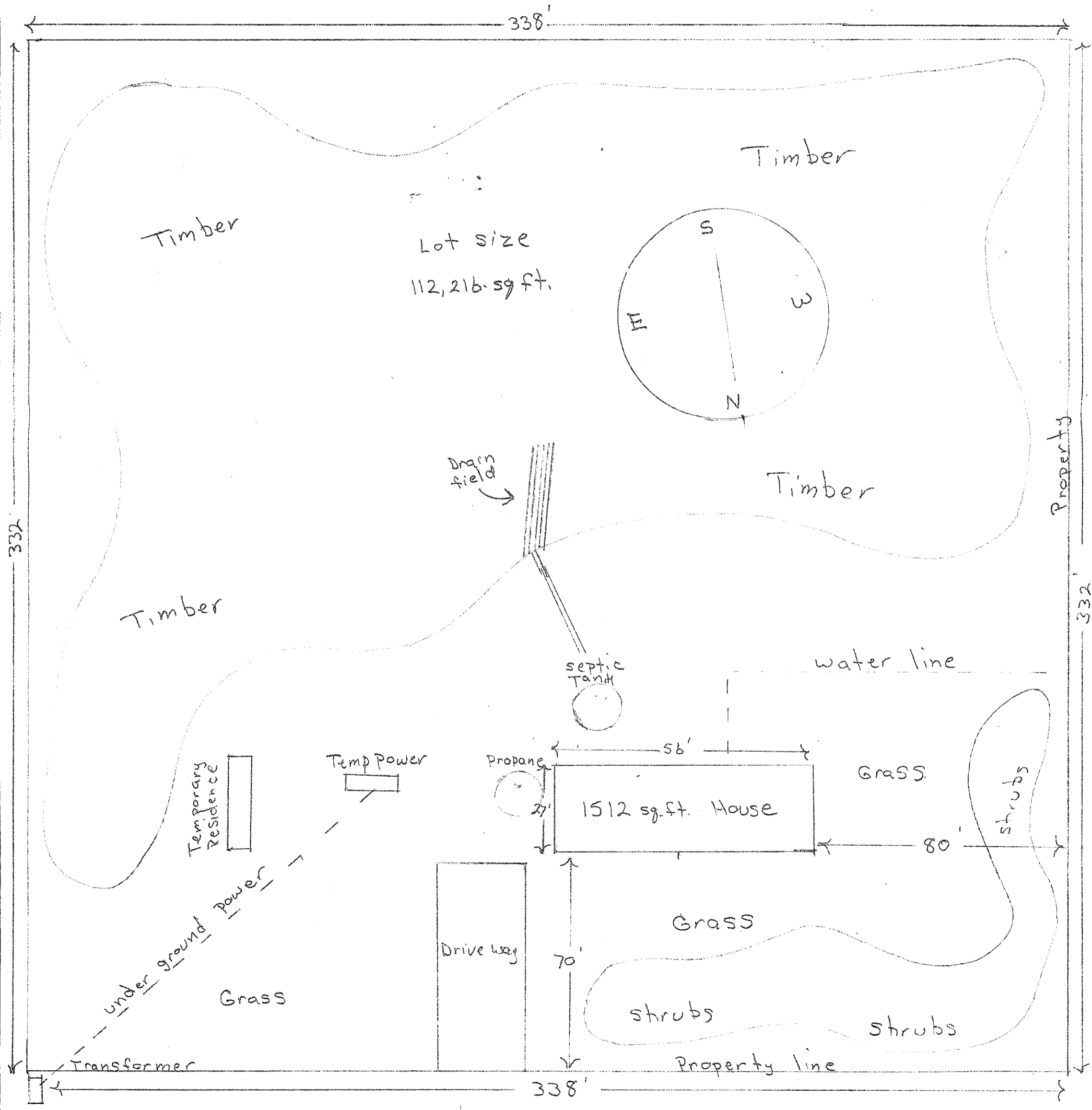
DRAWING TITLE
GAS LINES PLAN

ORIGINAL DRAWING BY : -

SIDEWALL: 4' OR 6' **4' WALLS**

PRODUCT	EXCLUSIVE SERIES	MODEL NO.	RG 561F-12
SQ. FT.	1,512	DATE	11-2-12
SHEET	1-A10	REVISED	-

Patty Job - 406-529-0303
Bajin Smith 406-203-6100
Parcel # R13111-050-1340



720 Hazzle Ct. Road

scale 3/96