



**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION**  
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)  
1 NE 6<sup>th</sup> St., COUPEVILLE, WA  
January 11, 2024

**10:00: Roll Call**

**Approval of Minutes** – Minutes from

**Public Comment on items not on the agenda - 12.14.23**

**Public Hearings:**

**EBY-23-063** - R03225-189-4630 – Christina Shoemaker & Sandy Kennedy - Installation of new 2,800 sq. ft. storage building.

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

**EBY-23-064:** Parcel No. R03225-355-2100, Ian Olsen, After-the-fact permitting the cedar roof replacement for metal, replacing the original decks, and adding dormers on the Historic Samuel Libbey Ranch.

**COA-23-059:** 108 SW Terry Rd, John Robers on Behalf of Gifts from the Heart Food Bank, Construction of a new mixed-use building.

**Other Discussion items:**

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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 7<sup>th</sup> 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=bm1wTG13Rk14RGtjeUVsYksrclpROT09>: 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  
December 14, 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**

Vice-Chair Baxter called the meeting to order at 10:08 a.m.

**COMMISSIONERS PRESENT**

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

**COMMISSIONS ABSENT**

- ✗ Chair **Marshall Bronson**
- ✗ Commissioner **Jay Adams**

**STAFF PRESENT**

- ✓ Ebey's Landing National Historical Reserve Manager **Marie Shimada**
- ✓ Ebey's Landing National Historical Reserve Preservation Coordinator **Josh Pitts**
- ✓ Island County Planning Director
- ✓ Island County Current Use Planner **Chloe Bosen**
- ✓ Town of Coupeville Planning Director
- ✓ Town of Coupeville Associate Planner **Joshua Engelbrecht**

**APPROVAL OF AGENDA**

Staff recommended two modifications to the agenda, including:

- Moving EBY-23-062 to the end of the meeting, or whenever Commissioner Bishop arrived.
- Removing COA-23-055 from the agenda

Commissioner Turkington moved to approve the agenda for the December 14, 2023 Historic Preservation Commission meeting as revised.

Commissioner Huffine seconded. *Motion passed unanimously.\**

\* *Commissioner Bishop was not present at this time.*

## **APPROVAL OF MINUTES**

Commissioner Turkington moved to approve the minutes of the regular Historic Preservation Commission meeting of November 9, 2023.

Commissioner Saul seconded. *Motion passed unanimously.\**

*\*Commissioner Bishop was not present at this time.*

## **Public Comment on items not on the agenda**

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

## **PUBLIC HEARING**

Vice-Chair Baxter provided a description of the role of the Commission, its legal basis and process, and the standards and guidelines on which its decisions are based. She asked commissioners to declare any conflicts of interest or bias regarding the applications on the agenda and to disclose any ex parte communication or site visits.

- Commissioner **Saul** visited all sites except for EBY-23-061
- Commissioner **Turkington** visited all sites except for COA-23-056 declared a conflict of interest for EBY-23-062 and recused himself from that decision.

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

### ***EBY-23-060 (6m. 37s.): Parcel No. S7530-00-00005-0, Captain Whidbey LLC- Removal and replacement of existing dock and installation of new buoys.***

Island County Planner, Chloe Bensen, presented on elements of the dock replacement project. Elements included proposed changes to the materials, length, and pilings.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments indicating the Reserve had no issues with the project.

## **DISCUSSION**

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to the Bouy's that were removed from the site plan, other processes this project has gone through, and the T-shape vs. L-shape configuration of the dock.

The applicant spoke at the meeting. Comments were made in regard to the overall project process.

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

## **MOTION (15m. 0s.)**

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

Commissioner Turkington seconded.

*Motion passed unanimously.\**

*\* Commissioner Bishop was not present at this time.*

***COA-23-056 (16m. 15s.): 402 NW Krueger St (S7302-03-00005-1 – Lot 2), Mitch Aparicio / Stuurmans Enterprises Inc, Construction of a new single-family residence***

Town of Coupeville Planner, Joshua Engelbrecht, presented on elements of the new construction project. Elements included the surrounding development projects, proposed materials, height, and submitted façade elevations.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments indicating the Reserve had no issues with the project due to its location.

***DISCUSSION***

Vice-Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to the height of surrounding buildings, and the square footage of the proposed residence.

*The applicant did not speak at the meeting.*

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

***MOTION (37m. 2s.)***

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

Commissioner Huffine seconded.

*Motion passed unanimously.*

***EBY-23-062 (39m. 25s.): 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.***

Island County Planner, Chloe Bensen, presented on elements of the proposed accessory structure. Elements included the roof style, location relative to adjacent historic properties, and the proposed color.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments indicating the Reserve had no issues with the project.

***DISCUSSION***

Vice-Chair Baxter opened the floor for discussion.

The agent, Kevin Turkington, spoke at the meeting. Comments were made in regard to conversations had with adjacent property owners, the proposed location, and existing vegetation.

*No questions were asked.*

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

***MOTION (45m. 25s.)***

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

Commissioner Saul seconded.

*Motion passed unanimously.\**

*\*Commissioner Turkington announced his involvement with the project and did not participate in the decision*

***EBY-23-061 (46m. 27s.): 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.***

Island County Planner, Chloe Bensen, presented on elements of the proposed single-family project. Elements included seeing this applicant before, changes in design to be more affordable, proposed location, existing vegetation, and façade elevations of the proposed manufactured home. Additionally, Bensen recommended the conditions of approval for this COA be removed.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments indicating the Reserve had no issues with the project.

***DISCUSSION***

Vice-Chair Baxter opened the floor for discussion.

*The applicant did not speak at the meeting.*

*No questions were asked.*

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

***MOTION (53m. 23s.)***

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

Commissioner Huffine seconded.

*Motion passed unanimously.*

**OTHER BUSINESS**

Vice-Chair Baxter announced that she was participating in a presentation regarding the life of Jimmie Jean Cook and the formation of the Central Whidbey Historic District via Zoom later in the afternoon.

**ADJOURNMENT**

The meeting was adjourned at 11:05 am.

Respectfully submitted,

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Joshua Engelbrecht, Associate Planner

DRAFT



Ebey's Landing National Historic Reserve

<b>Staff Report &amp; Findings for:</b>	
<b>Permit Number:</b>	EBY-23-063
<b>Applicant:</b>	Christina Shoemaker & Sandy Kennedy
<b>Agent:</b>	N/A
<b>Project Description:</b>	
Installation of new 2,800 sq. ft. storage building.	
<b>Level:</b>	Level C (HPC Recommendation)
<b>Jurisdiction:</b>	Island County
<b>Recommendation:</b>	Approved the project with Conditions.

<b>I - Project Summary:</b>	
Christina Shoemaker & Sandy Kennedy requests a Certificate of Appropriateness for: Installation of new 2,800 sq. ft. storage building.	
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 29, 2023, to December 13, 2023.	

<b>II – Permit Data:</b>	
Permit Type:	Type II
Permit Number:	EBY-23-063
Application Date:	November 20, 2023
Applicant	Christina Shoemaker & Sandy Kennedy

<b>III – Site Data</b>	
Site Address:	N/A
Location:	Coupeville
Parcel Number:	R13111-215-4630
Size of Parcel(s):	9.85 ac
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	No
Proximity to Historic Structure:	No
Allowable Density:	1 du / 5 ac

Critical Areas/Overlays:	No
Shoreline Jurisdiction:	No
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
<b>CHAPTER 4.5 Site Development</b>		
<b>4.5.1 Rural Setting Design Guidelines</b>		
4.5.1	Yes	A vast majority of the open field will remain. The proposed development is near the existing tree line. The trees will remain. Due to the trees remaining and the proposed area for the development, the application reflects, rather than obscure, natural topography.
<b>4.5.2 Landscape Alterations &amp; Grading Design Guidelines</b>		
<b>4.5.2.1 Reserve Wide Guidelines</b>		
4.5.2.1	Yes	No landscaping is proposed. Due to the placement of the development, staff did not require any.

CHAPTER 4.6 New Construction		
4.6.1.2	Yes	The proposed building is similar to other structures located behind the screen of trees and across the street on OLF.
4.6.1.3	Yes	The proposed development utilizes materials similar to other buildings within the area.
4.6.1.4	Yes	The site is not located within the trees.
4.6.1.6	Yes	The existing development includes single-family residences, sheds, and barns. The existing developments are located towards Keystone Hill to the middle of the property. This development will be located in the back of the parcel by the existing trees.
4.6.1.7	Yes	The metal siding will be dark blue.
4.6.1.8	Yes	The front yard will remain open, keeping with the existing parry aesthetic.
<b>4.6.7 New Accessory Structures Design Guidelines (including Garages &amp; Sheds)</b>		
4.6.7.3	Yes	The development will be located in the rear of the open area of the property.
<b>4.6.7 Garage &amp; Carport Additions Design Guidelines</b>		
4.6.7.1 – 4.6.7.3	Yes	There currently is no other structure proposed with the shop. All garage doors and parking will be located behind the proposed building and will not be seen from the street.

<b>CHAPTER 4.7 Painting &amp; Colors</b>
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4.7.1 – 4.7.3	Yes	Color is a personal preference; the applicant has chosen blue for the siding and white for the roof.
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<b>CHAPTER 4.9 Lighting</b>		
4.9.1.1 – 4.9.1.14	Yes	No lighting plan was submitted or required.

<b>CHAPTER 4.11 Parking &amp; Driveways</b>		
<b>4.11.1 Residential Design Guidelines</b>		
4.11.1	Yes	Access to the lot will be off an existing gravel common driveway, and all driving and parking areas will be gravel.

<b>VI – Discussion</b>

<b>VII – Conditions</b>
1. The roof must be non-reflective.

<b>IX – Findings of Fact</b>
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-063
1. The applicant submitted an application for a Certificate of Appropriateness on November 20, 2023, that was deemed complete on November 20, 2023 to permit: Installation of new 2,800 sq. ft. storage building
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 December 7, 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.

<b>X – Appeal Process</b>
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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 **Approved with Conditions** on **January 11, 2024**.**

**Approved with Conditions** by Chloe Bensen

**Signature**

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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

Fby-23-063

### Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

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

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

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

<b>Owner</b> Christina Shoemaker	Phone 206-375-2339
Address 311 Keystone Ave	E-Mail cshoemaker@clshc.com
City, State, Zip Coupeville, wa, 98239	Signature
<b>Owner</b> Sandy Kennedy	Phone 614-937-7001
Address 311 Keystone Ave	E-Mail skenned4@yahoo.com
City, State, Zip Coupeville wa. 98239	Signature
<b>Applicant/Agent*</b>	Phone
Address	E-Mail
City, State, Zip	Signature

#### PROPERTY INFORMATION

<b>Project Address (include city):</b> _____				<b>Design Review Area</b> <input type="checkbox"/> 1 <input type="checkbox"/> 2		
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
630 Keystone Hill Rd		9.85				
R 13111 - 215-4630						
Do you own contiguous parcels? <input type="checkbox"/> Yes (if yes, list) <input checked="" type="checkbox"/> No						

#### Present Use of Property (Check All that Apply)

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

#### Applicant's Acknowledgment

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

Signature Date 6/14/23

Applicant Use	<b>Application Requirements:</b> 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. <i>sent 11/20/23</i>	
✓	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.	
NA	i. Distance to adjacent historic properties or structures, if applicable	
	6. Any supplemental information deemed necessary and requested by the County or Town for Review of the application (this usually relates to large-scale or complex projects and properties)	

Does your project involve an historic property:  Yes  No  
If yes, which Historic Property:

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

Is there a conservation Easement on the property?  Yes  No

Description of proposed work:

Pole building for storage

**Existing Materials:**

Doors: \_\_\_\_\_

Windows: \_\_\_\_\_

Deck / Railing: \_\_\_\_\_

Stairs / Ramp: \_\_\_\_\_

Siding: \_\_\_\_\_

Roofing: \_\_\_\_\_

Fencing: \_\_\_\_\_

**Proposed Materials:**

Doors: Fiberglass

Windows: \_\_\_\_\_

Deck / Railing: \_\_\_\_\_

Stairs / Ramp: \_\_\_\_\_

Siding: Metal

Roofing: Metal

Fencing: existing on 1 side - No new fence Planned

*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.*

# Paint Specifications

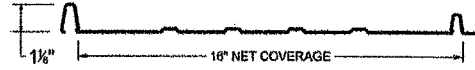
40-Year, Limited Manufacturer's Warranty covering fading, chalking, chipping, cracking and peeling.

Products available from Champion Metal - Woodinville, WA: Other products available through Champion Metal:

## Snap-Loc



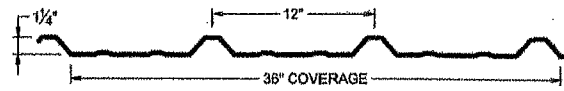
## StreamLine™



## Ultra-Panel



## PBR

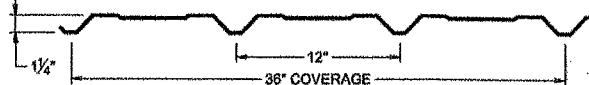


## Wide-Rib™



## Marion "R" Panel™

Reverse Rolled Shown  
Standard Rolled Available

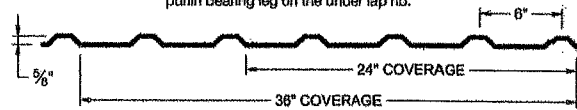


## HI-Rib



## GR-7™ 36"

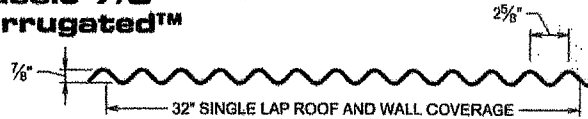
GR-7 manufactured in 29 gauge does not include a purlin bearing leg on the under lap rib. Shown in 26 ga.



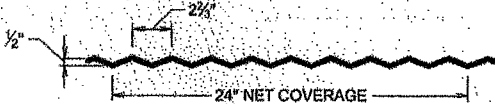
## 4-V



## Classic 7/8" Corrugated™

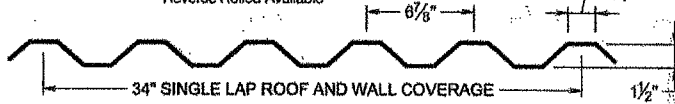


## 2.5" Corrugated



## HR-34

Standard Rolled Shown  
Reverse Rolled Available



### Products available from Champion Metal - Woodinville, WA:

	Gauge	Glacier White	Stone White	Ivory	Light Stone	Beige	Sandstone	Hickory	Sand Gold	Sterling Grey	Charcoal Grey	Ash Grey	Light Blue	Tahoe Blue	Pacific Blue	Light Green	Sage Green	Forest Green	Pine Green	Desert Brown	Cocoa Brown	Kodiak Brown	Tile Red	Weathered Copper	Black	Copper Penny	Zincalume® Plus/Galvalume®	Galvanized	22 Ga. Rusteel Plus™ (A606)
Ultra-Panel, Wide-Rib™	29	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
HI-Rib, 4-V, 2.5" Corrugated	29	X								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
HI-Rib, 4-V, 2.5" Corrugated	26	X			X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Snap-Loc	26	X			X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

### Other products available through Champion Metal:

Streamline™	26	X	X		X					X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
GR-7™	29	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
GR-7™	26	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
PBR, HR-34, Marion "R" Panel™	29	X																											
PBR, HR-34, Marion "R" Panel™	26	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
PBR, HR-34, Marion "R" Panel™	24		*																										
PBR, HR-34, Marion "R" Panel™	22		*																										
PBR, HR-34, Marion "R" Panel™	.032 Aluminum		*																										
Classic 7/8" Corrugated™	26	X	X		X					X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Classic 7/8" Corrugated™	24	X								X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Classic 7/8" Corrugated™	22									X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Classic 7/8" Corrugated™	.032 Aluminum									X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
GR-5	29,26																												

\* Please Inquire for Availability

For additional information on our paint system and products please contact the Taylor Metal Products team.

Oil Canning - All light gauge metals can display waviness often referred to as "oil canning". This is caused by steel mill tolerances, substrate variation and relative reflectivity. "Oil canning" is an inherent characteristic of steel products, not a defect, and is not a cause for rejection.



1611 Buck Way • Mt. Vernon, WA 98273  
Phone: 360.424.1505

Contractor's License No. SPANEBI141JD  
Serving Washington Since 1945

Customer Name \_\_\_\_\_ Phone \_\_\_\_\_

Jobsite Address \_\_\_\_\_

Job # \_\_\_\_\_

# Building Colors

## Roofing - Metal Color

Metal Manufacturer \_\_\_\_\_

Roof Color Stone White

Gable Trim \_\_\_\_\_

Eave Trim \_\_\_\_\_

Gutter Manufacturer \_\_\_\_\_

Gutter Color \_\_\_\_\_

Downspout \_\_\_\_\_

## Roofing - Composition

Composition Manufacturer \_\_\_\_\_

Roof Color Colonial Gray

### Barge Rafters & Fascia Boards

- KD DF#2  1x3 Cedar
- Pre-primed White Wood  1x3 PPWW

## Walls (Metal Siding) Color

Metal Manufacturer \_\_\_\_\_

Gable Wall Pacific

Side Wall Blue

Corner Trim \_\_\_\_\_

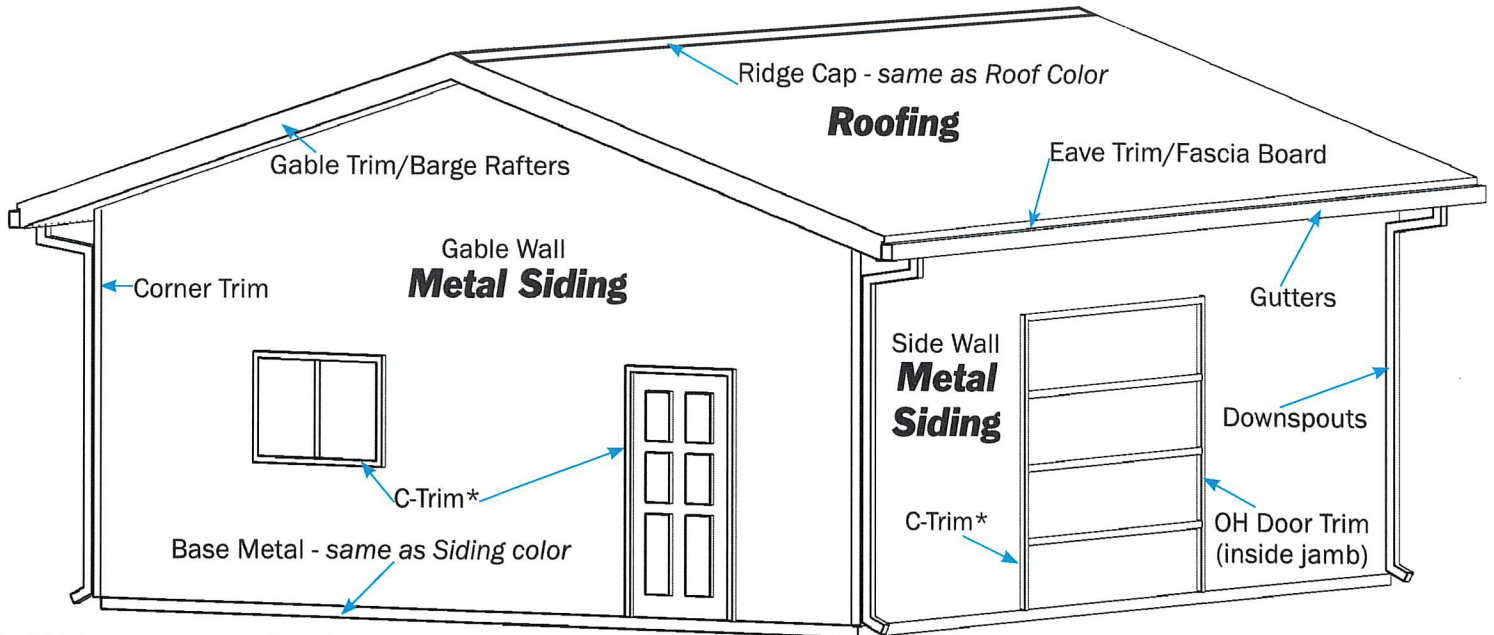
\*C-Trim \_\_\_\_\_

Overhead Door Trim \_\_\_\_\_

## Wainscot

Color \_\_\_\_\_ Height \_\_\_\_\_

Location \_\_\_\_\_



\* C-Trim is around all openings and at top of siding

### • Buildings with Metal Roofs -

Gable Trim and Eave Trim is metal and covers the entire face of the Barge Rafters & Fascia Boards

### • Buildings with Composition Roofs -

Barge Rafters & Fascia boards are either KD DF#2 or pre-primed white wood, with a rake trim of 1x3 cedar or primed white wood

Upgrades per \*Change Order see below: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

X

*[Handwritten Signature]*

Signature

**← SIGN HERE**

X

11/20/23

Date









1611 Buck Way • Mt. Vernon, WA 98273  
Phone: 360.424.1505

Contractor's License No. SPANEBI141JD  
Serving Washington Since 1945

Customer Name Shoemaker Phone \_\_\_\_\_

Jobsite Address \_\_\_\_\_

# Codel Residential Entry Doors Order Form

Job # \_\_\_\_\_

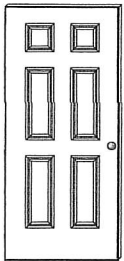
**Fiberglass** (standard)

\*  **24 Gauge Steel** (special order)

## Style

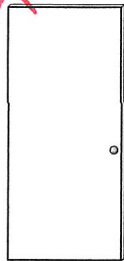
### Standard

6 Panel

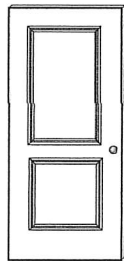


### \*Special Order (Optional upgrade)

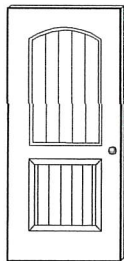
Flush



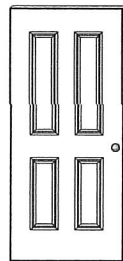
2 Panel



2 Panel



4 Panel



Other \_\_\_\_\_ (check availability)

**Smooth** (standard)

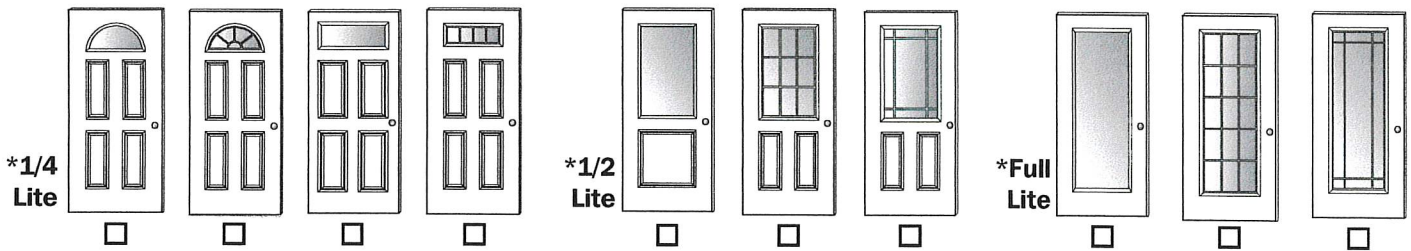
Textured

**w/standard lockset & deadbolt**  
(stainless steel finish round knob)

\*Special order doors are additional cost and lead time

**No Glass** (Standard)

\***Glass Options** (Optional upgrade)



**Clear** (standard) Other glass options available for additional cost and lead time

**Mini-Blinds Between Glass** (half or full Lite only)

\***Side Lites**  12" wide  14" wide

\*Adding glass options or mini blinds to walk in doors are a special order with additional cost and lead time

\*Factory colors available upon request, for special order, additional cost and lead time

Refer to Codel's website for additional information: [www.codeldoors.com](http://www.codeldoors.com)

Refer to Structural Engineered Plans for sizes and quantities

Signature

Handwritten Signature

Date

8/15/23



1611 Buck Way • Mt. Vernon, WA 98273

Phone: 360.424.1505

Contractor's License No. SPANEBI141JD

Serving Washington Since 1945

Customer Name Siematac Phone \_\_\_\_\_

Jobsite Address \_\_\_\_\_

### CHI Residential Overhead Door Order Form

Job # \_\_\_\_\_

Model \_\_\_\_\_ Size \_\_\_\_\_ Size \_\_\_\_\_ Size \_\_\_\_\_  
 Qty \_\_\_\_\_ Qty \_\_\_\_\_ Qty \_\_\_\_\_

**Construction** \*insulation varies in all designs - check availability

Starts at R-7.94 Vinyl Back (Standard) <input type="checkbox"/>	1-3/8" Polystyrene 	*Starts at R-9.65 Steel Back (Optional Upgrade) <input type="checkbox"/>	1-13/16" Polystyrene 	*Starts at R-16.55 Steel Back (Optional Upgrade) <input type="checkbox"/>	1-7/8" Polyurethane 
---	------------------------	--	--------------------------	---	-------------------------

**Panel Design** (Standard shown) Many more options available

<input type="checkbox"/> Other _____	<input type="checkbox"/> Short Raised Panel	<input checked="" type="checkbox"/> Long Raised Panel	<input type="checkbox"/> Skyline Flush	<input type="checkbox"/> Stamped Carriage House
--------------------------------------	---	---	--	---

*Handwritten note: One row of windows (circled around Long Raised Panel)*

**\*Glass Options** (Optional Upgrade)

<input type="checkbox"/> None	<input checked="" type="checkbox"/> Clear (standard)	<input type="checkbox"/> Frosted	<input type="checkbox"/> Tinted	<input type="checkbox"/> Obscure	<input type="checkbox"/> Glue Chip
<input type="checkbox"/> Other _____	<input type="checkbox"/> Somerset	<input type="checkbox"/> Hawthorne	<input type="checkbox"/> Newport	<input type="checkbox"/> Temple	

**\*Window Inserts** (Optional Upgrade)

<input type="checkbox"/> Other _____	<input type="checkbox"/> 2-2 Piece Sunburst	<input checked="" type="checkbox"/> Stockton	<input type="checkbox"/> 4 Piece Arched Stockton	<input type="checkbox"/> Cascade
	<input type="checkbox"/> Prairie	<input type="checkbox"/> Waterton	<input type="checkbox"/> Sherwood	<input type="checkbox"/> Madison

**Colors** (Standard) \*Not all colors are available in all models (Check Availability)

<input type="checkbox"/> WHITE	<input type="checkbox"/> ALMOND	<input type="checkbox"/> SANDSTONE	<input type="checkbox"/> BROWN	<input type="checkbox"/> BRONZE	<input checked="" type="checkbox"/> GRAY	<input type="checkbox"/> DESERT TAN	<input type="checkbox"/> BLACK	<input type="checkbox"/> GRAPHITE	<input type="checkbox"/> EVERGREEN
--------------------------------	---------------------------------	------------------------------------	--------------------------------	---------------------------------	--	-------------------------------------	--------------------------------	-----------------------------------	------------------------------------

↓ Steel Back Only ↓

<b>*PAINTED WOODTONES</b> (Optional Upgrade) Vinyl Back		<b>*ACCENTS WOODTONES</b> (Optional Upgrade) Steel Back							
<input type="checkbox"/> CLASSIC WOODGRAIN	<input type="checkbox"/> MODERN WOODGRAIN	<input type="checkbox"/> ACCENTS CEDAR	<input type="checkbox"/> ACCENTS DARK OAK	<input type="checkbox"/> ACCENTS DRIFTWOOD	<input type="checkbox"/> ACCENTS MAHOGANY	<input type="checkbox"/> ACCENTS WALNUT	<input type="checkbox"/> NATURAL OAK	<input type="checkbox"/> CARBON OAK	

<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> High Lift	<input type="checkbox"/> Roof Pitch	<input type="checkbox"/> Vertical Lift	<input type="checkbox"/> Low Headroom
--	------------------------------------	-------------------------------------	--	---------------------------------------

Height of Door \_\_\_\_\_  
 Height to bottom of Truss \_\_\_\_\_  
 Roof Pitch \_\_\_\_\_

**Openers:** Standard is Rope Pull  
**Optional Upgrades:**  Chain Hoist  Motorized Remote Opener  Keypad-Programmable Door  Carriage Style Decorative Hardware options

Signature \_\_\_\_\_ Date 8/15/23

\*Anything not labelled "Standard" is an optional upgrade, with additional cost and lead time.



# Island County Planning & Community Development: Site Data

## Taxlot Information:

Report Generated: 11/20/2023 4:08:02 PM

Parcel Number: R13111-215-4630

PID: 7986

[Permit Portal Link](#)

Legal Owner: SHOEMAKER TTEE, CHRISTINA L

Site Address:

Mailing Address:

SANDRA L KENNE4DY TTEE

COUPEVILLE

WA

98239

Property Value: \$140,000.00

Improvement Value: \$0.00

Land Value: \$140,000.00

Water Source: Within area of: Coupeville Town Of, Served by Whidprop Water System

Legal Acres: 9.85

acres

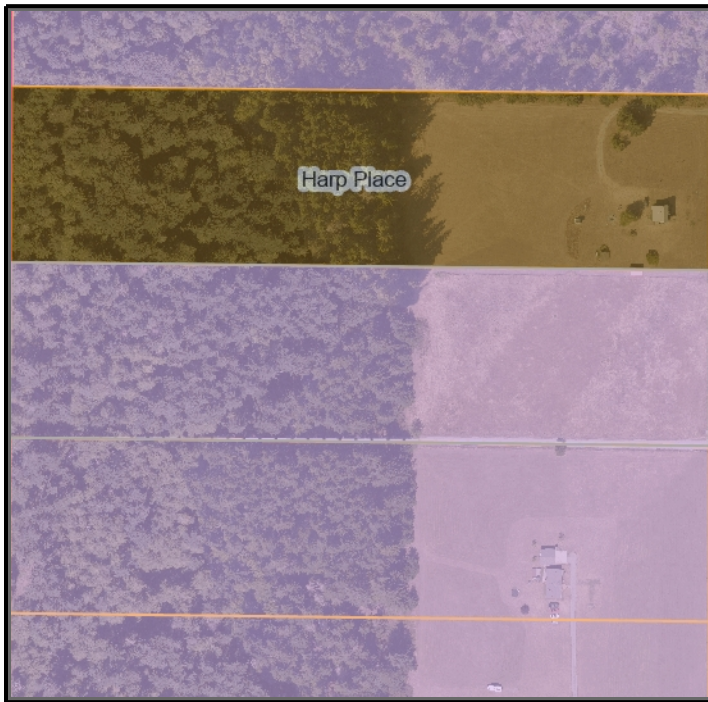
GIS Acres: 10.13

acres

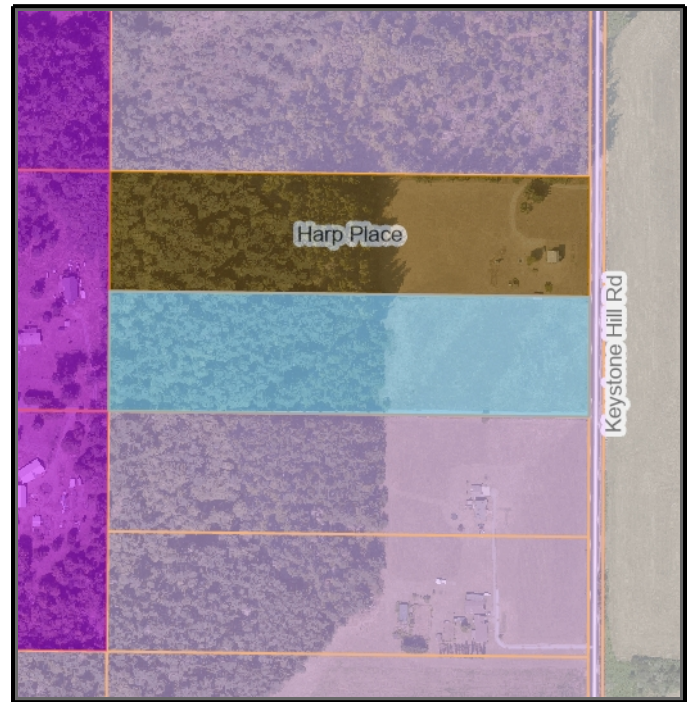
GIS Lot Size: 441,303.16

sq.ft

Permit Portal Link: <https://co-island-wa.smartgovcommunity.com/Parcels/ParcelDetail/Index/9f176877-740e-40e3-880e-84d5597af77b>



Parcel Detailed Map



Parcel Overview Map

Any Open Health/Planning Cases: No

Property Use: 91 Undeveloped land - Metes & Bounds

S-T-R: 11-31-1E

Quarter Section Map: 51

Within Incorporated Area: N/A

Tax Code: 310

Plat/Subdivision: N/A

Plat Map: N/A

Planning Areas: Whidbey Island:Central

Zoning: Rural

This map is a user generated static output from an Internet mapping site and is for reference only. Data in report has not been field verified. Without field verification, data layers and outputs resulting from overlapping analyses that appear on this map may or may not be accurate, current, or otherwise reliable. DO NOT USE AS A LEGAL DOCUMENT. ACCURACY NOT GUARANTEED.



# Island County Planning & Community Development: Site Data

Land Use Designation: Rural Lands

Within RAID: N/A

Min.Lot Size: 217,800 sq.ft

UGA Boundary: N/A

UGA/JPA Location: N/A

Within 500' of RA/RF/CA: Yes

Within 500' of Mineral Lands: No

Within AICUZ Noise Zone: Yes Zone: 3 > 75

FIRM Panel: 53029C0210F & 53029C0220F

Aircraft Accident Potential: N/A

Aviation Notify Area: No N/A

## Mapped Critical Areas

\* If a 'Yes' is shown below it indicates the current Critical Areas Data Layers show an overlap with the Parcel Data Layer on the selected parcel

If a 'No' is shown below it indicates the current Critical Areas Data Layers do not show an overlap with the Parcel Data Layer on the selected parcel

Mapped Wetlands: No

Mapped Critical Drainage Area: No

Mapped Streams: No

Mapped Natural Heritage Program: No

Mapped Steep Slopes: No

Mapped Habitats of Local Importance: No

Mapped Unstable Slopes: No

Mapped Species of Local Importance: No

Mapped Flood Hazard Area: No Zone: N/A

Within Ebey's Review Area: Yes Level: 1

Mapped Flood LOMR Area: No

Mapped Eagles Management Area: No

Feeder Bluff: No N/A

Vicinity of Cultural Resources: No

Shoreline Designation: No Type: N/A

Within 100' of Well: Yes

Staff SmartGov Link: <https://co-island-wa.smartgovcommunity.com/Parcels/ParcelDetail/Index/9f176877-740e-40e3-880e-84d5597af77b/Overview>

Pending Parcel Reconfiguration Notes: N/A

Current Use Program Parcel: No

Current Forest Practice Moratorium: No

**CALIFORNIA ACKNOWLEDGMENT**

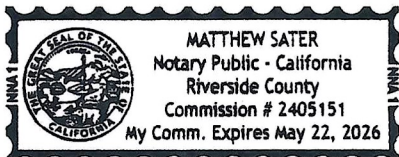
**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside

On October 11, 2023 before me, MATTHEW SATER Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Christina Shoemaker  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside

On October 14, 2023 before me, MATTHEW SATER Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Sandy Kennedy  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_



**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, Christina Shoemaker and Sandy Kennedy Trustees the owner(s) of the subject property, understand that by completing this form I/We hereby authorize Donna Breske & Associates(Rachel Allen) 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) Christina Shoemaker  
 Property Owner Name(s) (print)  
[Signature]  
 Signature(s)

2) Sandy Kennedy  
 Property Owner Name(s) (print)  
[Signature]  
 Signature(s)

3) \_\_\_\_\_  
 Property Owner Name(s) (print)  
 \_\_\_\_\_  
 Signature(s)

10/11/2023  
 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.

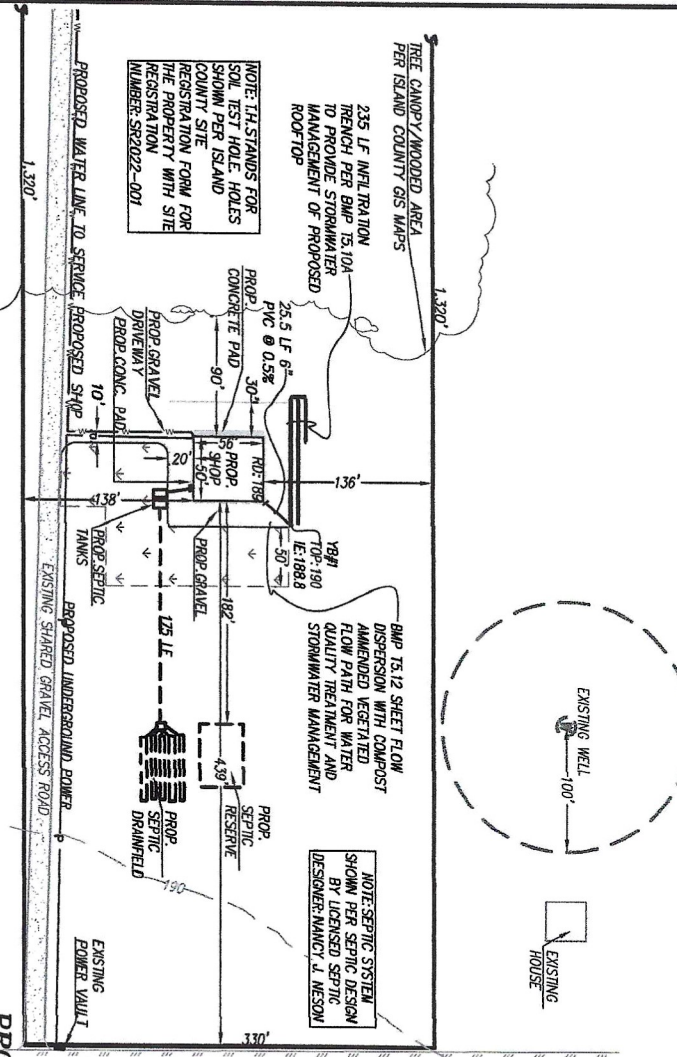
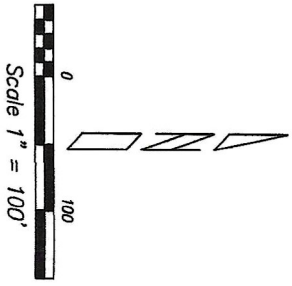
Dated \_\_\_\_\_  
 Signature of \_\_\_\_\_  
 Notary Public \_\_\_\_\_

Printed Name **PLEASE SEE ATTACHED CALIFORNIA NOTARY CERTIFICATE**  
 Residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

Stamp

SEC. 11, TWN. 31N, RNG. 01E, 1/4 SW



NOTE: 14 STANDS FOR SOIL TEST HOLE HOLES SHOWN PER ISLAND COUNTY PER ISLAND COUNTY SITE REGISTRATION FORM FOR THE PROPERTY WITH SITE REGISTRATION NUMBER: SR2022-001

235 LF INFILTRATION TRENCH PER BMP 15.10A TO PROVIDE STORMWATER MANAGEMENT OF PROPOSED ROOFTOP

BMP 15.12 SHEET FLOW DISPERSION WITH COMPOST AMENDED VEGETATED FLOW PATH FOR WATER QUALITY TREATMENT AND STORMWATER MANAGEMENT

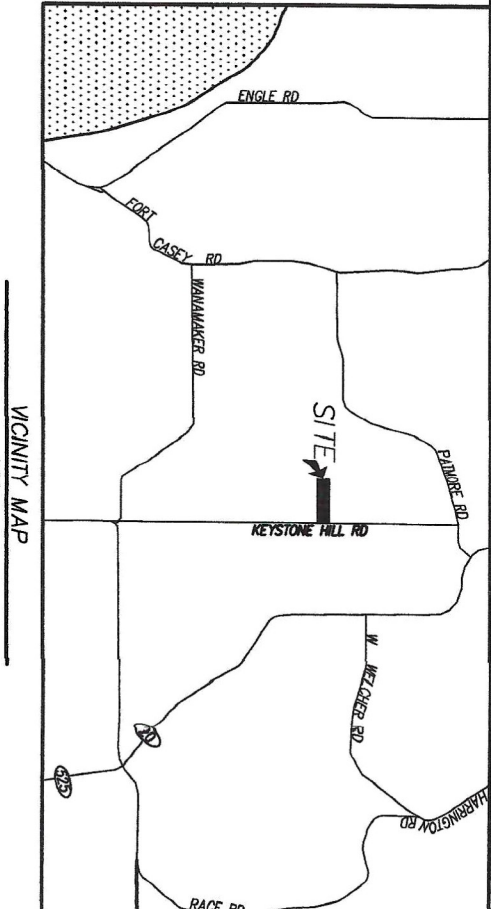
NOTE: SEPTIC SYSTEM SHOWN PER SEPTIC DESIGN BY LICENSED SEPTIC DESIGNER: NANCY J. NESOW

PREPARED BY:  
DONNA BRESKE & ASSOCIATES  
PHONE: (206) 715-9382  
EMAIL: donnab@donnabreske.com

TAX MAP: R1311-215-4630  
OWNER: CHRISTINA SHOEMAKER  
RFD: 7986

SITE PLAN FOR CHRISTINA SHOEMAKER  
SITE ADDRESS: 630 KEYSTONE HILL RD COUPEVILLE WA  
RFD: 7986

ISSUE DATE: 09-29-23  
SCALED: 1"=100'



**LEGAL DESCRIPTION:**

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT COUNTY ROAD, STATE IN ISLAND COUNTY, STATE OF WASHINGTON. SUBJECT TO: SEE ATTACHED EXHIBIT 'A' AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Declaration of Joint Access and Utility Easements, including the terms, costs and conditions therein; Recording Date: August 7, 1996 98013835 Said premises and other property Declaration of Covenants and Easements Relating to Water System Operation and Maintenance of Water System, including the terms, costs and conditions herein; Recording Date: January 12, 1997 970007255d Said premises and other property

**EXISTING SITE FEATURES, TOPOGRAPHY, AND BOUNDARY NOTE:**

THE BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES HAVE BEEN OBTAINED FROM ISLAND COUNTY GIS MAPS AND PROPERTY INPUT. THE INFORMATION DEPICTED IS FAIR AND REASONABLE. HOWEVER, IS NOT GUARANTEED TO BE ACCURATE IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING STANDARDS.

**IMPERVIOUS AREA BREAKDOWN:**

PROPOSED GRAVEL: 6,996 SF (.1006 AC)  
PROPOSED CONCRETE: 265 SF (.0039 AC)  
PROPOSED SHIP ROOFTOP: 3,127 SF  
TOTAL PROPOSED IMPERVIOUS AREA: 10,378 SF

**PROJECT INFORMATION:**  
SITE ADDRESS: 630 KEYSTONE HILL RD  
COUPEVILLE WA, 98239  
TAX PARCEL: R1311-215-4630  
ZONING: RURAL RESIDENTIAL RFD: 7986  
GROSS LEGAL SIZE: (9.85AC)

**PROJECT CONTACTS:**  
OWNER:  
CHRISTINA SHOEMAKER  
EMAIL: cshoemaker@bsc.com  
PHONE: 206-375-2339



09-29-23

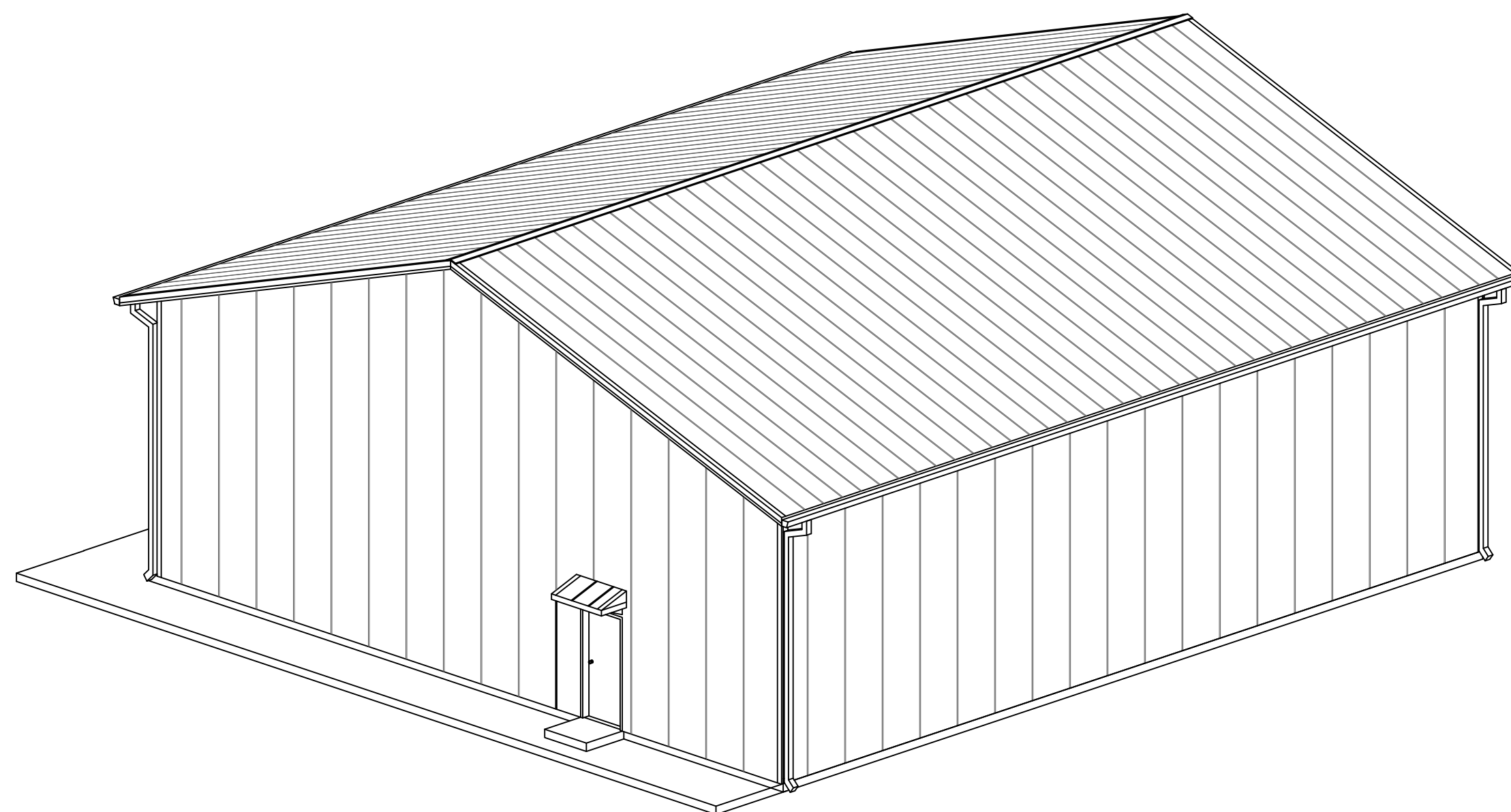
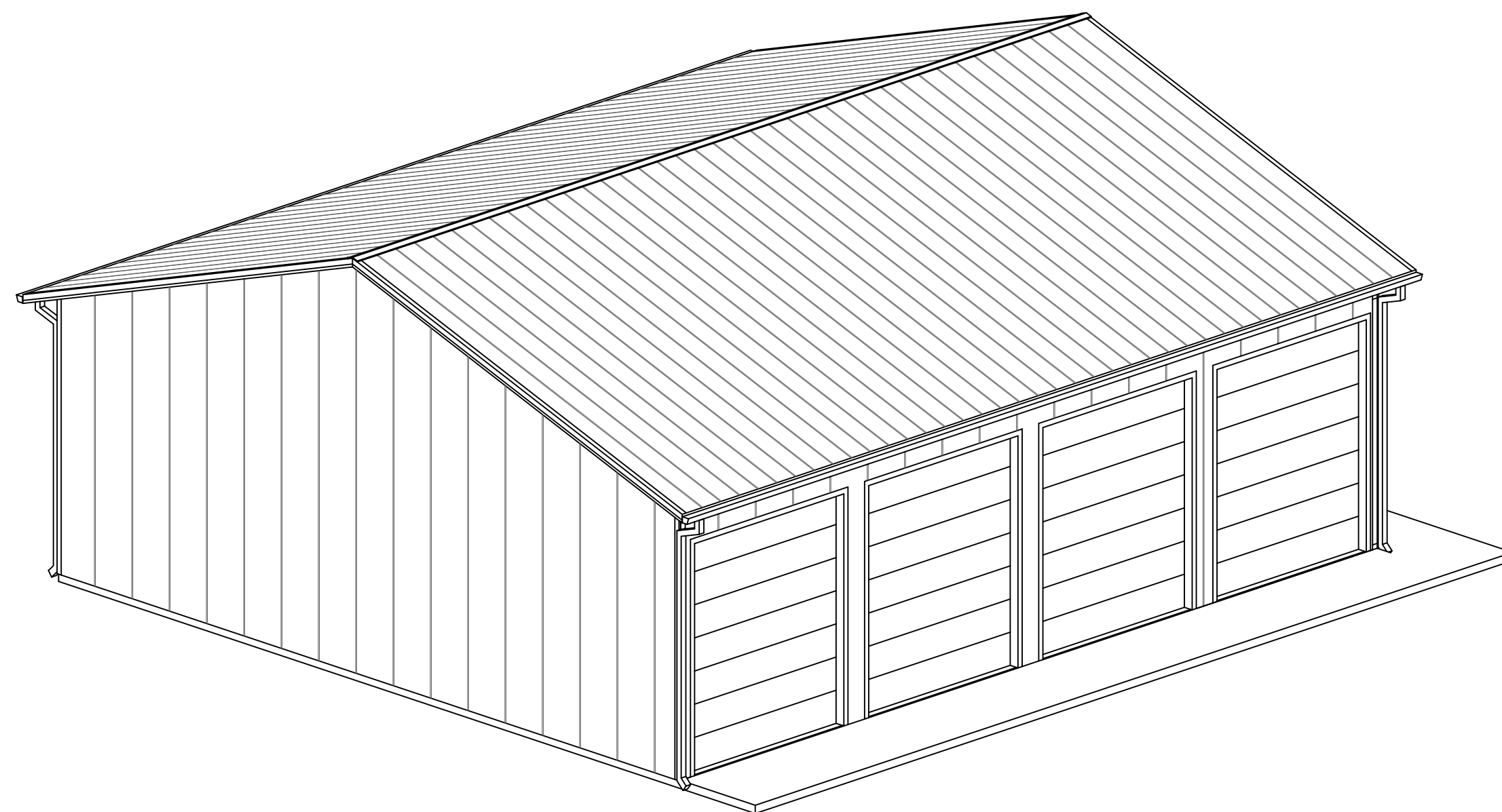






1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

REVISED DATE:



**STRUCTURAL NOTES**

1. CODE : 2018 IBC
2. DESIGN LOADS :  
 ROOF SNOW = 25 PSF  
 WIND SPEED (EXP C) = 98 MPH  
 SOIL BEARING PRESSURE = 1500 PSF  
 SEISMIC DESIGN CATEGORY D
3. LUMBER :  
 6x PT. POSTS : HEM-FIR # 2  
 4x 6 PT. POSTS : HEM-FIR # 2  
 PURLINS & GIRTS : DOUG-FIR # 2  
 RAFTERS : DOUG-FIR # 2
4. TREATED LUMBER : ALL LUMBER WITH GROUND CONTACT SHALL BE PRESSURE TREATED  
 POST : 60 PCF RETENTION  
 SKIRTBOARDS : 40 PCF RETENTION
5. CONCRETE :  $f_c = 2500$  psi @ 28 DAYS.  
 CONCRETE SLAB :  $f_c = 3000$  psi
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE FIRM SOIL WITH MIN. BEARING CAPACITY OF 1500 PSF AND LATERAL BEARING CAPACITY OF 150 PCF. BUILDER TO VERIFY SOIL CONDITION PRIOR TO CONSTRUCTION
7. ROOFING : 26Ga METAL 16" WIDE STREAMLINE W/ STRIATION ON SYNTHETIC UNDERLAYMENT ON 5/8" CDX PLYWOOD W/ 8d. NAILS @ 6" O.C. AT PANEL EDGES & 12" IN FIELD  
 SIDING : 29Ga METAL SIDING WITH TYVEK WITH #10"x1" SCREWS @ 9" OC.
8. TRUSSES SHALL BE DESIGNED BY THE ENGINEER LICENSED IN THE STATE OF WASHINGTON

**CHRISTINA SHONEMAKER  
630 KEYSTONE HILL ROAD  
COUPEVILLE, WA 98239**

DATE: 8-15-2023

DRAWN BY: NV  
CHECKED BY:





1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

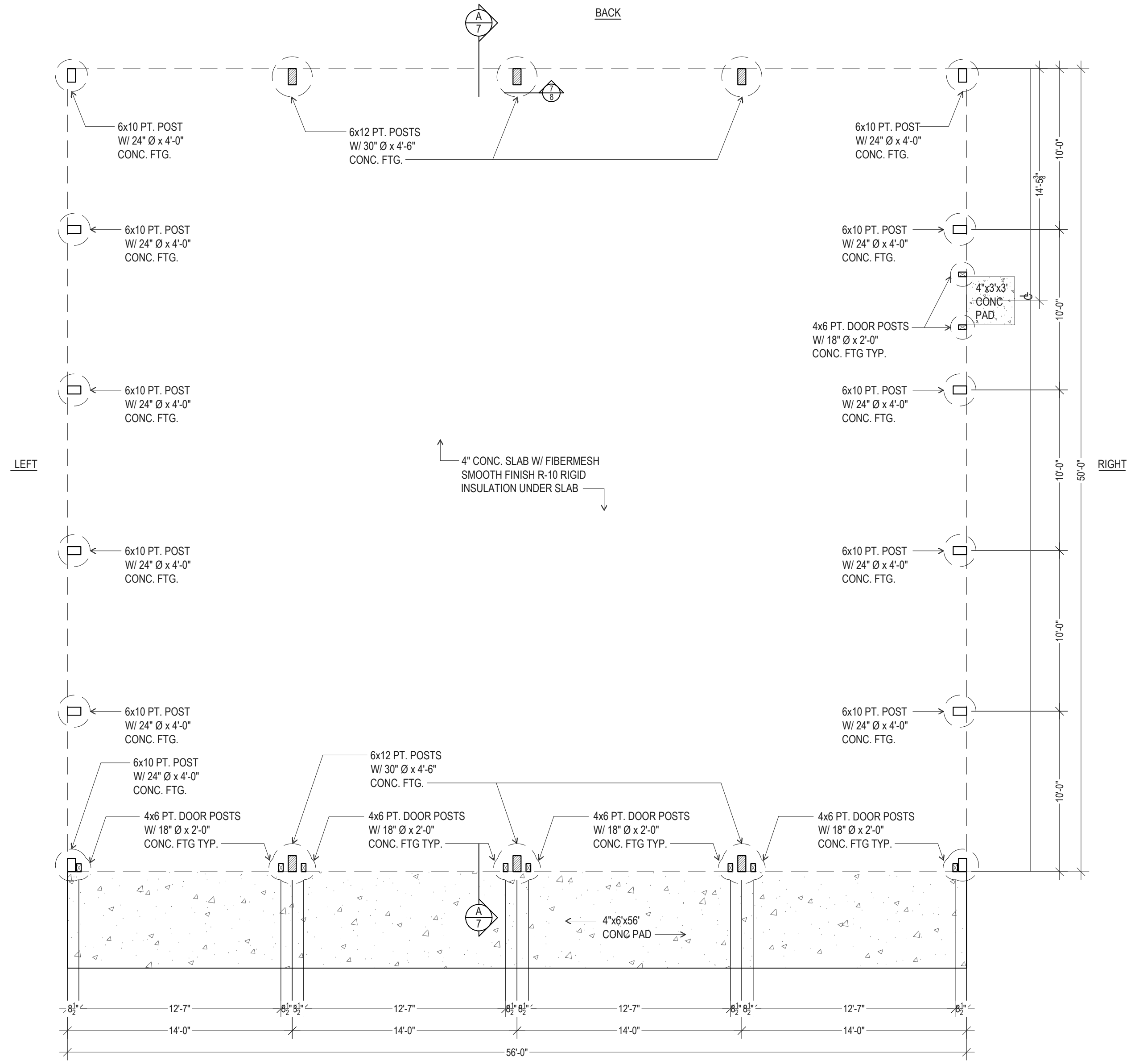
REVISED DATE:

**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

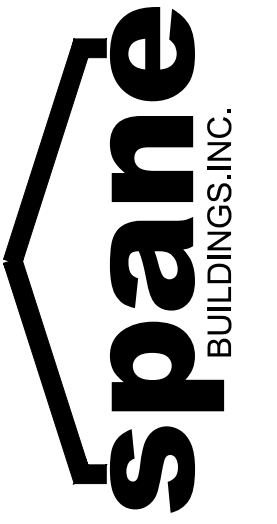
DRAWN BY: NV  
CHECKED BY:

**2**



**FOUNDATION PLAN**  
SCALE 3/16" = 1'-0"  
FRONT





1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

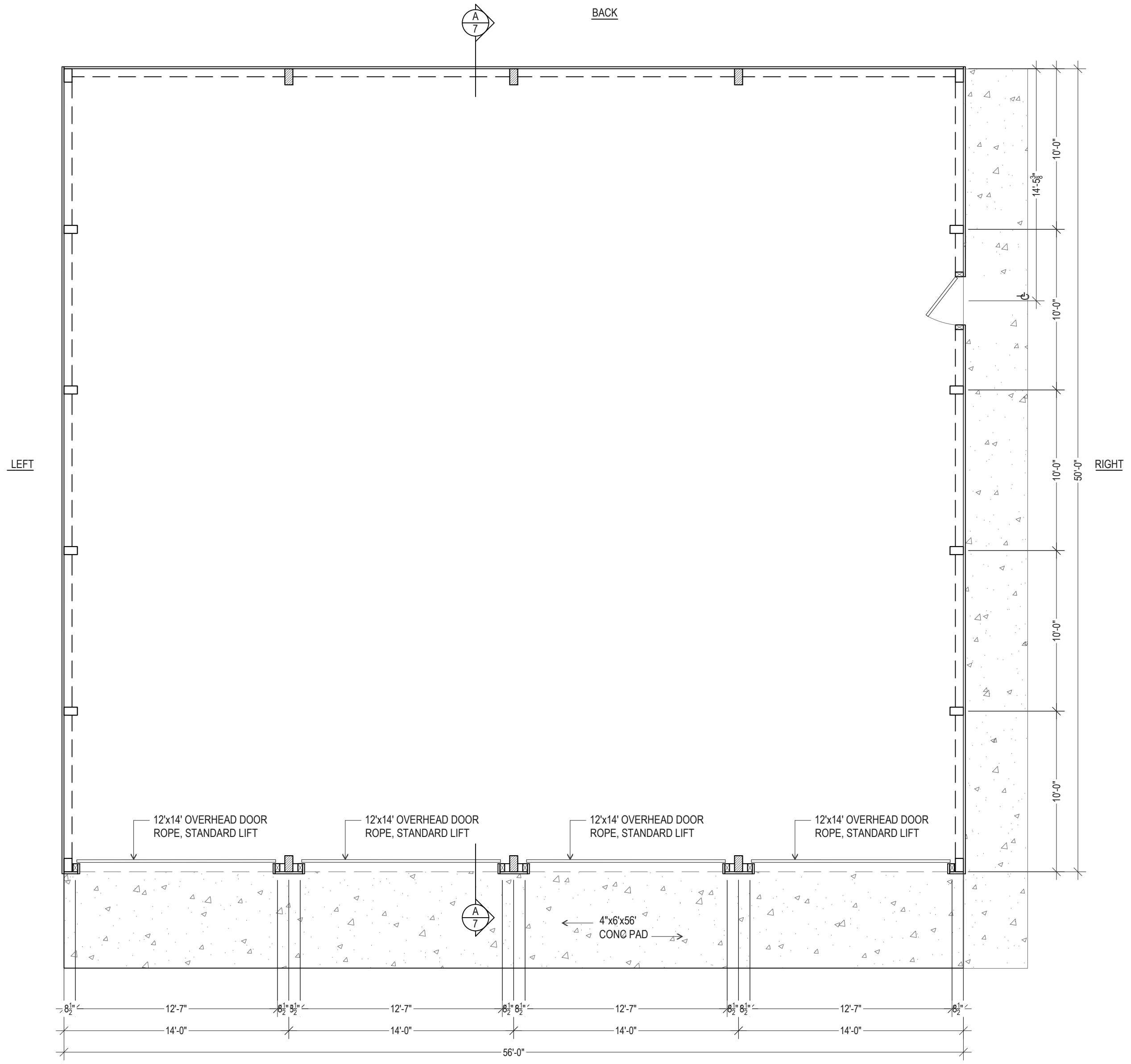
REVISED DATE:

**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

DRAWN BY: NV  
CHECKED BY:

**3**



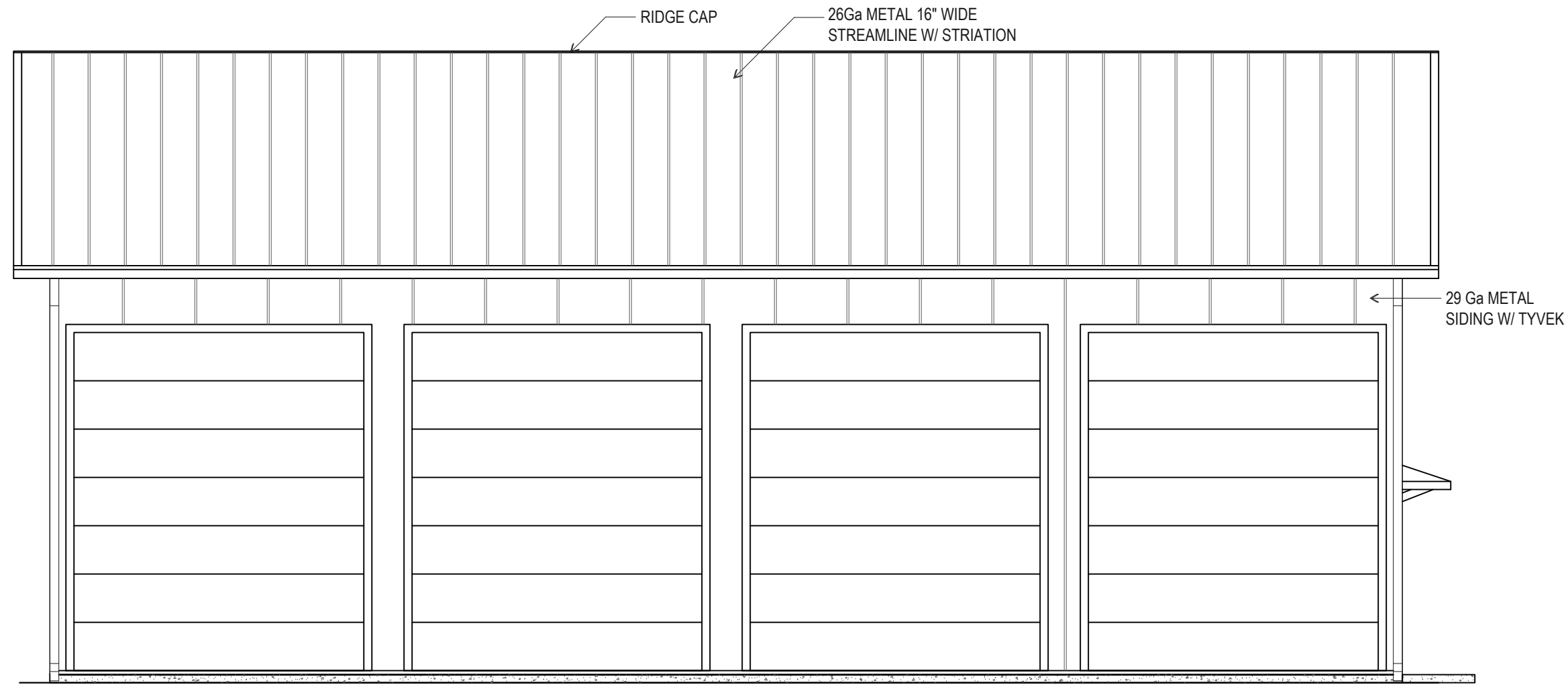
**FLOOR PLAN**

SCALE 3/16" = 1'-0"

FRONT

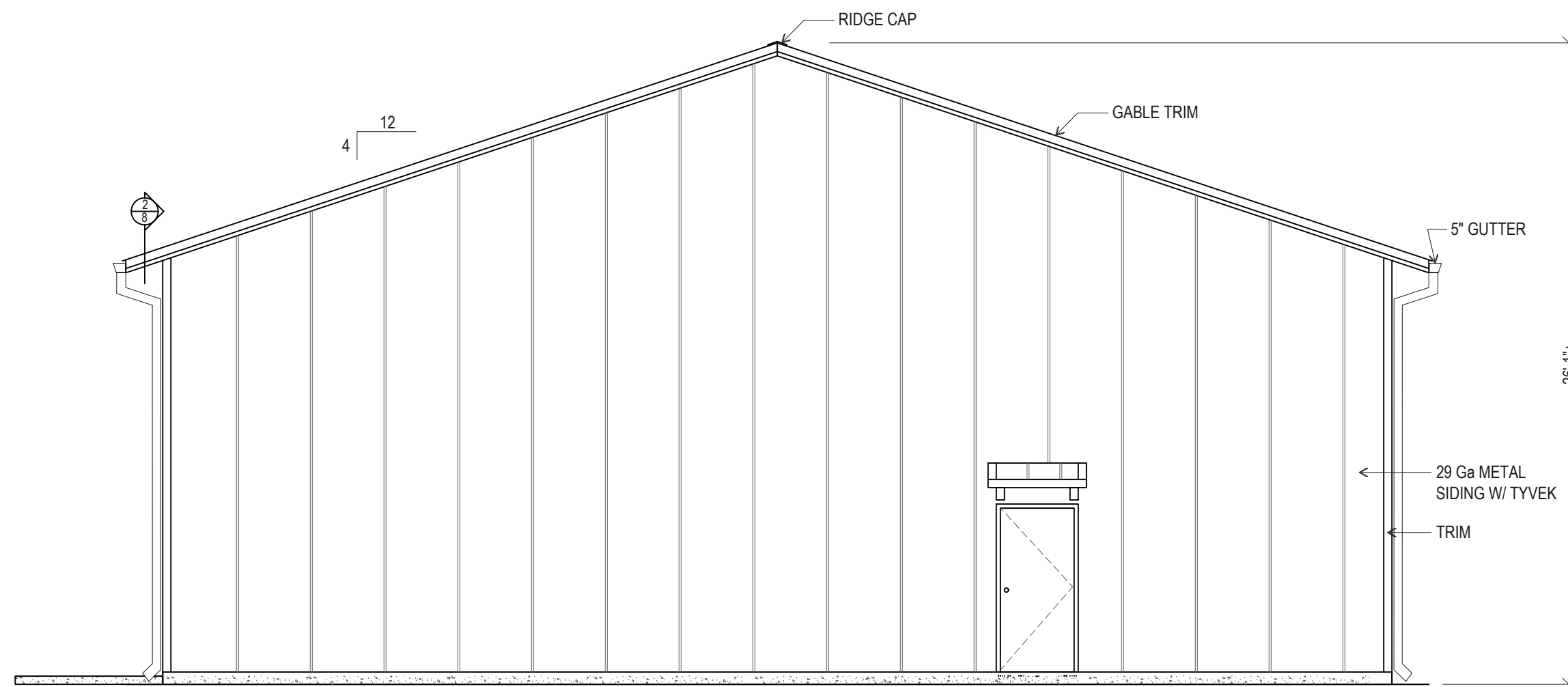






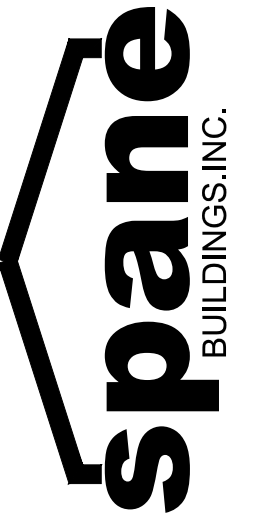
**FRONT ELEVATION**

SCALE 3/16" = 1'-0"



**RIGHT ELEVATION**

SCALE 3/16" = 1'-0"



1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

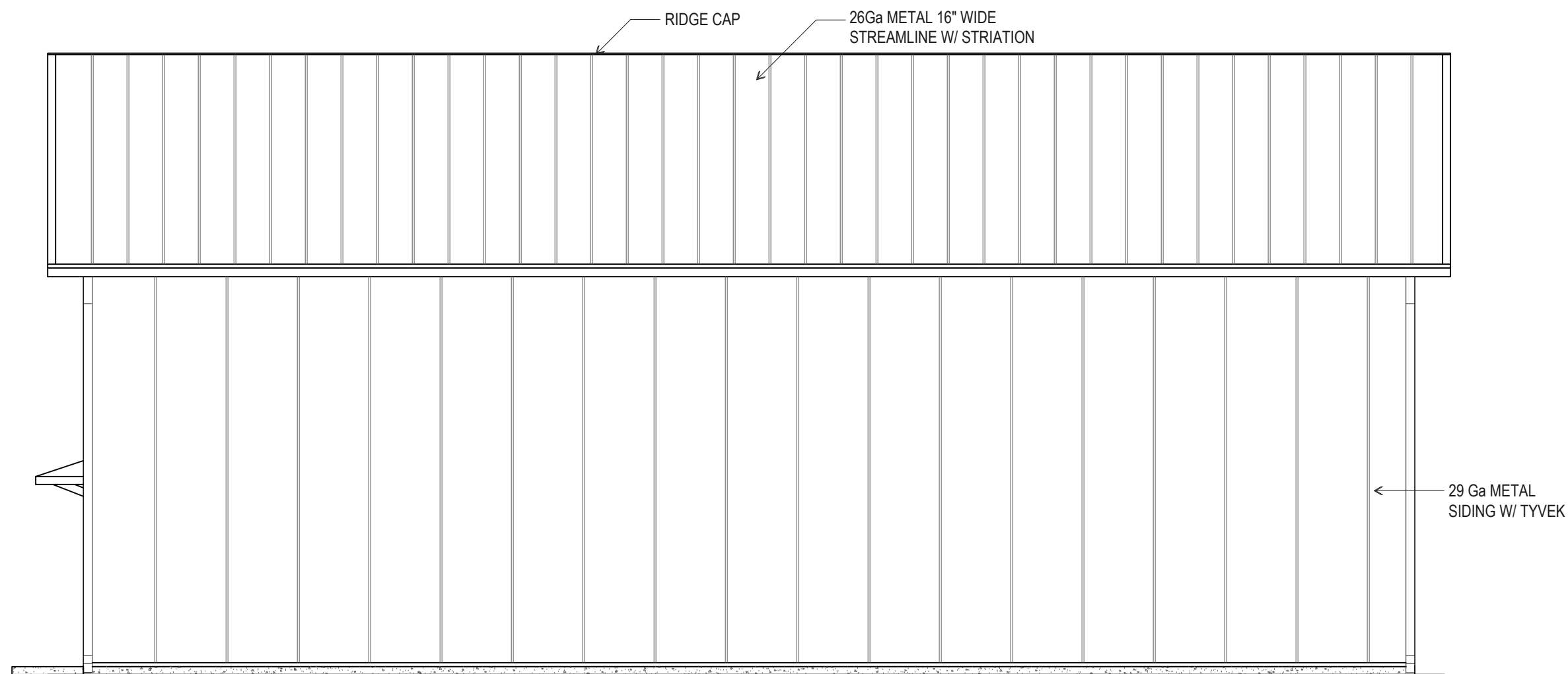
REVISED DATE:

**CHRISTINA SHONEMAKER  
630 KEYSTONE HILL ROAD  
COUPEVILLE, WA 98239**

DATE: 8-15-2023

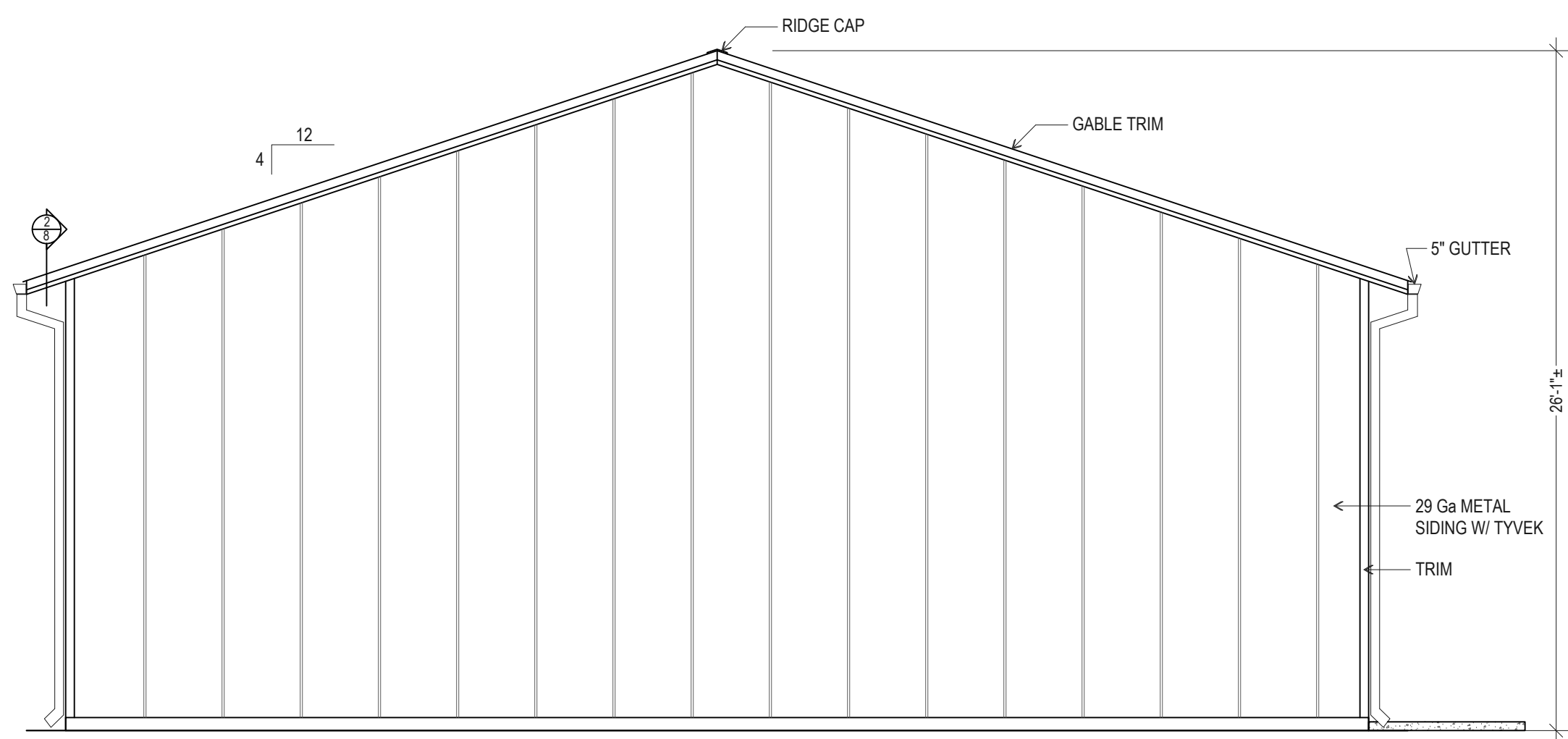
DRAWN BY: NV  
CHECKED BY:





**BACK ELEVATION**

SCALE 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE 3/16" = 1'-0"



1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

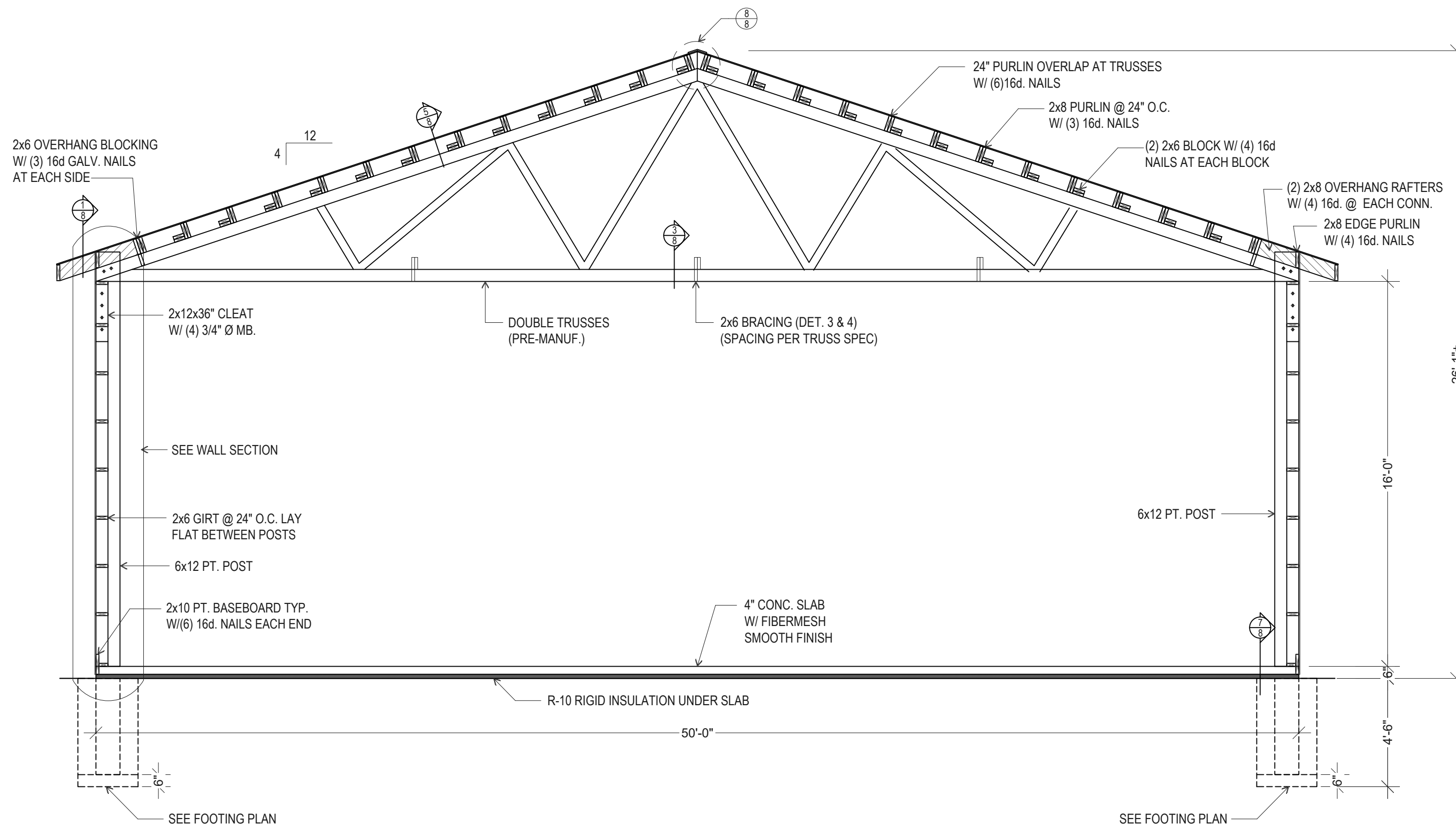
REVISED DATE:

**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

DRAWN BY: NV  
CHECKED BY:





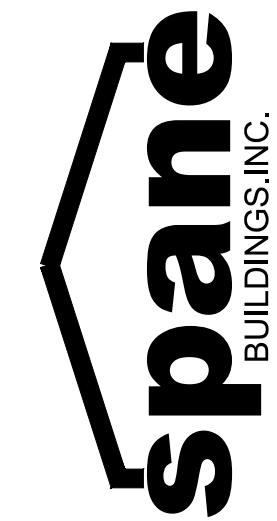
SECTION A-A  
SCALE 1/4" = 1'-0"

**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

DRAWN BY: NV  
CHECKED BY:

6192 REGISTERED ARCHITECT  
THAN SUTAN  
STATE OF WASHINGTON  
EXPIRES 4/17/24



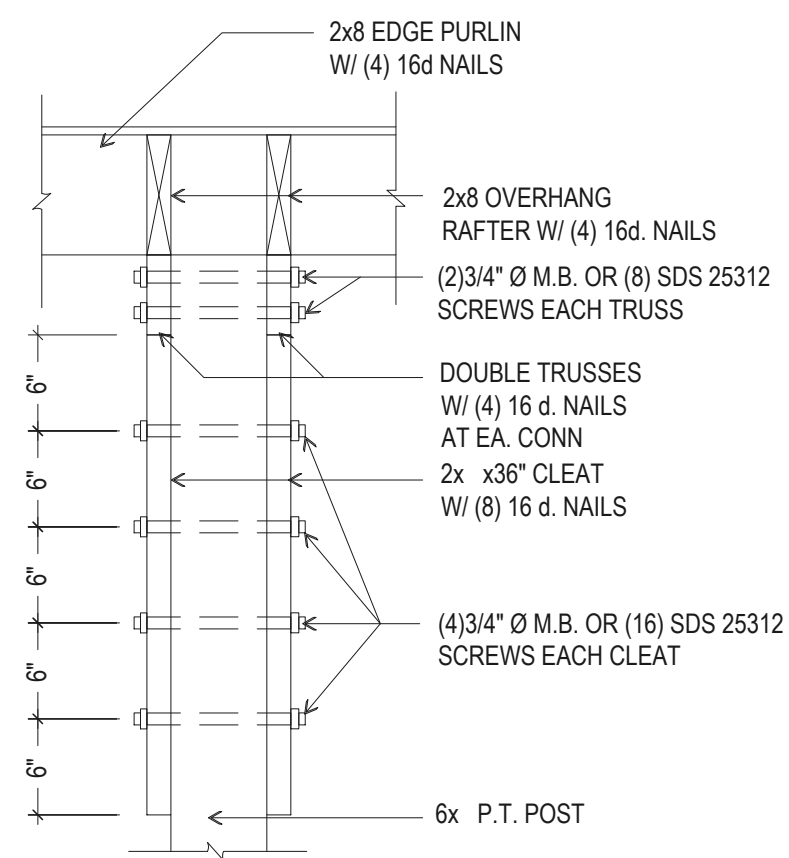
1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

REVISED DATE:

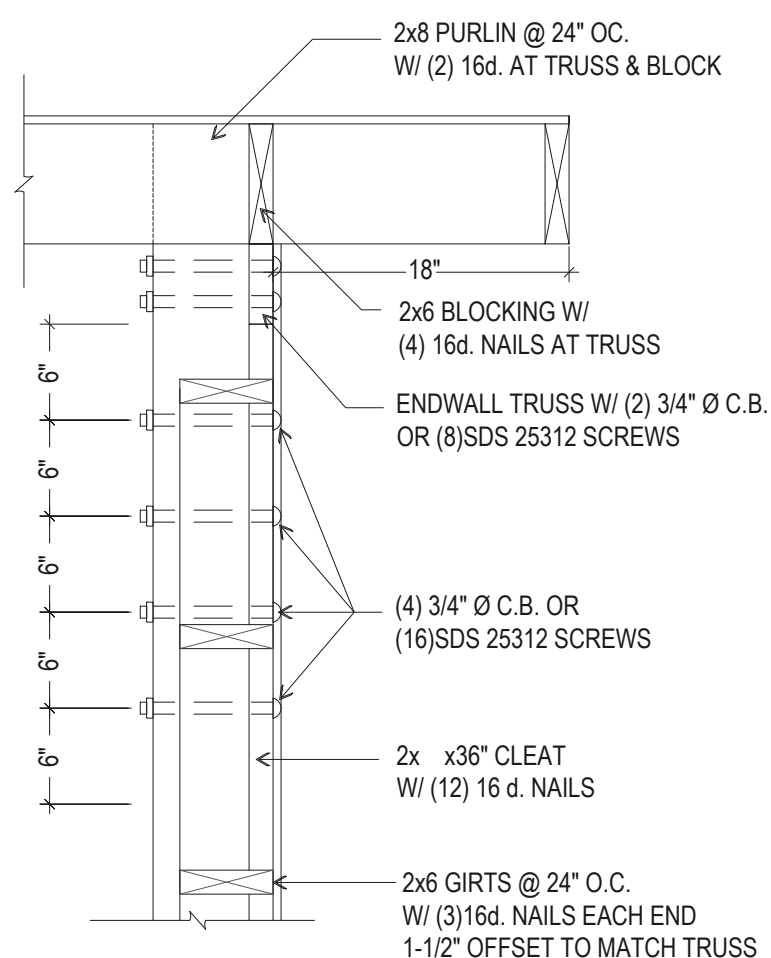
**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

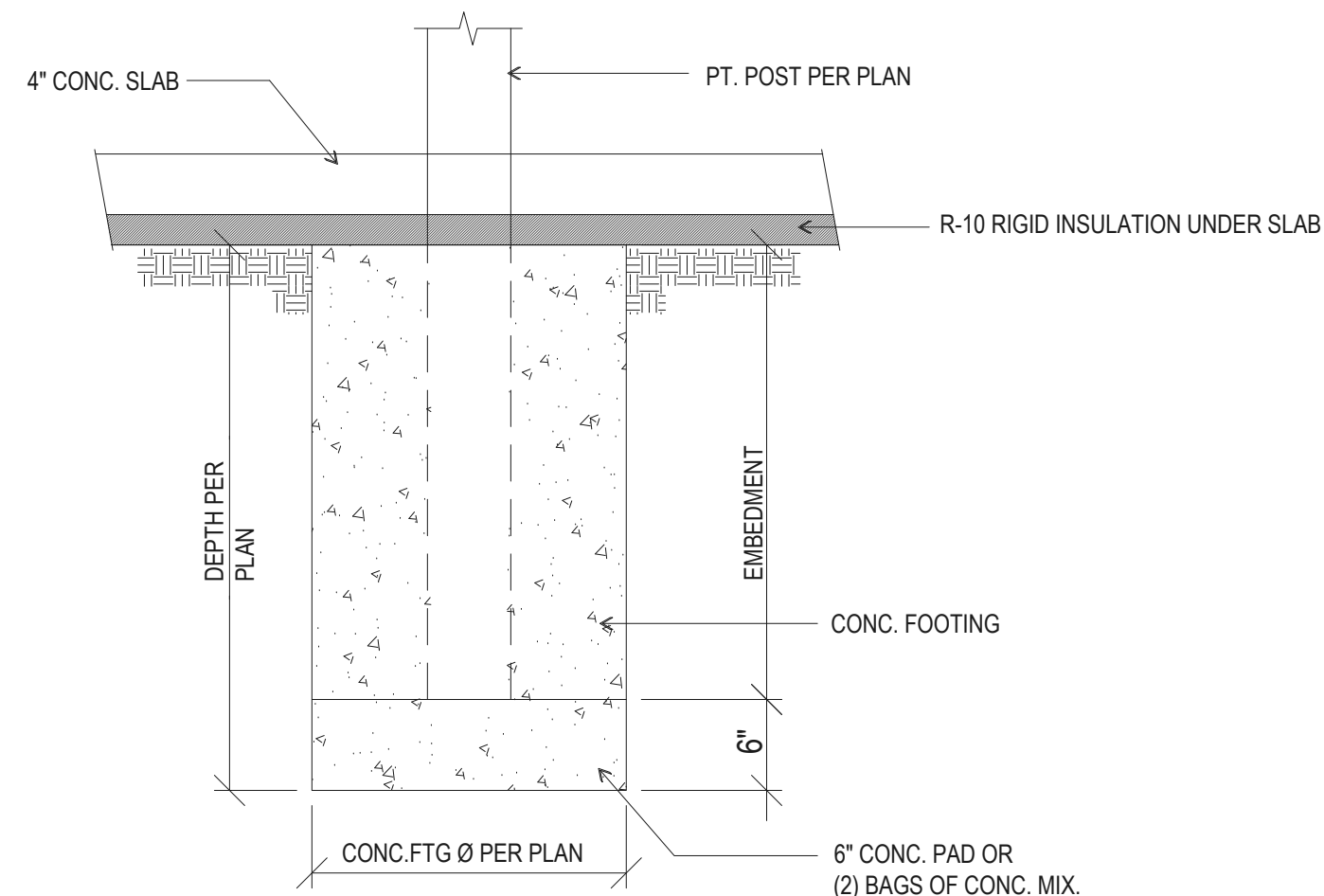
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CHECKED BY:



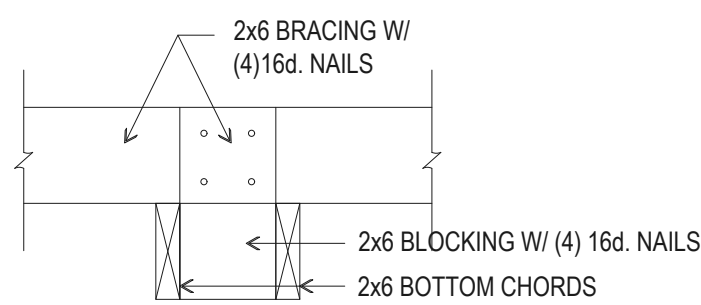
**DETAIL 1**  
SCALE 1" = 1'-0"



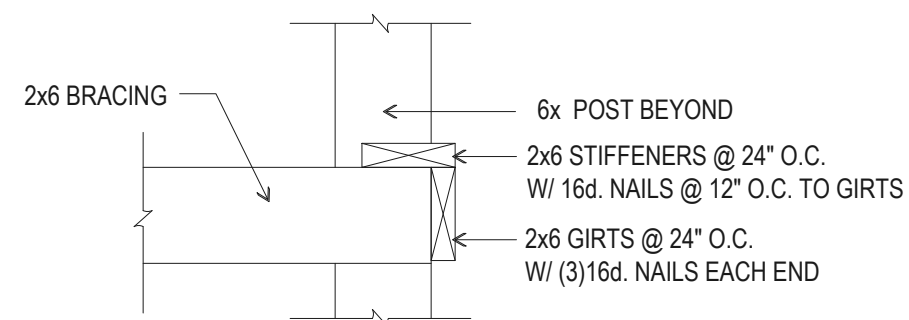
**DETAIL 2**  
SCALE 1" = 1'-0"



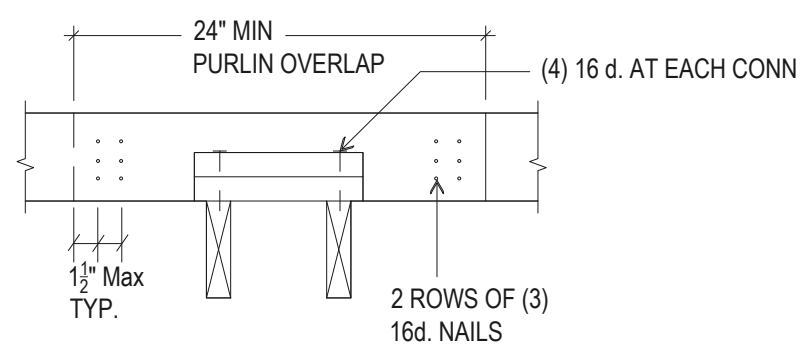
**DETAIL 7**  
SCALE 1" = 1'-0"



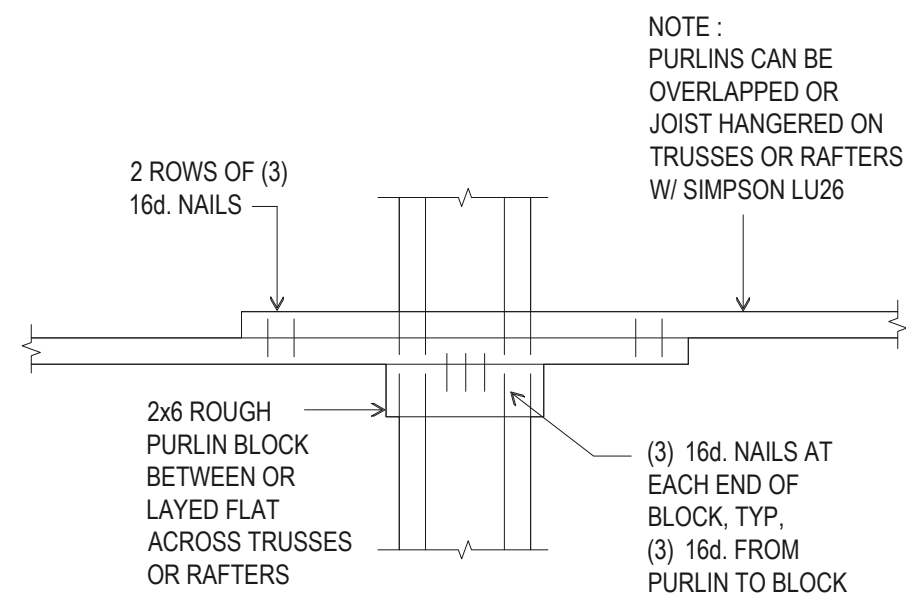
**DETAIL 3**  
SCALE 1" = 1'-0"



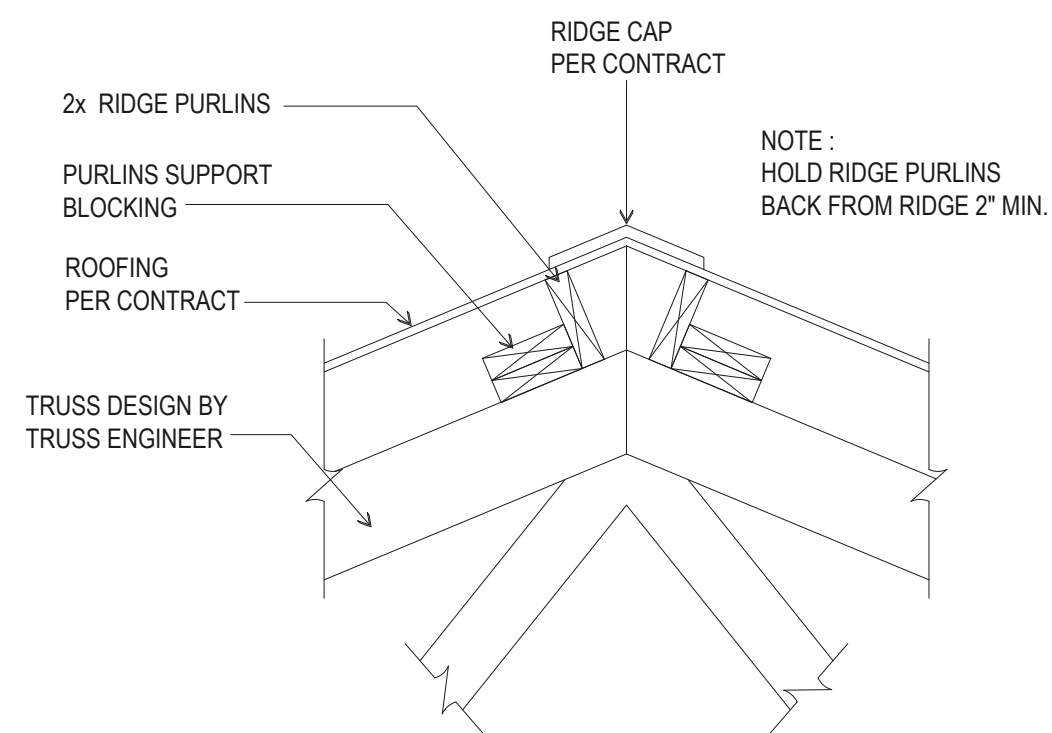
**DETAIL 4**  
SCALE 1" = 1'-0"



**DETAIL 5**  
SCALE 1" = 1'-0"  
(PURLIN OVERLAP @ TRUSSES)

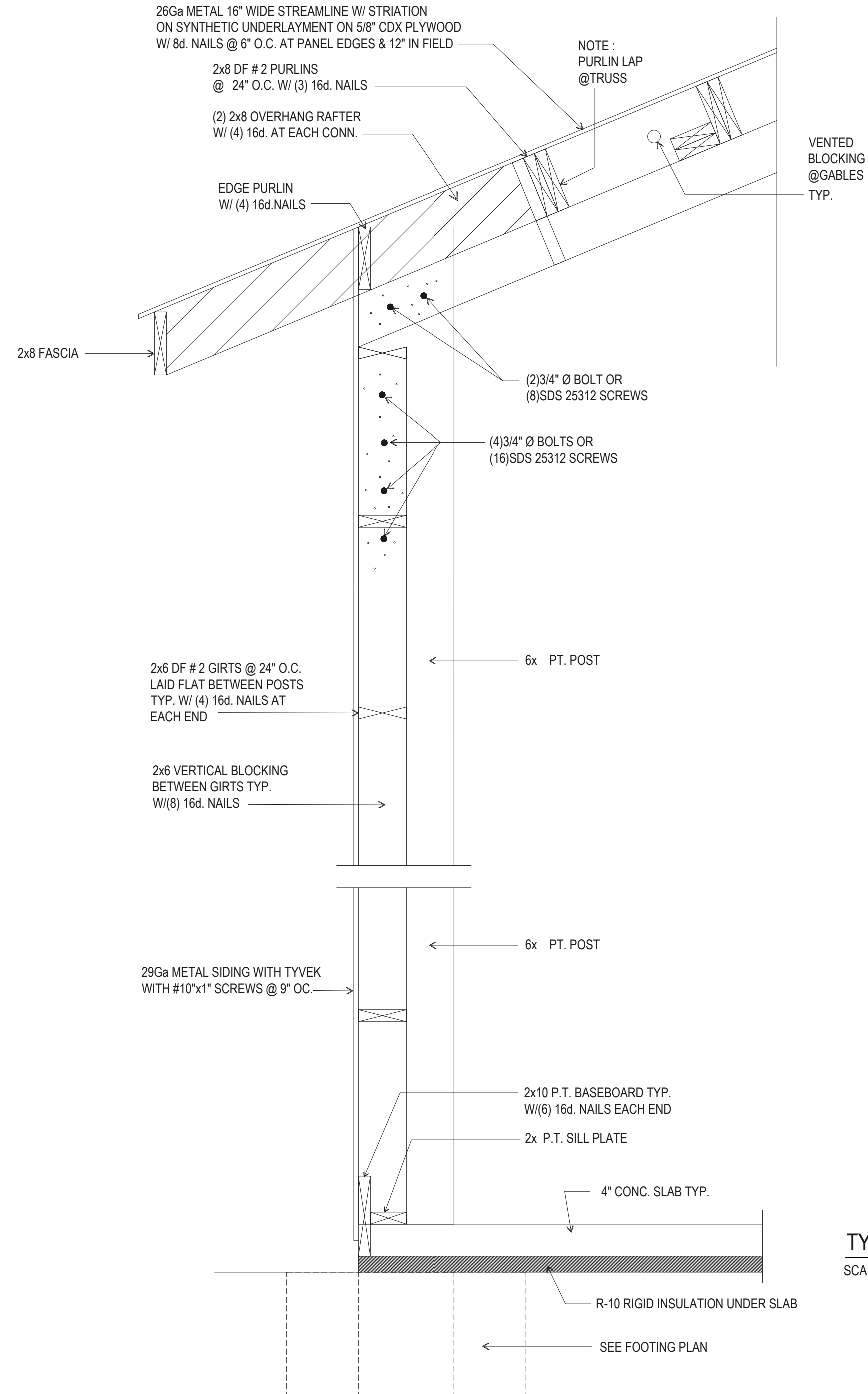


**DETAIL 6**  
SCALE 1" = 1'-0"  
(PURLIN OVERLAP @ TRUSSES, TOP VIEW)

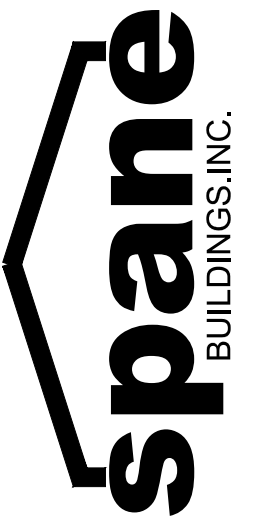


**DETAIL 8**  
SCALE 1" = 1'-0"





TYPICAL WALL SECTION  
SCALE 1" = 1'-0"



1611 BUCK WAY  
MOUNT VERNON  
WA 98273  
1-800-310-2136  
360-424-1505

REVISED DATE:

**CHRISTINA SHONEMAKER**  
**630 KEYSTONE HILL ROAD**  
**COUPEVILLE, WA 98239**

DATE: 8-15-2023

DRAWN BY: NV  
CHECKED BY:





## Ebey's Landing National Historical Reserve

**Certificate of Appropriateness  
Mitch Aparicio/Cecil Stuurmans  
Parcel No. S7302-03-00005-1  
NW Third St., Coupeville, WA  
COA-23-055**

Level A or B (HPC review requested)

Level C

Jurisdiction:

**Town of Coupeville**

### I – PROJECT SUMMARY and BACKGROUND

The applicant requests a Certificate of Appropriateness for a proposal to construct a new single-family residence along the north side of the future extension of NW Third St. The proposed building has a total approximate square footage of 1,722 (1,238 sq. ft. of living area and 484 sq. ft. of attached garage) and is constructed of composite shingles and fiber cement lap siding, and vinyl windows.

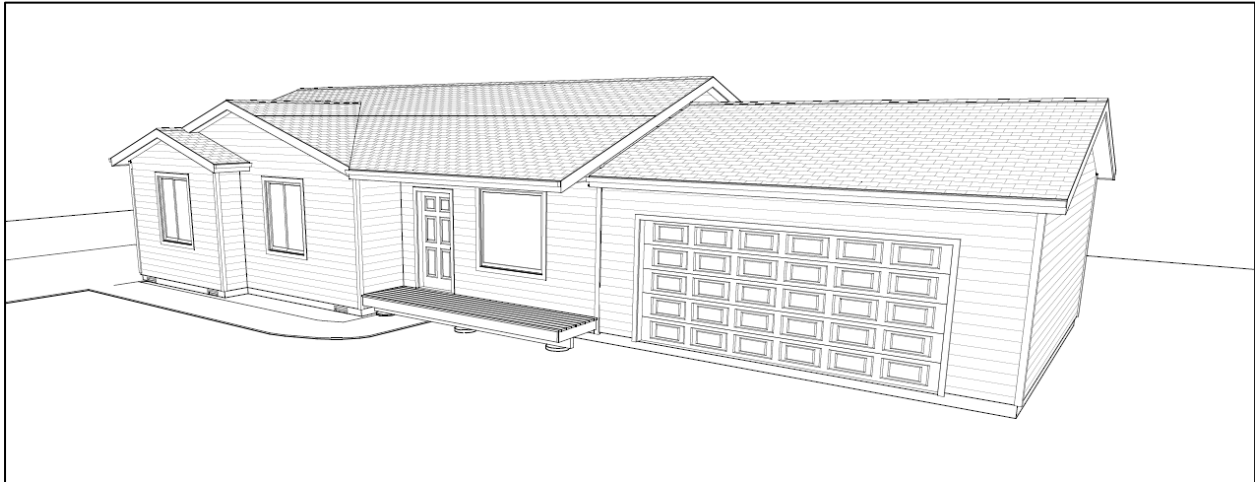
### II – PERMIT DATA

<b>Building or Land Use Permit Type</b>	Certificate of Appropriateness
<b>Application Number</b>	COA-23-055
<b>Application Date</b>	November 17, 2023
<b>Applicant/Owner</b>	Mitch Aparicio/Cecil Stuurmans

### III – SITE DATA

<b>Address</b>	Vacant Lot – NW Third St.
<b>Location</b>	Corner of NW Krueger and NW Third St. - Review Area 1
<b>Parcel Number(s)</b>	S7302-03-00005-1 (soon to be subdivided into two lots)

<b>Size of parcel(s)</b>	7,309 Square Feet.			
<b>Historic Structure?</b>	Yes		No	<b>X</b>
<b>Proximity to Historic Structures?</b>	Yes		No	<b>X</b>
<b>Zoning Designation</b>	MOW ( RM-9600)			
<b>Critical Areas/Overlays?</b>	Yes		No	<b>X</b>
<b>Shoreline Jurisdiction?</b>	Yes		No	<b>X</b>
<b>NPS Easements?</b>	Yes		No	<b>X</b>



*I: Proposed Single-family Residence*

**IV – STAFF CONTACTS**

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

**V. APPLICABLE DESIGN GUIDELINES**

**SECRETARY OF THE INTERIOR’S STANDARDS**

<b>The Secretary of the Interior’s Standards apply:</b>	Yes		No	<b>X</b>
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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

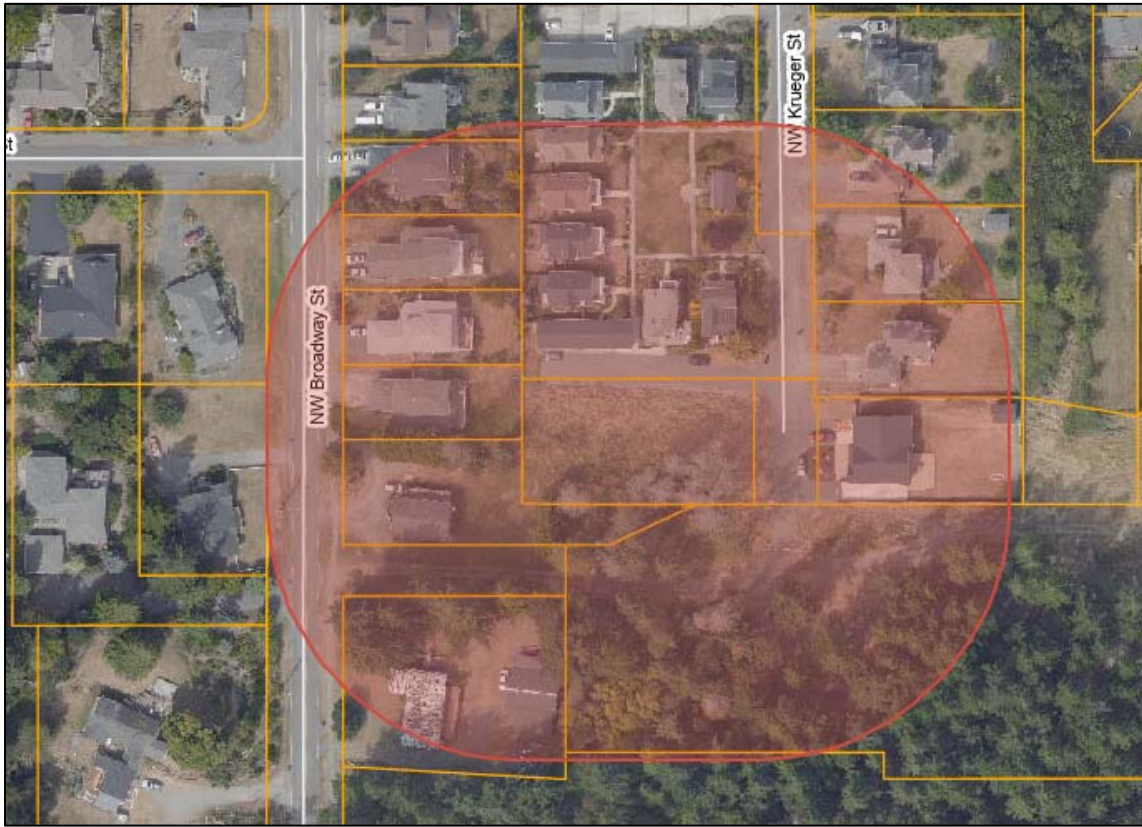
Guideline	Staff Analysis
4.6.1.1	<p>The proposed building is approximately 1,722 (1,238 sq. ft. + 484 sq. ft. garage)</p> <p>No other buildings are proposed, and the mass of the residence is not proposed to be broken up.</p>
4.6.1.2 - 4.6.1.4	<p>There are no historic resources within the general vicinity.</p> <p>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.</p> <p>The proposed materials reflect the surrounding neighborhood.</p> <p>The submitted application does not indicate proposed building colors. The proposed buildings are not within a wooded area.</p>
4.6.1.5 - 4.6.1.7	<p>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.</p> <p>The siding is expected to be fiber cement. No metal is proposed.</p>
4.6.1.8	<p>The front façade faces NW Third St. with the garage access off of NW Third St. as well. The front and side yards are not expected to have large amounts of concrete or paving except for the proposed driveway.</p>

#### 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	<p>The project is not within Review Area 2, nor is it completely screened.</p>
4.6.4.2	<ol style="list-style-type: none"> <li>a. The proposed building has a similar roofline. It has a larger footprint surrounding buildings but is only one story.</li> <li>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</li> <li>c. Window proportions are similar to buildings in the surrounding neighborhood.</li> <li>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.</li> <li>e. The proposal does not imitate historical features.</li> </ol>

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	The primary entrance is oriented to NW Third St. The primary entrance includes a porch.
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	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.  Without considering the Cottage Housing Development, the other buildings surrounding the site have an average footprint of 1,541 sq. ft.  Including the building of COA-23-056, this average increases to 2,031 (including the cottages) or 2,160 (excluding the cottages) sq. ft.  The proposed footprint of the residence is 1,722 sq. ft. including the attached garage.
4.6.4.11	The Front elevation has 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 garage is oriented towards NW Third St. and the primary entrance is also oriented towards NW Third St.
4.6.4.16	The residence and the adjacent residence that is proposed (COA-23-056) are varied in their design.  Otherwise, only detached single-family residences are proposed.



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-23-055

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 21, 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 building is compatible in scale, massing, size, materials, and color.
6. In accordance with guidelines in Chapter 4.6.4 the proposed building is 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.



# 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 *+ usb or drop box files*  
 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. *TBD*
  - 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 EBey'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 EBey'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.

?? NW 3rd St. (LOT 1)  
Coeville, WA  
90239

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:**

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# 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 \_\_\_\_\_

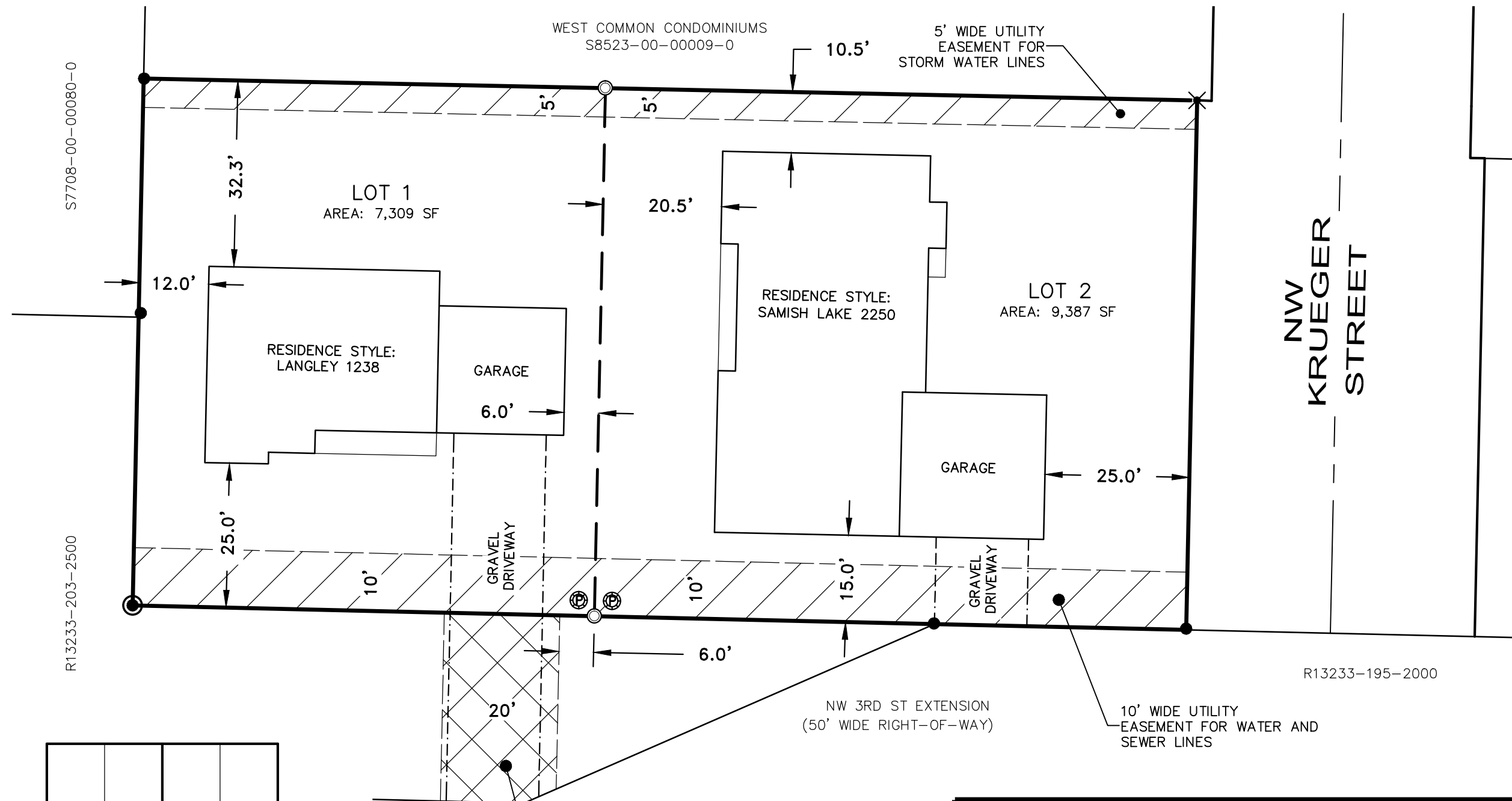
Signature of Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

Residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

**SITE PLAN PENDING COUPEVILLE SHORT PLAT No. 23-001. S7302-03-00005-1**



S7708-00-00080-0

R13233-203-2500

WEST COMMON CONDOMINIUMS  
S8523-00-00009-0

5' WIDE UTILITY  
EASEMENT FOR  
STORM WATER LINES

LOT 1  
AREA: 7,309 SF

RESIDENCE STYLE:  
LANGLEY 1238

GARAGE

20.5'

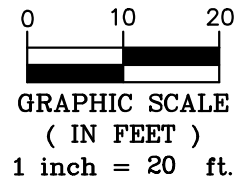
RESIDENCE STYLE:  
SAMISH LAKE 2250

LOT 2  
AREA: 9,387 SF

GARAGE

25.0'

NW  
KRUEGER  
STREET



**LEGEND**

- REBAR OR IRON PIPE FOUND
- ⊙ FOUND 1/2" x 24" REBAR INSCRIBED TMI #48382
- ✕ NAIL & SHINER FOUND
- SET 1/2" x 24" REBAR INSCRIBED ( TMI #48382 )
- ⊕ PROPOSED POWER METER

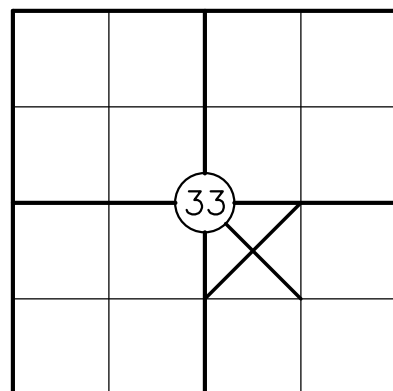
**NOTE**

DRIVEWAY ACCESS TO BOTH LOTS 1 AND 2 ARE RESTRICTED TO THE NW 3RD STREET EXTENSION.

R13233-195-2000

NW 3RD ST EXTENSION  
(50' WIDE RIGHT-OF-WAY)

10' WIDE UTILITY  
EASEMENT FOR WATER AND  
SEWER LINES

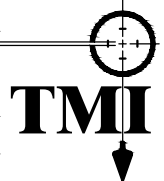


SEC. 33, TWP. 32 N., RNG. 1 E., W.M.



FOR: JORGE AND TAMI APARICIO
FILE NO.: 10924-A
SCALE: 1 IN = 20 FT
COMPUTED BY: JGM
APPROVED BY: JGM
DRAWN BY: TS
F.B. 271, PG. 1-3
DATE: NOVEMBER 30, 2023
SURVEYED BY TRF/BLE

SITE PLAN OF A PORTION OF  
THE NW 1/4 OF THE SE 1/4  
SEC. 33, TWP. 32 N., RNG. 1 E., W.M.  
Island County Washington



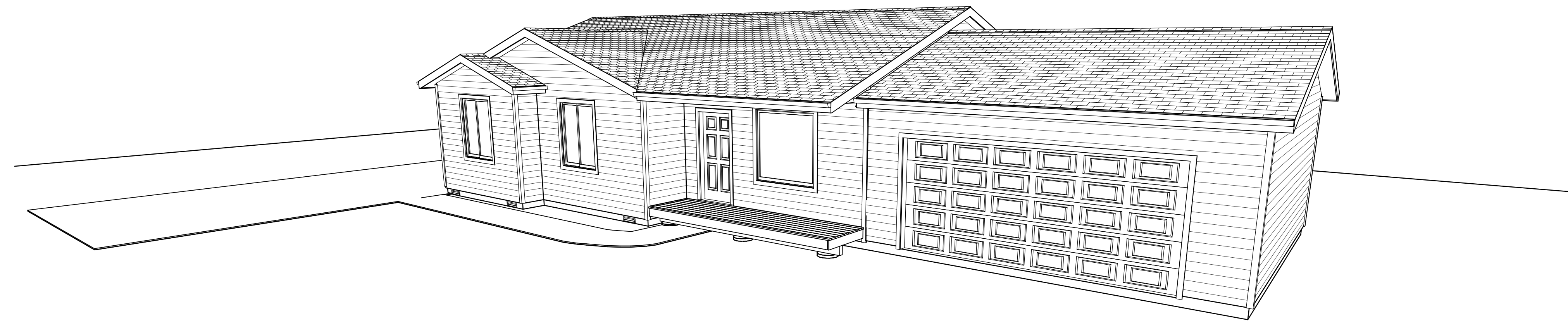
**TMI Land Surveying**

P.O. Box 1011  
5571 Lotto Avenue  
Freeland, Washington 98249  
360-331-7393 www.surveywhidbey.com

SHEET	INDEX
A-1	OVERVIEW
A-2	FOUNDATION/JOIST
A-3	FRAMING/ROOF
A-4	ELEVATION/X-SECTION

**A-1**

PROJECT DESCRIPTION: OWNER  
**Mitch & Tami Aparicio**  
 1111 3rd St.  
 Coupeville, WA 98239  
 206.390.2402  
 Tax Parcel #  
**R13233-195-2000**



Overview

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

NEW 3 BED, 2 BATH SFR

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

2018 WSEC POINTS per TABLE r406.2	
FUEL NORMALIZATION TYPE 4	.5 POINT ,10 HSPF Ductless minisplit HP
ENERGY OPTION 1.3	.5 POINT Efficient Building Envelope
ENERGY OPTION 2.1	.5 POINT, Air Leakage Control
ENERGY OPTION 3.4	1.5 POINT, 10 HSPF Ductless minisplit HP
TOTAL ENERGY POINTS	3

MAIN FLOOR	1238
COVERED DECKS	67

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

SKAGIT DESIGN STARTING PLAN  
**Langley 1238**

DATE:  
 12/8/2023

SHEET:  
**A-1**

**THIS PAGE FOR COVER & PROJECT OVERVIEW**

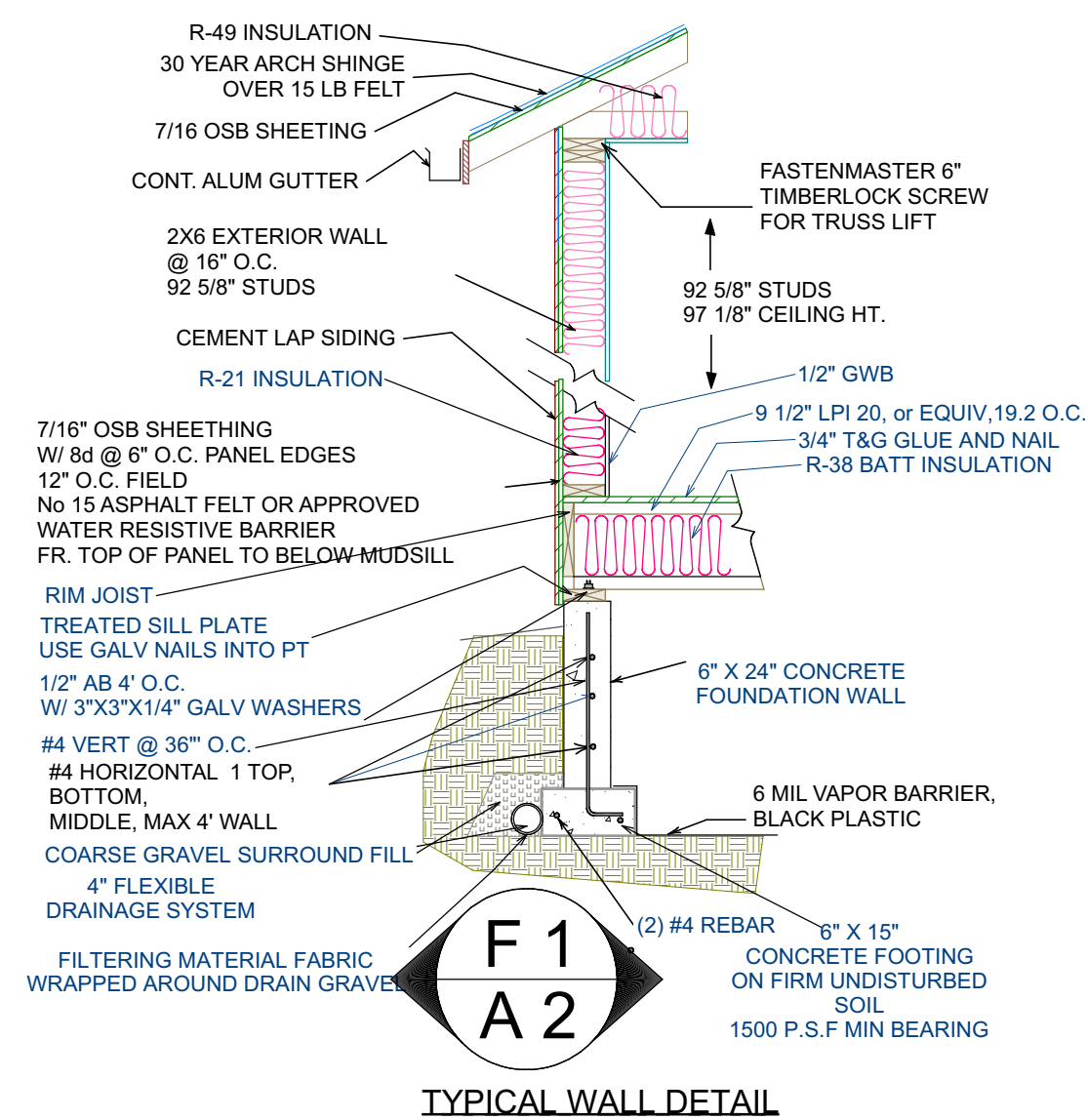
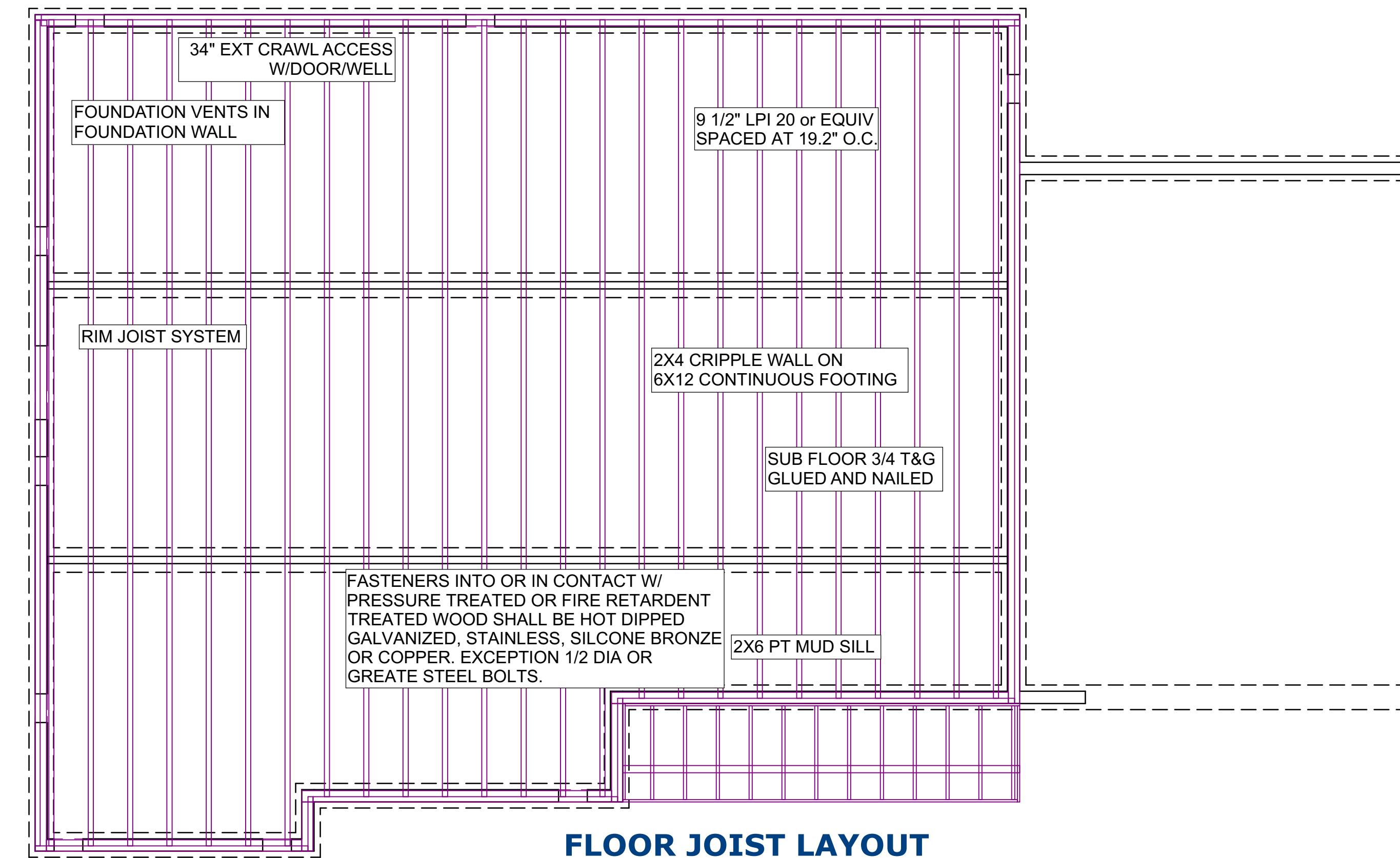
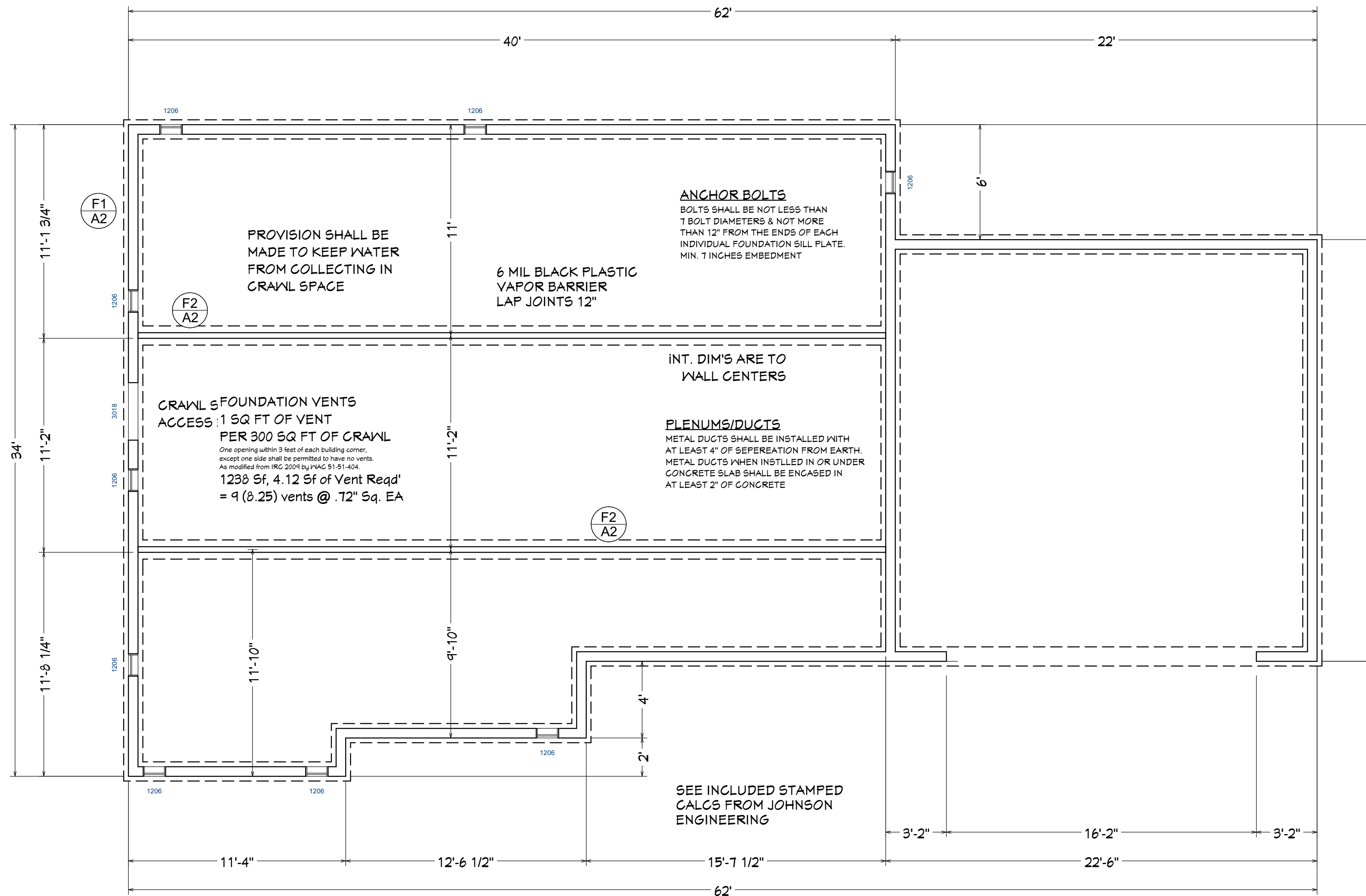
NO SCALE



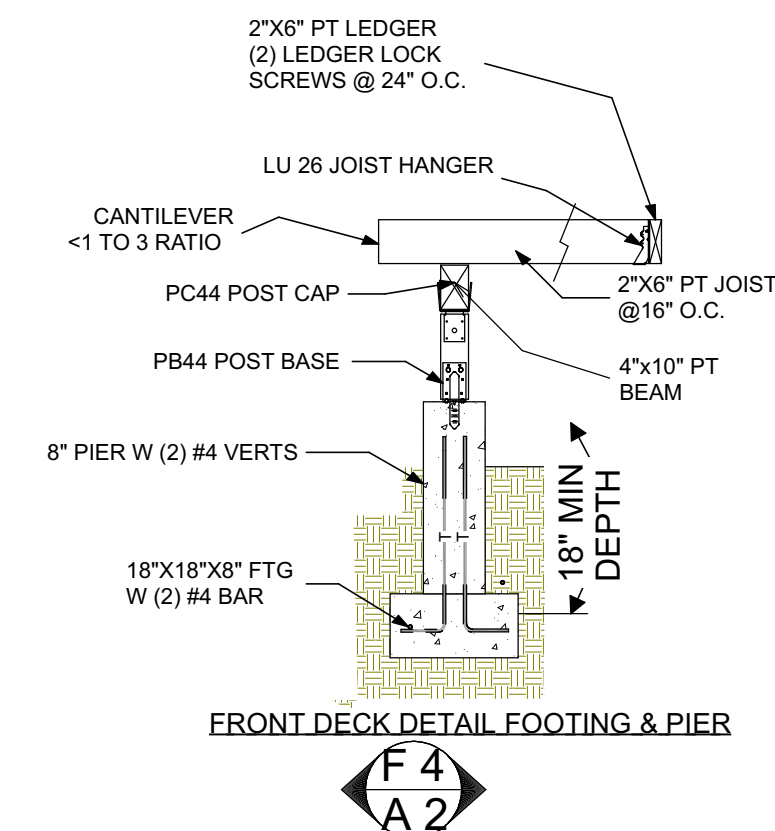
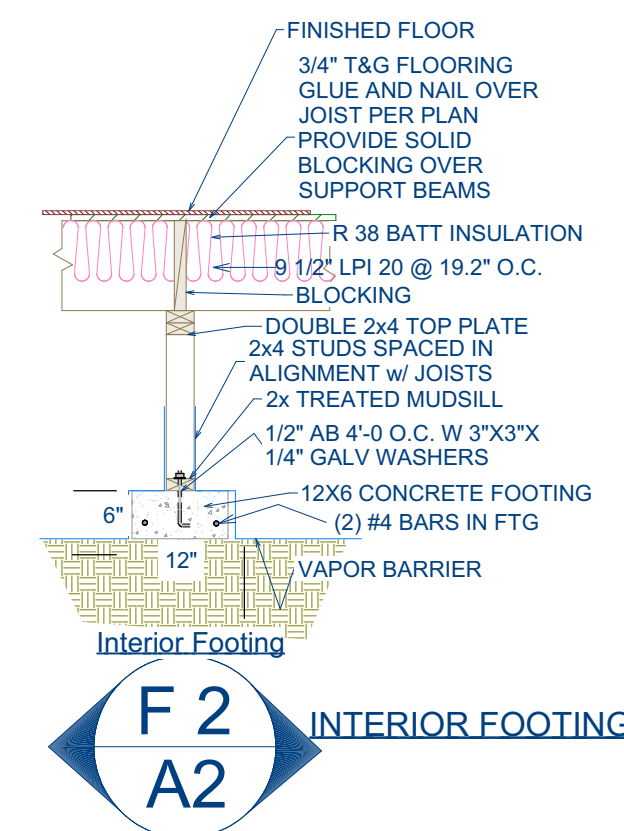
SHEET	INDEX
A-1	OVERVIEW
A-2	FOUNDATION/JOIST
A-3	FRAMING/ROOF
A-4	ELEVATION/X-SECTION

**A-2**

SEE INCLUDED STAMPED CALCS  
from JOHNSON ENGINEERING for  
ENGINEERING.



**DETAIL SCALE 1/2" = 1'**



PROJECT DESCRIPTION: OWNER  
**Mitch & Tami Aparicio**  
N/N 3rd St.  
Coupeville, WA 98239  
206.390.2402  
Tax Parcel # R13233-195-2000

FOUNDATION/  
JOIST

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

SKAGIT DESIGN STARTING PLAN  
**Langley 1238**

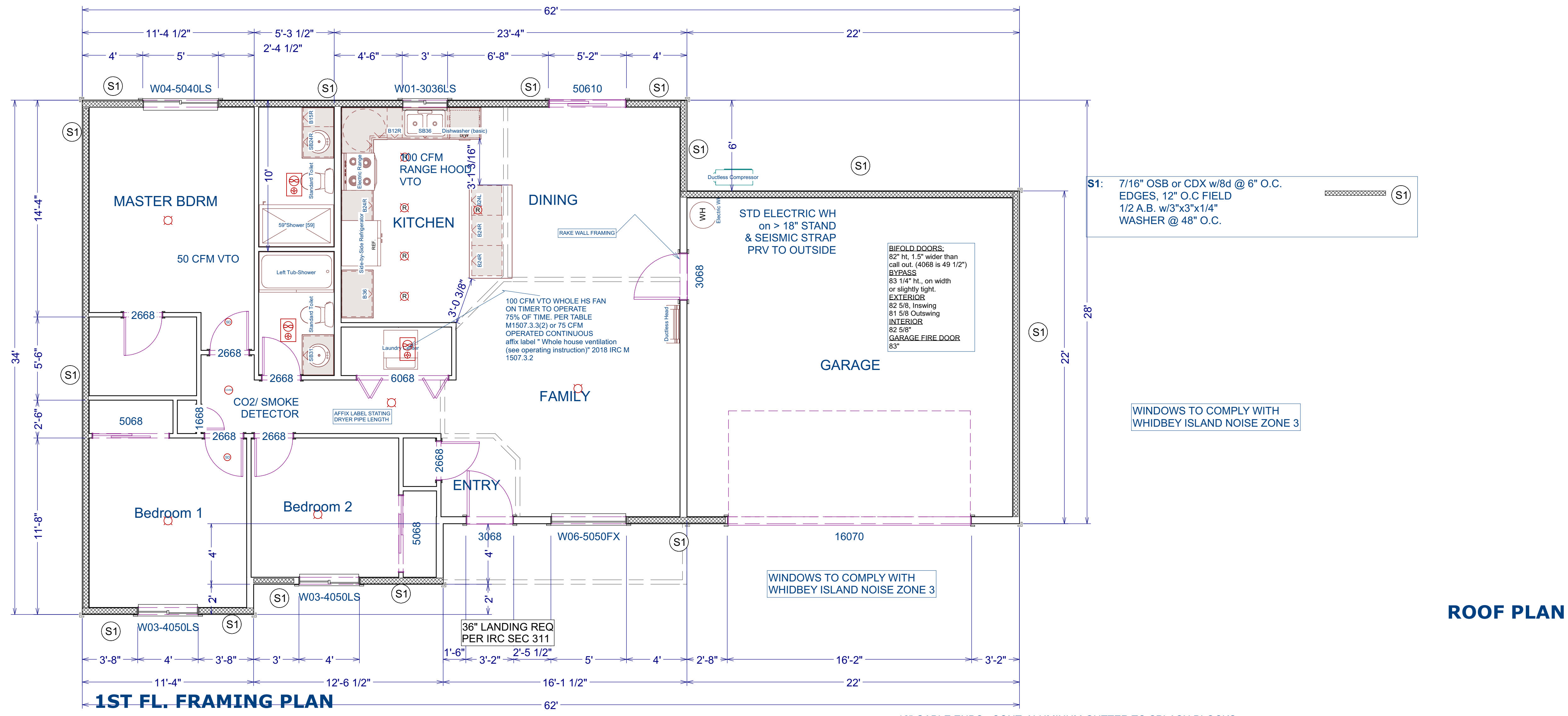
DATE:  
12/8/2023

SHEET:  
**A-2**

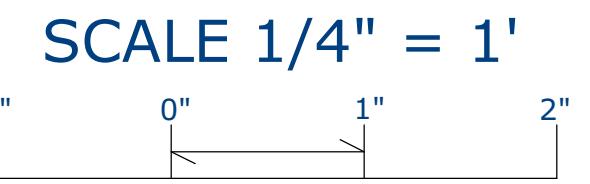


SHEET	INDEX
A-1	OVERVIEW
A-2	FOUNDATION/JOIST
A-3	FRAMING/ROOF
A-4	ELEVATION/X-SECTION

**A-3**



**ROOF PLAN**



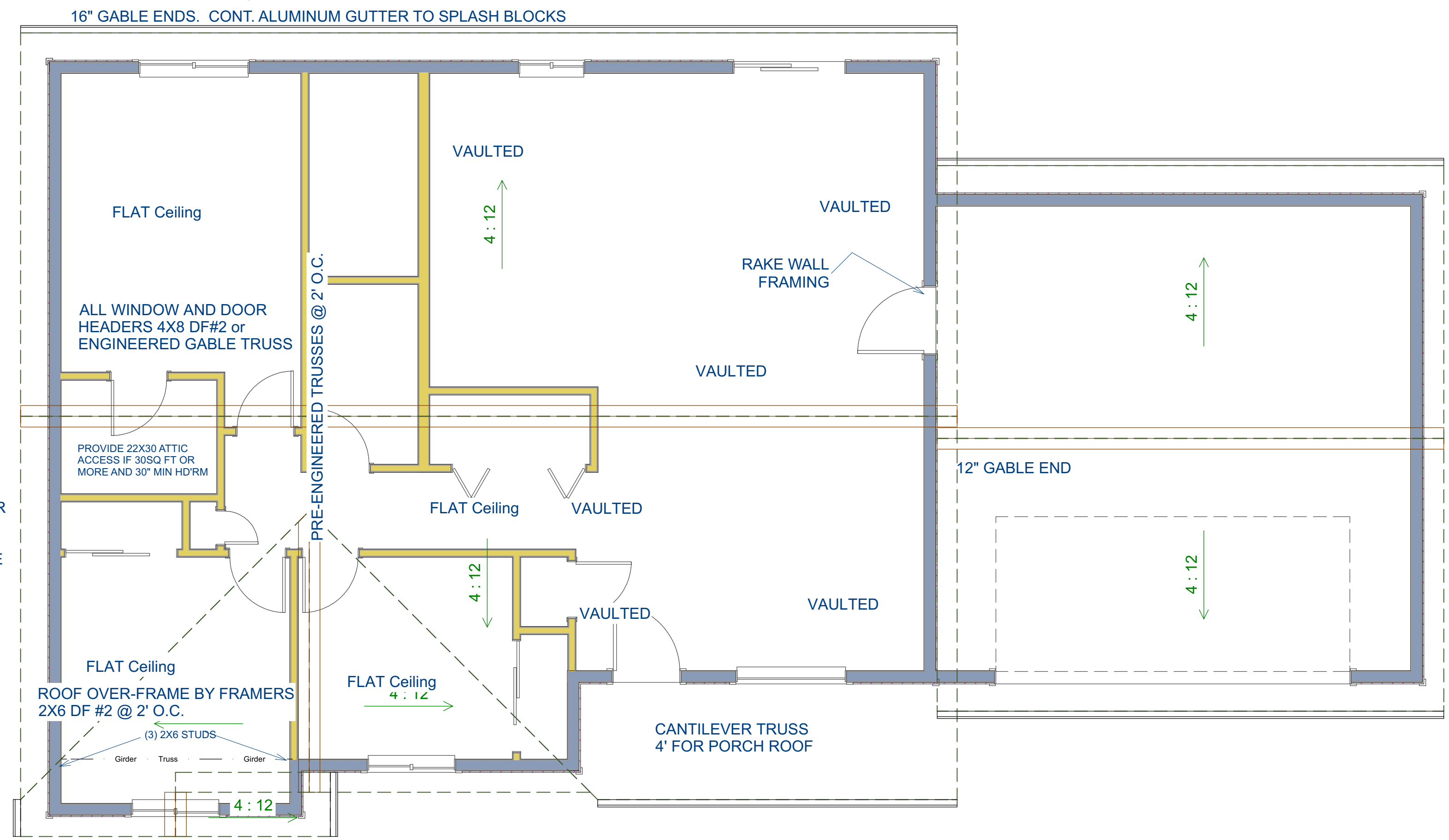
LIVING AREA  
1238 SQ FT

Window Schedule										
Number	Label	Qty	Floor	Size	Width	Height	R/O	Egress	Description	Header
W01	W01-3036LS	1	1	3036LS	36"	42"	36"x42"	Yes	Left Sliding	4x8x39"
W03	W03-4050LS	2	1	4050LS	48"	60"	48"x60"	Yes	Left Sliding	4x8x51"
W04	W04-5040LS	1	1	5040LS	60"	48"	60"x48"	Yes	Left Sliding	4x8x63"
W06	W06-5050FX	1	1	5050FX	60"	60"	60"x60"		Fixed Glass	4x8x63"

ROOF PITCH 4/12  
30 YEAR ARCH. SHINGLE ROOFING  
TRUSSES TO BE ENGINEERED BY MANUFACTURER  
OVERHANGS 16"  
GABLE ENDS 12"  
WINDOW HEADERS LISTED IN WINDOW SCHEDULE  
BIRD BLOCKS AT WALL AND RIDGE VENT

HEADERS ARE 4X8 DF#2  
or ENGINEERED TRUSS GABLE

ROOF SYSTEM  
IS AN ENGINEERED TRUSS SYSTEM  
ENGINEER'S DOCUMENTATION WILL  
BE KEPT ON SITE.



WINDOWS TO COMPLY WITH  
WHIDBEY ISLAND NOISE ZONE 3

WINDOWS TO COMPLY WITH  
WHIDBEY ISLAND NOISE ZONE 3

S1: 7/16" OSB or CDX w/8d @ 6" O.C.  
EDGES, 12" O.C FIELD  
1/2 A.B. w/3"x3"x1/4"  
WASHER @ 48" O.C.

BIFOLD DOORS:  
82" ht., 1.5" wider than  
call out. (4058 is 48 1/2")  
BYPASS  
83 1/4" ht., on width  
or slightly tight.  
EXTERIOR  
82 5/8", Inswing  
81 5/8" Outswing  
INTERIOR  
82 5/8"  
GARAGE FIRE DOOR  
83"

PROJECT DESCRIPTION: OWNER  
**Mitch & Tami Aparicio**  
NHN, 3rd St.  
Coupeville, WA 98239  
206.390.2402  
Tax Parcel #  
R13233-195-2000

FRAMING PLAN/  
ROOF

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

SKAGIT DESIGN STARTING PLAN  
**Langley 1238**

DATE:  
12/8/2023

SHEET:  
**A-3**

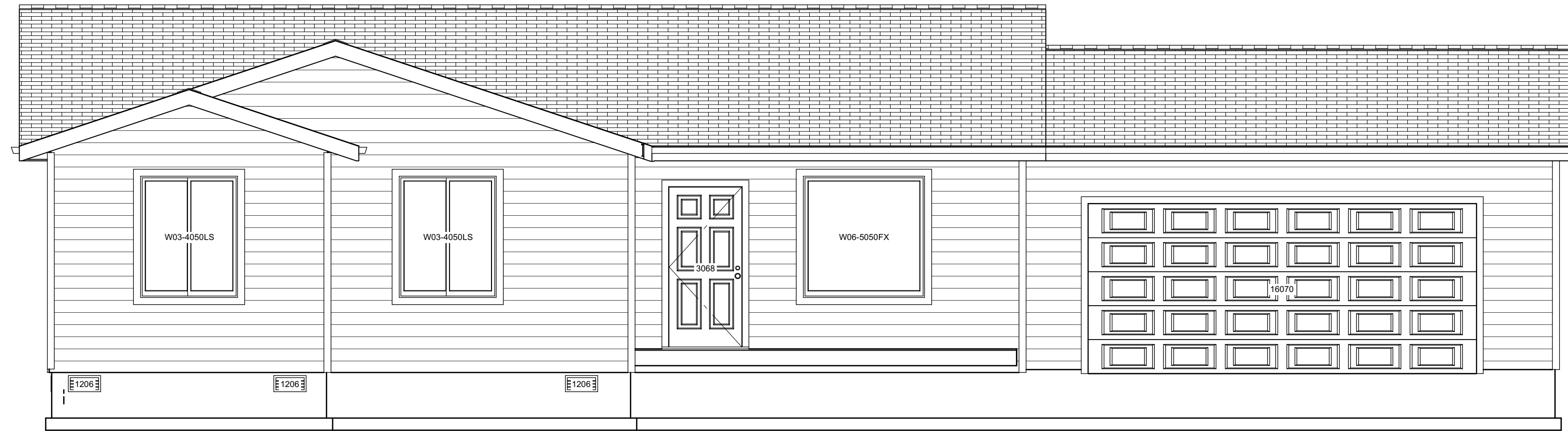


SHEET	INDEX
A-1	OVERVIEW
A-2	FOUNDATION/JOIST
A-3	FRAMING/ROOF
A-4	ELEVATION/X-SECTION

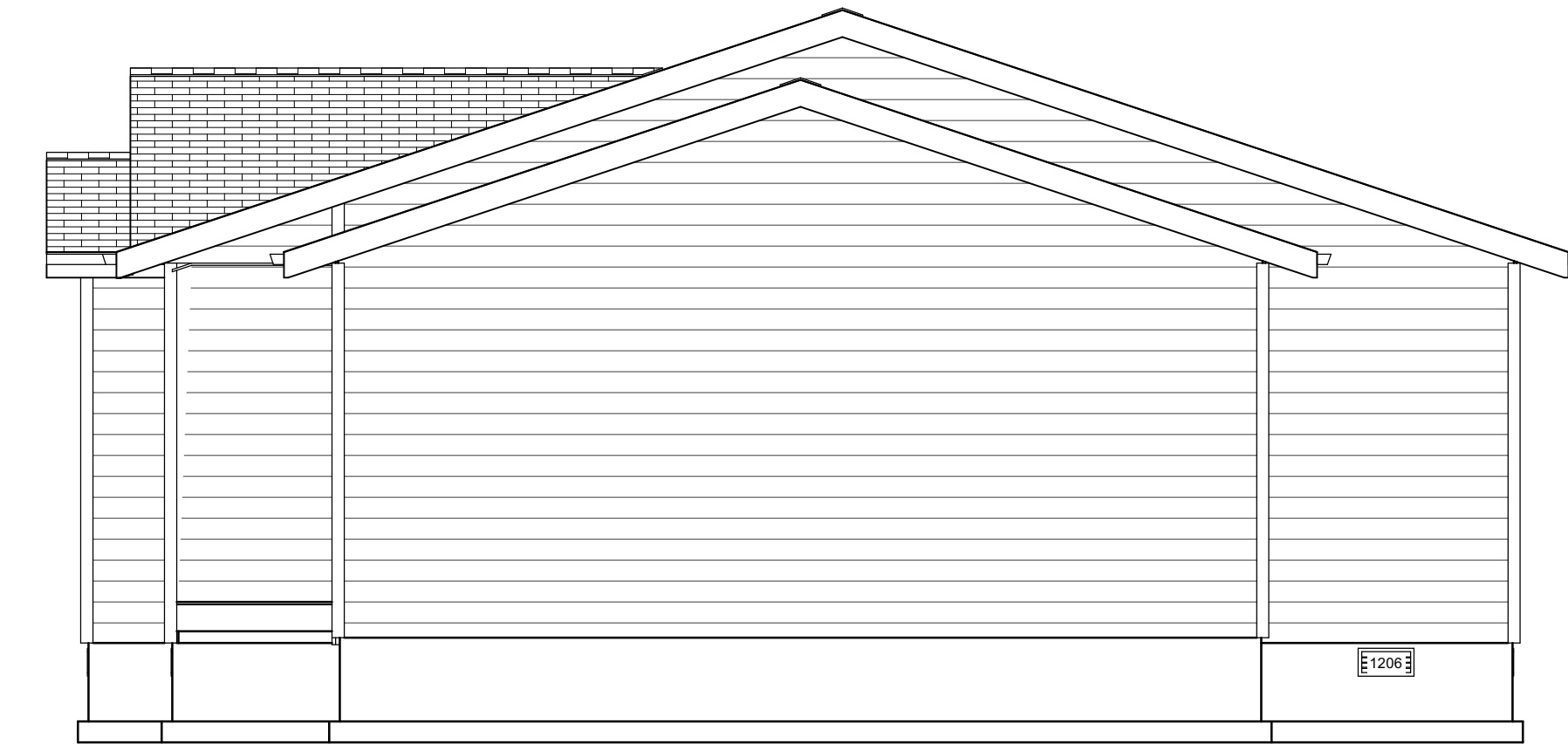
**A-4**

**BASIC EXTERIOR WINDOW WRAPS**

30 YEAR ARCH SHINGLE OVER 15LB FELT



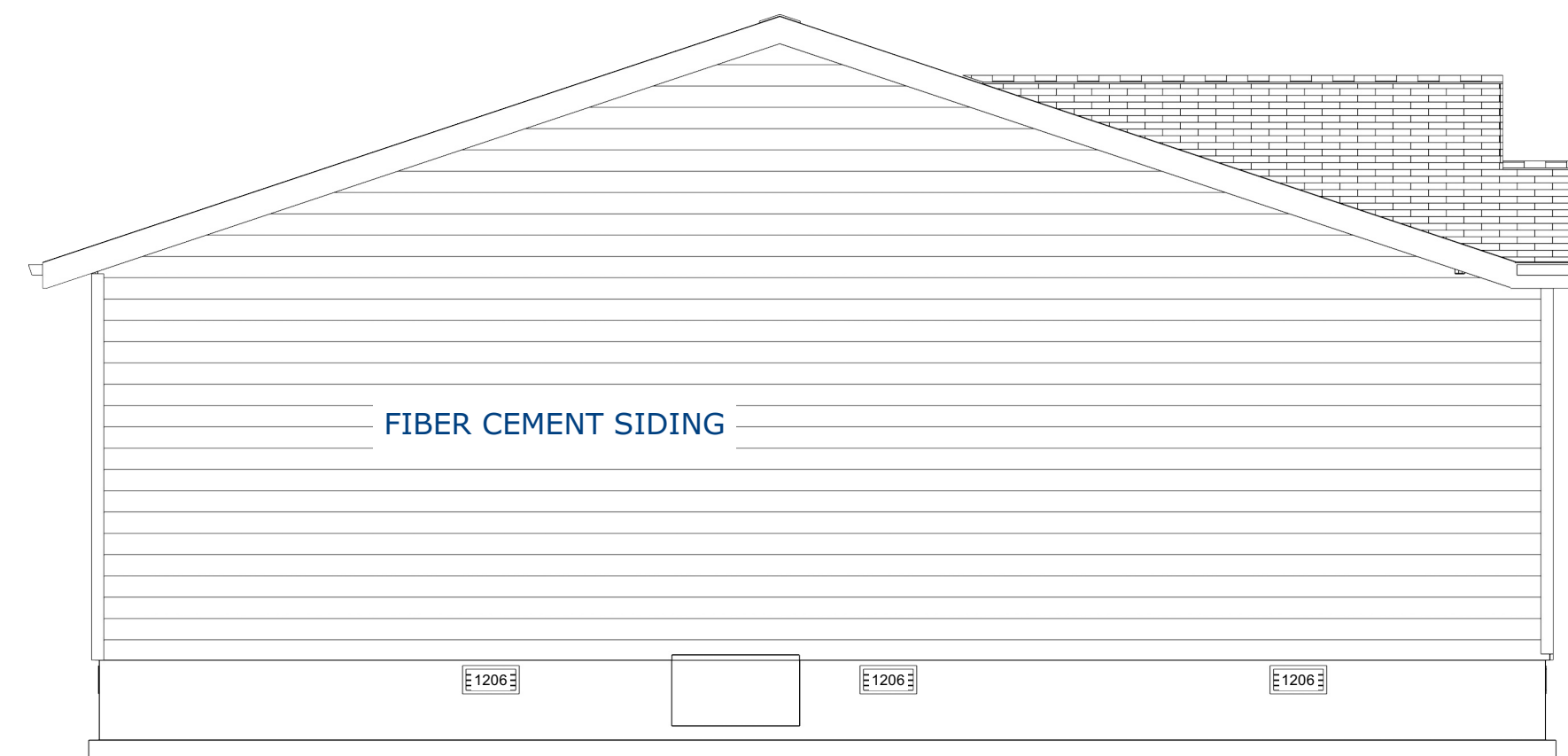
**FRONT**



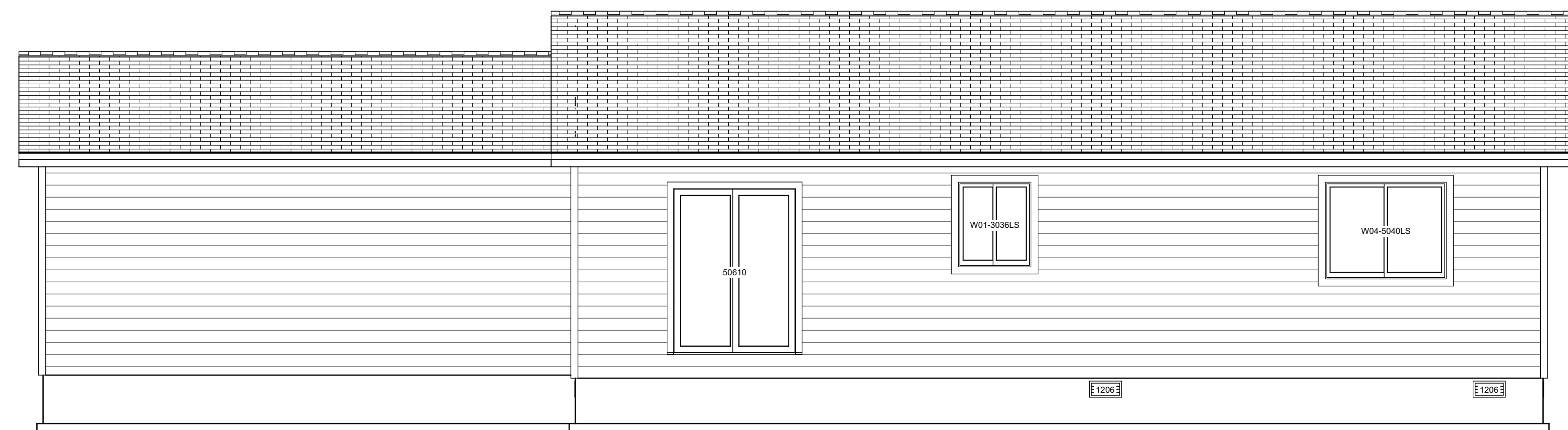
**RIGHT**

FIBER CEMENT SIDING

**ELEVATIONS**  
SCALE 1/4" = 1'



**LEFT**



**BACK**

PROJECT DESCRIPTION: OWNER  
**Mitch & Tami Aparicio**  
N/N 3rd St.  
Coupeville, WA 98239  
206.390.2402

Tax Parcel #  
**R13233-195-2000**

**ELEVATIONS**

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

SKAGIT DESIGN STARTING PLAN  
**Langley 1238**

DATE:  
12/8/2023

SHEET:  
**A-4**





Ebey's Landing National Historic Reserve

<b>Staff Report &amp; Findings for:</b>	
<b>Permit Number:</b>	EBY-23-064
<b>Applicant:</b>	Ian Olsen
<b>Agent:</b>	N/A
<b>Project Description:</b>	
After-the-fact permitting the cedar roof replacement for metal, replacing the original decks, and adding dormers on the Historic Samuel Libbey Ranch.	
<b>Level:</b>	Level C (HPC COA Decision)
<b>Jurisdiction:</b>	Island County
<b>Recommendation:</b>	Approved the project without Conditions.

<b>I - Project Summary:</b>	
Ian Olsen requests a Certificate of Appropriateness for: After-the-fact permitting the cedar roof replacement for metal, replacing the original decks, and adding dormers on the Historic Samuel Libbey Ranch.	
The project is located within Ebey's Design Review Area 2. 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 December 27, 2023, to January 10, 2024.	

<b>II – Permit Data:</b>	
Permit Type:	Type II
Permit Number:	EBY-23-064
Application Date:	December 19, 2023
Applicant	Ian Olsen

<b>III – Site Data</b>	
Site Address:	2648 El Sol Place
Location:	Coupeville
Parcel Number:	R03225-355-2100
Size of Parcel(s):	5 ac.
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	Yes
Proximity to Historic Structure:	Yes
Allowable Density:	1 du / 5 ac

Critical Areas/Overlays:	No
Shoreline Jurisdiction:	No
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
<b>CHAPTER 4.1 Ordinary Repair, Maintenance, Replacement in Kind and Minor Changes - All Buildings</b>		
<b>4.1.2 Maintenance of Historic Buildings</b>		
<b>4.1.3 Siding (Cladding)</b>		
4.1.3.1 – 4.1.3.6	Yes	The siding was not affected or changed with the remodeling that was done.
<b>4.1.3 Windows Design Guidelines</b>		
4.1.3.1 - 4.1.3.3	Yes	It appears at least 5 windows were replaced with vinyl during this remodel. At least 4 were replaced before 2015. It is unclear if the repair of the existing wood was considered, or if the original state of the windows was too deteriorated.
4.1.3.4	Yes	The new windows matched those that were replaced before 2015. The new windows matched in type, style, and size. The new windows, however, do not match all of the original features that the original ones contained.
4.1.3.5	No	Decorative features on one of the replacements were not retained.
4.1.3.6	Yes	New dormers were added to the rear façade.
4.1.3.10	No	A picture window was installed on the historic home, and this replaced three individual windows.
4.1.3.11	Yes	The number of windows was preserved by adding new windows and dormers. The position of the original window was also preserved. All newly installed windows appear to be the same size as the originals.
<b>4.1.3 Roofing Design Guidelines</b>		
4.1.3.1	No	A metal roof replaced a cedar roof on the contributing historic structure.
<b>4.1.3 Doors Design Guidelines</b>		
4.1.3.1 – 4.1.3.5	Yes	No exterior doors were changed.
<b>4.1.3 Building Features Design Guidelines</b>		
4.1.3.1	Yes	The original porches and decks were maintained and restored.
<b>CHAPTER 4.3 Additions to All Buildings</b>		
<b>4.3.1 Additions to all Buildings</b>		
4.3.1.8	Yes	The dormers that were added should be designed to be appropriate in character, scale, and style to the original building.

<b>CHAPTER 4.11.4 Sustainability &amp; Energy Conservation</b>		
<b>4.11.4</b>	Yes	Not proposed at this time.

<b>VI – Discussion</b>

<b>VII – Conditions</b>

<b>IX – Findings of Fact</b>
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-064
1. The applicant submitted an application for a Certificate of Appropriateness on December 5, 2023, that was deemed complete on December 19, 2023 to permit: After-the-fact permitting the cedar roof replacement for metal, replacing the original decks, and adding dormers on the Historic Samuel Libbey Ranch.
2. This site is within Review Area 2 of Ebey's Landing Historical Reserve and is classified as a(n) Residential Addition 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 December 19, 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.

<b>X – Appeal Process</b>
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 **Approved with Conditions** on **January 11, 2024**.

**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  
162 Cemetery Rd.  
Coupeville, WA 98239  
[www.ebeysreserve.com](http://www.ebeysreserve.com)

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## MEMO

**DATE:** 05 January 2023  
**TO:** Historic Preservation Commission  
**FROM:** Josh Pitts  
**SUBJECT:** EBY-23-064 (Parcel# R03225-355-2100)

### Overview

This application is an after-the-fact permit for the Samuel Libbey Ranch located at 2648 El Sol Place, a historic, contributing structure of good condition that exhibits the Samuel Libbey Donation Land Claim of 1854 within Ebey's Landing National Historical Reserve (constructed c. 1860). The unpermitted work includes the following:

- Replacement of a cedar shingle roof with a ribbed metal roofing;
- Replacement and expansion of the back deck and balcony deck;
- The expansion of the west dormer; and
- The addition of a dormer above the west bay window.

### Significance & Integrity

This property is significant under National Register criterion A, for its association with Euroamerican settlement in the Pacific Northwest and the Donation Land Claim laws in the period between 1850 and 1870. It is also significant under National Register criterion C, because it embodies the distinctive characteristics of architectural expressions and methods of construction that represent the period of early Euroamerican settlement in the Reserve from the 1850s-1870. It retains integrity of location, setting, materials, design, workmanship, feeling and association.

### Secretary of the Interior's Standards for Rehabilitation

As the proposal involves a contributing property, the Secretary of the Interior's Standards for Rehabilitation apply. The Secretary of the Interior's Standards for Rehabilitation is a guide to any work on historic buildings, especially for projects that have and/or will receive Historic Preservation Fund grant assistance and other Federally-assisted projects. Rehabilitation as a treatment is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Of these Standards, Reserve staff has identified the following as having particular relevance to this application.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

**Staff analysis:** No change of use is proposed to the residential use of the structure.

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- 
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

**Staff analysis:** Since original construction, a number of changes have been made to fit the needs of the current property owner and the times. While the Standards encourage avoidance of such change to the property, past alterations of house have already occurred; bay window addition, rear addition, siding, and first dormer to name a few. And yet, the overall historic character of the property has been fairly retained. However, the replacement of the cedar shingle roof with ribbed metal panels does significantly alter a feature that does characterize the property. If cedar shingles were not economically feasible, Reserve staff would have recommended a composite shingle roof.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**Staff analysis:** The current unpermitted work did not alter or add conjectural features to the primary historic residential structure.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**Staff analysis:** With the exception of the bay window, dormer, and rear addition, the primary structure appears to be mainly as constructed. Reserve staff do not believe that the original, now expanded, dormer merits retention and preservation. Additionally, the back deck would not have been original to the structure and did not need to be retained and preserved.

- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

**Staff analysis:** A large proportion of distinctive materials, features, and finishes that would have originally characterized the property have already been removed. It is crucial that the remaining windows and siding remain intact.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**Staff analysis:** It does not appear that the current unpermitted work replaced or removed any historic features. It is essential that if any features are found to be deteriorated while work continues, they will be repaired if possible.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**Staff analysis:** It appears that no chemical or physical treatments have been used during the unpermitted work.

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- 
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

**Staff analysis:** The staff is unaware of any archaeological studies that may have been performed on the site.

9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Staff analysis:** The unpermitted exterior alterations have not necessarily destroyed historic materials, but certain features and spatial relationships on the primary facade have disrupted the integrity of the property and its environment.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Staff analysis:** Future removal of the unpermitted additions can be accomplished without harm to the historic residential structure.

The focus on demolitions, alterations, and additions is to ensure that they preserve the character of historic buildings, so as to not damage and destroy significant historic materials and features. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that alterations and additions to a historic building should preserve its historic character. In general, the preservation of historic buildings inherently implies a minimal change to primary elevations.

In accordance with the Standards, alterations, and additions must be differentiated, yet compatible, with the historic building. In essence, an alteration or addition must retain the essential form and integrity of the historic property, while not becoming the primary focus. Moreover, an alteration or addition that bears no relationship to the proportions and massing of the historic building will usually compromise the historic character as well.

## Findings & Conclusion

Reserve staff finds that most of the unpermitted changes are consistent with the Standards and do not compromise the historic character of the primary structure nor the property. However, if Reserve staff would have been contacted before the unpermitted changes took place, they would have cautioned against such changes and recommended alternative materials in other instances. Reserve staff do not condone this type of activity on historic structures.

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## 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](mailto: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](mailto: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](http://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](mailto: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

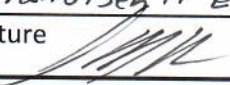
Camano: call 360-387-3443

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 _____
<i>The above is for Staff Purposes Only</i>		

Owner <i>Ian + Julie Olsen</i>	Phone <i>206.660.3861</i>
Address <i>2648 El Sol Place</i>	E-Mail <i>ianolsen11@gmail.com</i>
City, State, Zip <i>Coupeville WA 98239</i>	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
<i>RO 3225-355-2100</i>		<i>5 acres</i>				
		<i>.17</i>				
Do you own contiguous parcels? <input type="checkbox"/> Yes (if yes, list) <input type="checkbox"/> No						

**Present Use of Property (Check All that Apply)**

Residential: <input checked="" type="checkbox"/>	Agricultural: <input 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 *11.21.2023*



**APPLICANT AUTHORIZATION FORM**

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

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

**ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM**

1) Jan M. Olsen  
Property Owner Name(s) (print)

\_\_\_\_\_  
Signature(s)

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

Does your project involve an historic property:  Yes  No

If yes, which Historic Property:

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

Is there a conservation Easement on the property?  Yes  No

Description of proposed work:

Metal Roof replacing cedar roof. Cedar roof was failing.  
Added 3 dormers.

**Existing Materials:**

Doors: Wood

Windows: Wood (1)

Deck / Railing: Wood

Stairs / Ramp: \_\_\_\_\_

Siding: Wood

Roofing: Cedar

Fencing: N/A

**Proposed Materials:**

Doors: Wood

Windows: ~~the~~ Vinyl Windows in dormers, & upstairs both

Deck / Railing: Wood

Stairs / Ramp: N/A

Siding: Wood

Roofing: Metal

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.

December 1<sup>st</sup> 2023

Scale: 1

Site Address: 2648 E1 Sol Place  
Coupeville, WA 99239

Mailing Address: 1308 98<sup>th</sup> Ave NE  
Bellevue, WA 98004

Tax Parcel: R03225-355-2100



← Estimate of Preferred Property Line →

septic tank

Cottage

900 sq'

Drain Field

← roughly 80 feet separation →

chicken Coop

2000 sq' est.

Cabana

Tennis Court

7000 sq'

Playhouse

septic Tank

Farm House

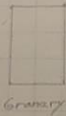
Dormers

1800'

Deck

gravity feed →

Drain Field



Granary

Power line for Solar  
\*Buried



tractor Barn  
w/ Solar

E1 Sol Place

feet (not to be more than 15 feet)

1/4 inch equals



 NORTHWEST  
MULTIPLE LISTING SERVICE







December 1<sup>st</sup> 2023

RE: 2648 El Sol Place  
Coupeville, WA 98239

To Whom it may concern,

Our family purchased the Libbey Ranch from the Hansen Trust on January 26<sup>th</sup> 2021. We purchased knowing it had a lot of work required to get it back to a healthy state. When we bought the home there were shingles scattered around the yard and the roof looked to be failing. We immediately contacted a roofing company after doing research to see if a metal roof would meet the historical requirements. A man named Jason (I learned he is no longer there), from Ebey's reserve, came by one day to walk the property with us. He wondered why there was only a single dormer built with the home and said he thought it would have made more sense to have had more. When we were replacing the old roof we added the dormers between the existing framing. We added proper headers as well as furred out the walls with 2x4 construction to add R-19 insulation. We added a total of 4 vinyl windows in all 4 dormers (replacing the original dormer window) with proper headers, top-plates and with a self-adhering waterproof membrane.

We also had to remove the old deck that had failed and come loose from the house. We supported it with a dozen concrete Pier Blocks with Metal Brackets. The lumber used for the deck is treated 2x6. This was what was used on the original Deck. We chose to wrap it around to the other door on the front of the home in order to decrease debris coming inside. The railing design mimicked what was previously in place.

When we purchased the Libbey Ranch, it came with the additional water-share in order for the property to be subdivided. We would like to work toward this, as we now have a member of our family who would like to purchase the existing cottage. Chloe shared with me the setback requirements of 50 feet per structure. It appears the space between the cottage and the chicken couple is less than the required 100 feet by roughly 20 feet. We would like to request an exception in order to allow this to occur without having to move the cottage or tear it down and rebuild.

Additionally, we selected Whidbey Sun and Solar for our solar array. We opened the electrical permit for this.





# ASBUILT

MAY 19 2020

Island County Public Health  
Coupeville Annex PO Box 5000 Coupeville WA 98239  
Camano Annex 121 NE Camano Dr. Camano Island WA 98282  
Whidbey 360-679-7350 Camano Island 360-678-8261

Is Co Public Health  
ICPH Date Stamp

## PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM - PAGE 1

Receipt Number: EH-20-00949 Permit/Asbuilt Number: PT2020-268 193

Applicant Name: Ruth Sutton Parcel Number: R03225-355-2100

Address of Construction Site: 2648 El Sol Place City: Coupeville

Property Length: 660' Property Width: 330' Area: 5 ac

Off-site Drainfield Parcel Number (if applicable): \_\_\_\_\_ AF# \_\_\_\_\_

Name of Water System: Sierra Country Club Private Well  Res. Covenant  Yes  No AF# \_\_\_\_\_

Permit Type (Only check one in each of the two columns below)		Check if Applicable	
<input checked="" type="checkbox"/> New Installation	<input checked="" type="checkbox"/> Single Family Residence	<input checked="" type="checkbox"/> Repair Permit	<input type="checkbox"/> Tank Only Repair
<input type="checkbox"/> Redesign	<input type="checkbox"/> Commercial	<input type="checkbox"/> Table IX Repair (non-conforming)	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Community	Cause of failure: <u>unpermitted repair</u>	
<input type="checkbox"/> Tank Only - New		<input type="checkbox"/> Owner/Installer (additional fee required)	
<input type="checkbox"/> Auxiliary Building Connection			

Onsite Sewage System Type:  Conventional  Alternative

Onsite Sewage System Components (Check all that apply)		
<input type="checkbox"/> Bottomless Sandfilter	<input type="checkbox"/> Aerobic Treatment Unit	<input type="checkbox"/> Low Pressure Distribution
<input type="checkbox"/> Intermittent Sandfilter	<input type="checkbox"/> Drip Distribution	<input checked="" type="checkbox"/> Gravity
<input type="checkbox"/> Sandlined Sandfilter	<input type="checkbox"/> Oscar	<input checked="" type="checkbox"/> Trench <input type="checkbox"/> Bed
<input type="checkbox"/> Recirculating Filter	<input type="checkbox"/> Glendon	<input type="checkbox"/> Conv. Pump to D-Box
<input type="checkbox"/> Packed Bed Filter	<input type="checkbox"/> Mound	<input type="checkbox"/> Other _____

Inspection Frequency:  Every Three Years (Conventional Gravity)  Annual (All Others)

Number of Bedrooms: 3 Design Flow: 360 Operating Flow: 270

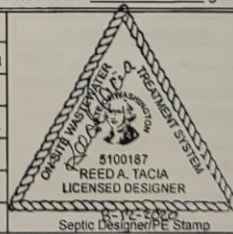
Soil Class/Type: Im fd sd /IV Loading Rate: .48g/d/sq.ft. Site Registration #: \_\_\_\_\_

Drainfield Required: Size: 750 ft<sup>2</sup>, Length 250, Width 3'

Drainfield Reduction: Size: 540 ft<sup>2</sup>, Length 180', Width 3', Percentage Reduction 28% %

Trench Depth: 16"-18" in Septic/Trash Tank Size: 1000 gal Pump Chamber Size: na gal

Septic Designers Comments: The old septic tank was pumped then collapsed and filled in place. Someone installed an unpermitted seepage pit with in The 100' setback to the hand dug well. The new septic tank will be moved to meet the proper setbacks to the structures. The drainfield will be gravity.



Public Health Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEPTIC INSTALLER IS REQUIRED TO CALL IN A START CARD A MINIMUM OF 24 HOURS IN ADVANCE

Water Approved:  Yes  No By: Connection Other Covenant(s):  Yes  No AF# \_\_\_\_\_

Permit Approved: MG Permit Disapproved: \_\_\_\_\_ Date: 05/21/2020 Waiver Attached:

Permit Number: PT2020-268 Expiration Date: 11/21/2020

System Installed by: Tacia Construction Inspection date(s): 05/21/20

Final Inspection: MG Rejected: \_\_\_\_\_ Date: 6/11/2020

As-built Approval: Approved: MG Rejected: \_\_\_\_\_ Date: 6/30/2020

03/04/2020

# ASBUILT

193

PT2020-268



RECEIVED  
**ASBUILT**  
JUN 29 2020


Island County Public Health  
Coupeville Annex PO Box 5000 Coupeville WA 98239  
Camano Annex 121 NE Camano Dr. Camano Island WA 98282  
Whidbey 360-679-7350 Camano Island 360-678-8261

Is Co Public Health  
ICPH Date Stamp

**SEPTIC SYSTEM ASBUILT**

Parcel Number: R03225-355-2100 Asbuilt Number: PT 2020-268 283

Provide accurate plot plan to scale including but not limited to:  
Drainfields, wells, tanks, banks, buildings, roads, utilities, easements, property lines, critical areas, etc.

Scale 1 inch = 20 ft (Indicate North) 

Lead Pump	
Time Dosed: [ ] Yes [ ] No	
Pump Model: _____	
HP: _____	
Run Time: _____	
Off Time: _____	
Volume: _____ gal	
Secondary Pump	
Time Dosed: [ ] Yes [ ] No	
Pump Model: _____	
HP: _____	
Run Time: _____	
Off Time: _____	
Volume: _____ gal	
Pressure, Drip and Mound Info	
Lateral length(s):	
#1 _____ #2 _____ #3 _____	
#4 _____ #5 _____ #6 _____	
Orifice Size: _____ in	
Head/Pressure: _____ in / lbs.	
# of Orifices/Emitters: _____	
Sand Filter Information	
Square Feet: _____	
Residual Head: _____ in	
Orifice Size: _____ in	
Number of Orifices: _____	
Aerobic Treatment Info	
Brand: _____	
Model: _____	
Disinfection: [ ] UV [ ] Other	
Glendon Info	
Basal Area: _____ sq ft	
Final Dimension: _____	
Tank Information	
Manufacturer: _____	
Septic Tank Size: _____ gal	
Pump Tank Size: _____ gal	
Drainfield Info	
Square Feet: <u>540</u>	
Length: <u>180</u> ft	
Width: <u>3'</u> ft	
Depth: <u>16"-18"</u> in	

Comments: Orenco Biotube effluent filter with 16" mesh. This system is required to be inspected at least once every three years. I recommend inspecting the system after the first year to check the filter and adjust the speed levelers for equal flow.

I, the undersigned, personally inspected this On-site Sewage Disposal system and certify that it was installed in accordance with the approved design, including all requirements deemed necessary by all proprietary devices and this system fully complies with all conditions of I.C.C 8.07.

Installers Signature: Reed Tonia (REDS) (COAST) Date Installed: 6-26-20  
Special Inspector: Special Insp

MG  
4/20/2020



RECEIVED  
**ASBUILT**  
JUN 29 2020

Island County Public Health  
Coupeville Annex PO Box 5000 Coupeville WA 98239  
Camano Annex 121 NE Camano Dr. Camano Island WA 98282  
Whidbey 360-679-7350 Camano Island 360-678-8261

16.60 Public Health  
16.60 Date Stamp

**SEPTIC SYSTEM ASBUILT**

Parcel Number: R03225-355-2100

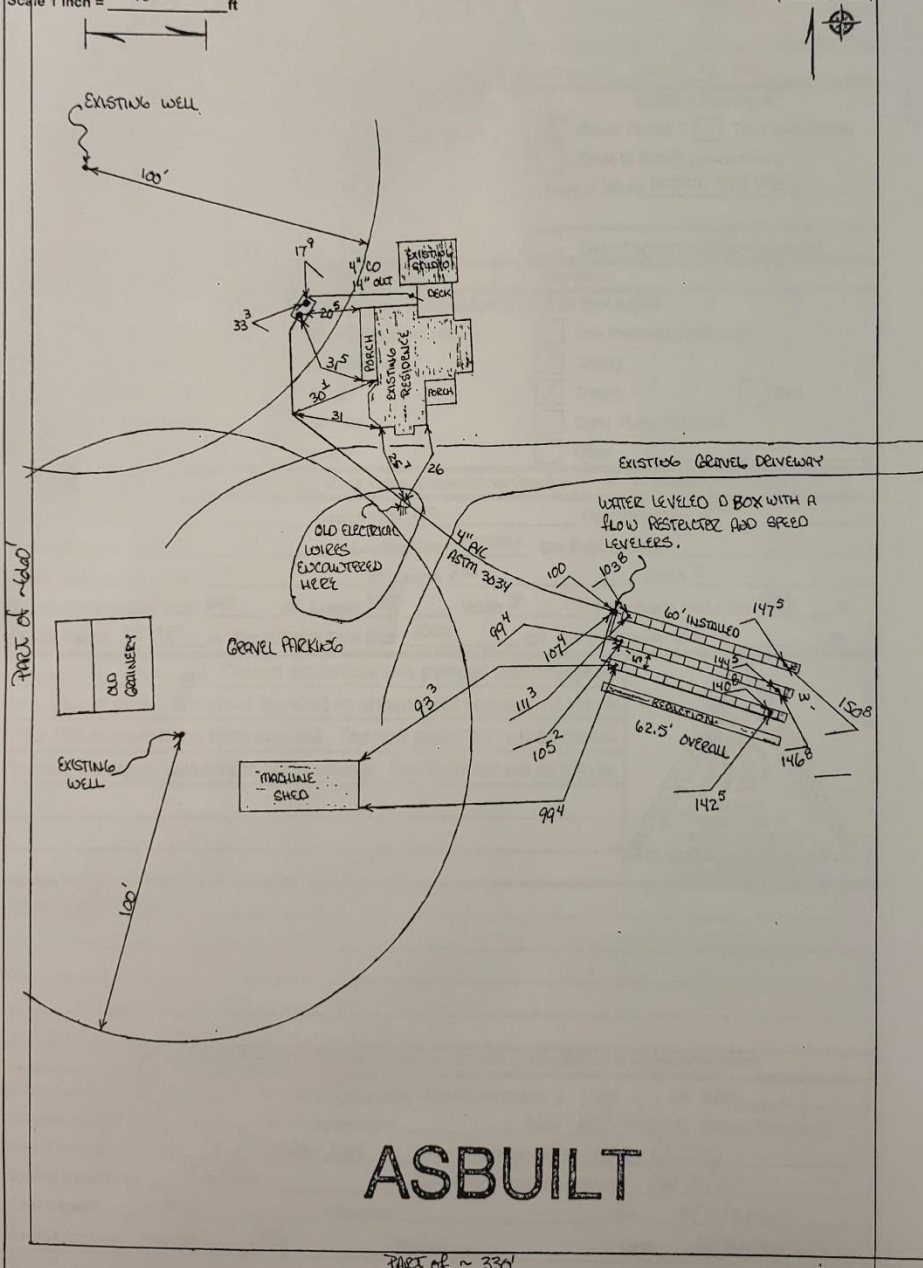
Asbuilt Number: PT2020-268 3 of 3

Provide accurate plot plan to scale including but not limited to:

Drainfields, wells, tanks, banks, buildings, roads, utilities, easements, property lines, critical areas, etc.

Scale 1 inch = 40 ft

(Indicate North)



**ASBUILT**

Parcel of ~ 330'

Page 3 of 3

# FW: Ebey's Landing Historic Commission

Chloe Bonsen <C.Bonsen@islandcountywa.gov>

Fri 1/5/2024 3:38 PM

To: Joshua Engelbrecht <assistantplanner@townofcoupeville.org>

Cc: eblaprescoord <eblaprescoord@gmail.com>; ebeyserm <ebeyserm@gmail.com>

**EXTERNAL SENDER:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Joshua,

Will you add this public comment to the packet as well?

I'll send it to the commission.

Thanks,

Chloe Bonsen



**Chloe Bonsen**  
**Current Use Planner**  
**Planning**

**Email: C.Bonsen@islandcountywa.gov | Office: +1(360)678-7822**  
**1 NE 7th Street, Coupeville, WA 98239**

**Email is subject to public disclosure requirements per RCW 42.56**

**From:** Lisa Valadez <meadowdalemom@gmail.com>

**Sent:** Friday, January 5, 2024 3:35 PM

**To:** Chloe Bonsen <C.Bonsen@islandcountywa.gov>

**Subject:** Re: Ebey's Landing Historic Commission

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

Thank you for the quick response.

Re: Samuel Libby Ranch

The farm had historical significance, and architectural style. As per the National Register of Historic Places, the Central Whidbey Historic District has one of the largest intact collections of 19th century residential structures in rural Washington. The Samuel Libby Ranch is on that list of homes. The historic buildings in this area are a microcosm of the Pacific Northwest history.

Please do not let house flippers or developers start buying historical property on the island and destroying their architectural style, for profit. The owner, in this case, said they would be using this as a summer home. It appeared they had enough funds available to properly renovate the exterior of the home to meet Historical guidelines. The property was listed with Windermere when the owner purchased the property, and they were listing the home as a historic home, 1860 Libby Ranch. This was not unknown, but rather indifference.

It is sad that instead of a summer home, this person removed all hints of a historical home both on the interior & exterior, as demonstrated in the photos on the realtor's website. The same realtor company selling this home, also sold this person the home in 2021, so they have photos on record of before & after those renovations were made if needed.

Sincerely,

Lisa Valadez  
Granddaughter of Faith Hansen, previous homeowner

On Fri, Jan 5, 2024 at 3:02 PM Chloe Bensen <[C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov)> wrote:

Hello Lisa,

You can send them to me, and I will present them to the Commission during the meeting for you. The meeting is also available on Zoom if you want to be a public participant in that form.

Best,  
Chloe Bensen



**Chloe Bensen**  
**Current Use Planner**  
**Planning**

**Email:** [C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov) | **Office:** +1(360)678-7822  
**1 NE 7th Street, Coupeville, WA 98239**

**Email is subject to public disclosure requirements per RCW 42.56**

---

**From:** Lisa Valadez <[meadowdalemom@gmail.com](mailto:meadowdalemom@gmail.com)>  
**Sent:** Friday, January 5, 2024 2:58 PM  
**To:** Chloe Bensen <[C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov)>  
**Subject:** Ebey's Landing Historic Commission

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

Good afternoon,

Is there a specific email address, to send comments to the Historic Preservation Commission? I would like to send them comments regarding an upcoming public hearing regarding the Samuel Libbey Ranch home.

Sincerely,

Lisa Valadez

## Chloe Bonsen

---

**From:** kathy LaMee <katlamee@gmail.com>  
**Sent:** Monday, January 8, 2024 11:20 AM  
**To:** Chloe Bonsen  
**Subject:** Comments re Ian Olsen's application file EBY-23-064 Samuel Libby's ranch home (circa 1860) of West Beach

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

Hello Chloe,

First, I hope that this email finds you well, and not buried under a hundred more like this- but on the flip side, this is a very critical and important precedent that must be avoided.

Mr. Olsen knowingly avoided completing the appropriate required process to apply for and receive authorization and approval for the exterior changes on the property he purchased from the estate of Faith Hansen, a long-time advocate and supporter of the history of Coupeville and Ebey's Landing National Historic Reserve.

The fact that he is a realtor makes this blatant slap in the face to the Hansen family and of the Libby's historical significance to our island and area even more revolting.

I speak for many friends who have properties, both historical and non-historical, who have to go through these same regulations and processes and to say that if the Reserve and Island County do not hold Mr. Olsen responsible for returning the home to historical accuracies would be disrespectful to the entire community.

Approving these changes post-completion will initiate a precedent that cannot be allowed to happen. It could change the visual and cultural landscape the Reserve exists to protect.

The historic Juan de Fuca schoolhouse recently sold- and is a prime example of a property that has very strategic verbiage in the deed but also lies within the Reserve. It should not be up to owners to have to include verbiage in the deed, rather it should be on the owner to ensure they are following all of the requirements when they knowingly purchase a historical property, one that is not only a part of the Reserve, but is also on the Historic Registry. I also look to the owners of Penn Cove Pottery, who I'm sure are following the correct process and procedures to fix their historic building, while not even being able to use it. They should not be penalized for following the rules that Mr. Olsen has chosen to willfully ignore. (I say willfully- as a realtor, he has to be able to explain these same rules to all of his clients- if not, he should not be holding a realtor license.)

I propose that Mr. Olsen be required to make changes to bring the home into compliance with the rules and guidelines prior to any sale.

I appreciate all you and the county do to work to preserve the history of our area so that generations to come can enjoy and learn simply by exploring the ELNHR. If you need further information, please feel free to reach out. I hope that some of what I have here can be used as comments in the upcoming review.

Thank you,  
Kathy LaMee  
Whidbey Island Resident

## Chloe Bonsen

---

**From:** Sharon Emerson <sharonremerson@gmail.com>  
**Sent:** Sunday, January 7, 2024 5:47 PM  
**To:** Chloe Bonsen  
**Subject:** Illegal renovation of Samuel Libby's home

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

If the county expects people to comply with the codes for renovating historic buildings, it must enforce those codes when they are broken. Otherwise, why would anyone bother to follow them? The owners counted on the county caving. Please don't.

Sharon Emerson, Langley

## Chloe Bonsen

---

**From:** Carol Hansen <hansen.carolm@gmail.com>  
**Sent:** Sunday, January 7, 2024 9:17 AM  
**To:** Chloe Bonsen  
**Subject:** Re: EBY-23-064: Parcel No. R03225-355-2100, Ian Olsen, After-the-fact permitting the cedar roof replacement for metal, replacing the original decks, and adding dormers on the Historic Samuel Libbey Ranch.

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

I apologize for leaving my name off the previous email.

Carol Hansen  
360-927-3034

On Sat, Jan 6, 2024, 10:30 AM Carol Hansen <[hansen.carolm@gmail.com](mailto:hansen.carolm@gmail.com)> wrote:

My interest in this property comes from having lived in the farmhouse for 34 years. Here are my comments:

1. "After the fact" - at the very least, there should be a heavy fine attached for the audacity of purchasing a historic home (likely at a reduced rate due to the restrictions for being in the historical registry) and making changes without getting approval. This shows a lack of respect for the historical nature of the home.
2. metal roofs - although these are utilitarian, they are definitely NOT in keeping with the historical nature of the home
3. dormer windows - these are more in keeping with the style of the home's exterior but the modifications on the interior to accommodate some of them seem ridiculous (removing a bedroom wall and creating a large sitting area in an unheated upstairs)
4. deck - decks are a 20th century development and this one was definitely not done in the style of the house which would have included spindled railings at the very least.

## Chloe Bonsen

---

**From:** Roger Meyers <meyers@whidbey.net>  
**Sent:** Friday, January 5, 2024 5:17 PM  
**To:** Chloe Bonsen  
**Subject:** EBY-23-064

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good afternoon,

I just saw a post on Facebook regarding this case. Ian Olsen appears to think he is above rules and regulations that apply to everyone else. Considering his profession he is well aware of what he was doing and went forward with a plan to his liking despite knowing better. He is playing Island County for a fool probably thinking people here aren't smart enough to negate him. Please put him in his place and make him abide by the same rules as everyone else. I'm sure he thinks he will be able to keep things as they are, that's why he did it "his way". If you allow this it only opens the door for all those who are entitled.

Marie Meyers

Sent from my iPad

## Chloe Bonsen

---

**From:** Gretchen Luxenberg <galuxenberg@gmail.com>  
**Sent:** Tuesday, January 9, 2024 11:53 AM  
**To:** Chloe Bonsen  
**Subject:** Re: comments for upcoming HPC meeting

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

Thanks for letting me know. I didn't cite specific parts of the ordinance, but I implore you not to approve the Samuel Libby Ranch House application after the fact for the precedent it will set for others to not get a permit prior to adversely impacting a historic structure (from the donation land claim era!!) and merely ask forgiveness for the insensitive remodeling, and then ask for special favors. This would be the end of the design review process and the County will take responsibility for turning its back on the legacy of the historic Reserve we have all inherited. And that would truly be shameful.

Gretchen

On Jan 9, 2024, at 10:09 AM, Chloe Bonsen <C.Bonsen@islandcountywa.gov> wrote:

Hello Gretchen,

Thank you for your comments. I have yet to review them fully, but they have been received. We strictly do our review based on the design guidelines themselves.

I have linked the guidelines below:

<https://www.islandcountywa.gov/DocumentCenter/View/305/Ebeys-Landing-National-Historical-Reserve-Design-Guidelines-PDF?bidId=>

If you have comments, questions, or concerns with the guidelines themselves, we are currently working on updating them and would love to hear the communities feedback.

Again thank you for your comment and concerns.

Best,

Chloe Bonsen

<islandcountylogoem24\_3801e712-

105a-4b9c-bbc6-

79a91001501b.png>

Chloe Bonsen  
*Current Use Planner*  
Planning

Email: [C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov) | Office: +1(360)678-7822  
1 NE 7th Street, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

-----Original Message-----

From: Gretchen Luxenberg <galuxenberg@gmail.com>

Sent: Monday, January 8, 2024 1:55 PM

To: Chloe Bonsen <[C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov)>

Subject: comments for upcoming HPC meeting

Caution: This email is from outside the Island County network. Please use caution when clicking on links,

opening attachments, or replying. Contact IT with any questions.

Hi Chloe,

I would like to submit the following comments for the HPC meeting this Thursday.

1. EBY-23-063: a white metal roof is being considered for a metal pole barn in Smith Prairie and recommendations suggest it cannot be reflective. A white roof, by definition, is reflective—it reflects the sun's glare and becomes reflective. This makes no sense to approve a white roof then ask for it to be non-reflective.
2. EBY-23-064: owners of historic Samuel Libbey Ranch, the donation land claim property that has survived decades of whidbey island growth, has been adversely affected by the new owners who sought no permit (as required by County regs) and no input for how to sensitively rehabilitate this historic legacy of the cultural landscape of the Reserve. The character-defining feature of the cedar roof (which may have only needed repairs) was destroyed; the vinyl windows insensitively replaced historic wooden windows changing the physical integrity and character of the historic farmhouse; the design and installation of modern windows (in their placement and fenestration pattern) are another blow to the character of this place that the Reserve inherited. Finally, after doing all this destruction to a historic property, the owners are asking for an exemption for the historic, contributing cottage on the property so they can convert it to a house since they have a water share.

When a developer demolished an 1850s house without a permit elsewhere in the Reserve, the County prevented the developer from any activity on the property for a period of ten years. A piece of American history was lost purposefully, and so a developer was denied working on property for a decade.

The owners of the historic national register listed Samuel Libbey Ranch should not be rewarded for the destruction of this piece of history that has survived for so long. They purposefully and willfully chose not to ask questions nor to get permission. Now they are asking for special favors.

I recommend that the HPC not approve these changes. While I think the ordinance allows original roof materials to be replaced with more modern ones (wooden shingles replaced with metal roof), the installation of dormers and modern windows went too far. The owners should be required to undo these insensitive and inappropriate changes and restore the integrity of the building and seek a more sensitive dormer design. There are many examples of adding dormers to historic houses in Reserve that don't adversely impact the historic resource. Also, I recommend the County and HPC NOT give these owners special dispensation regarding the cottage, which is also contributing to the property and therefore listed on the National Register of Historic Places.

These owners signed papers at closing acknowledging they were purchasing property within this unique cultural landscape called Ebey's Landing NHR, and were aware that certain actions might be required before doing what they wanted to do with their property. They should not be rewarded in any fashion through approvals, after the fact, for alterations to their historic building that were insensitive and inappropriate. Had they come to the HPC, as so many other law abiding resident have, they would have had an appropriate solution approved by the HPC.

The County needs to remember its role as a partner in ensuring the cultural landscape of the Reserve is preserved and protected for future generations, not destroyed one property at a time. Think of the precedent this sets for others: word gets out no permit needed, just do what you want. This is not the way to preserve this legacy landscape we have all inherited.

Thank you for including these comments to commission before approval of applications.

Gretchen Luxenberg

## Chloe Bensen

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**From:** Heather Sundheim <heatherlou7@yahoo.com>  
**Sent:** Wednesday, January 10, 2024 10:08 PM  
**To:** Chloe Bensen  
**Subject:** Public comment ; Samuel Libbey Home

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello,

I hope this email finds you well and that this is the appropriate way to send public comments for the historic Samuel Libbey home built in 1860. It is my understanding there will be a public hearing with Historic Preservation Commission.

The home is listed on Ebey's Landing National Historical Reserve. It is my understanding the new owners did not obtain the appropriate permits or approval for the remodel. The purpose of obtaining approvals is to preserve the historical aesthetic of the home.

Reviewing Ebey's Landing National Historical Reserve design guidelines, page 1 is clear. "The bar has been set high. It is our **responsibility** to protect this place of national significance, to preserve our historic landscape and **buildings.**" It goes on to say, the cooperative process of design review is a **vital tool for preserving this heritage.**"

I am surprised to see the changes that have been made to the Samuel Libbey home and saddened to hear the current owner, who is aware of the home's historical significance, has completely disregarded this. There was a recent comment made to the Whidbey Times, where he is quoted as saying he had a contractor install the metal roof without the approval due to water damage. Instead of simply reroofing, the exterior framing was completely changed and interior walls were removed, bathrooms renovated. Changing exterior framing adds weeks to any repair at a minimum.

How the committee responds to this will set a precedent for the future. It is my hope that rather than just a fine, the owner should do the right thing and restore the home to meet historical guidelines. With the solar panels, metal roofing, new windows, and deck, this home, built by a pioneer of Ebey's Landing, no longer looks like it was built in 1860.

Heather Sundheim  
Sent from my iPhone

## Chloe Bonsen

---

**From:** Lisa Valadez <meadowdalemom@gmail.com>  
**Sent:** Tuesday, January 9, 2024 8:53 AM  
**To:** Chloe Bonsen  
**Cc:** ebeystrm; eblaprescoord  
**Subject:** Re: Ebey's Landing Historic Commission  
**Attachments:** Ebey Reserve Guidelines Broken - Samuel Libbey Ranch.pdf; 1983 photo showing firebox and original porch deck.jpg; Another view of added dormers windows.jpg; Original Porch at Front Entry.jpg; Porch removed new wrap around deck.jpg; New roofing views.jpg; Original outbuilding North of home near parking.jpg; New metal roof on outbuilding near Entry.jpg; Home 2020.jpg; Current Decks at Front Entry.jpg

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

Thanks so much Chloe for your clarification, on how the infractions should be submitted. Please see new attachment specifically outlining each infraction, and you can disregard my prior emails except for exterior photos.

I've included a few more photos for your use that demonstrate specifically before/after infractions.

Lisa Valadez

On Mon, Jan 8, 2024 at 9:09 AM Chloe Bonsen <[C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov)> wrote:

Hello Lisa

I appreciate and have received your comments. I will be using these pictures in my presentation to the Historic Preservation Commission. We strictly do our review based on the design guidelines themselves and do not review the interior. Please let me know if you would like to review the guidelines and add to your comment which ones you believe he is infracting.

I have linked the guidelines below:

<https://www.islandcountywa.gov/DocumentCenter/View/305/Ebeys-Landing-National-Historical-Reserve-Design-Guidelines-PDF?bidId=>

If you have comments, questions, or concerns with the guidelines themselves, we are currently working on updating them and would love to hear the communities feedback.

Again thank you for your comment and concerns.

Best,

Chloe Bonsen



Chloe Bonsen  
Current Use Planner  
Planning

Email: [C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov) | Office: +1(360)678-7822  
1 NE 7th Street, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

**From:** Lisa Valadez <[meadowdalemom@gmail.com](mailto:meadowdalemom@gmail.com)>  
**Sent:** Saturday, January 6, 2024 11:09 AM  
**To:** Chloe Bonsen <[C.Bonsen@islandcountywa.gov](mailto:C.Bonsen@islandcountywa.gov)>  
**Subject:** Re: Ebey's Landing Historic Commission

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

This lease also include with my previous email.

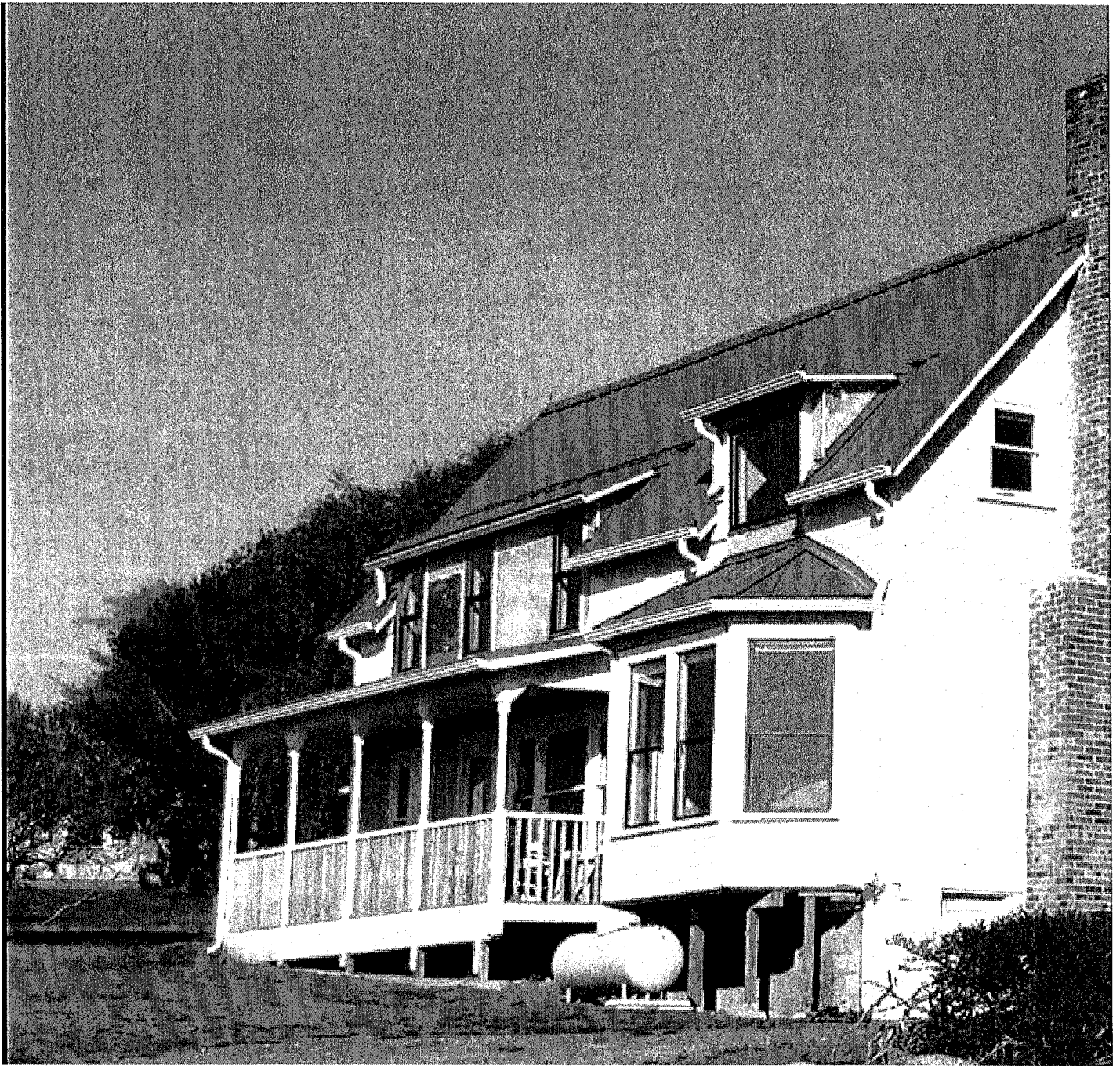
I should have included before and after photos of just the exterior changes for your use in examining how the architectural aspect was destroyed and should be fixed. Synthetic fire safe cedar looking shingles and metal shingles are readily available, along with the added dormers and change to design.

Not to mention he also clearly removed walls in the interior of the home, at the top of stairs, removing at least two walls of a bedroom - to open up into open area instead and adding West facing windows along the upper floor. He also removed a bathroom wall next to kitchen downstairs to enlarge bathroom and add a walk in shower, and add plumbing for a sink. A tub and toilet used yo be on the left side of this photo along the exterior wall.









On Fri, Jan 5, 2024 at 3:34 PM Lisa Valadez <[meadowdalemom@gmail.com](mailto:meadowdalemom@gmail.com)> wrote:

Thank you for the quick response.

Re: Samuel Libby Ranch

The farm had historical significance, and architectural style. As per the National Register of Historic Places, the Central Whidbey Historic District has one of the largest intact collections of 19th century residential structures in rural Washington. The Samuel Libby Ranch is on that list of homes. The historic buildings in this area are a microcosm of the Pacific Northwest history.

Please do not let house flippers or developers start buying historical property on the island and destroying their architectural style, for profit. The owner, in this case, said they would be using this as a summer home. It appeared they had enough funds available to properly renovate the exterior of the home to meet Historical guidelines. The property was listed with Windermere when the owner purchased the property, and they were listing the home as a historic home, 1860 Libby Ranch. This was not unknown, but rather indifference.

It is sad that instead of a summer home, this person removed all hints of a historical home both on the interior & exterior, as demonstrated in the photos on the realtor's website. The same realtor company selling this home, also sold this person the home in 2021, so they have photos on record of before & after those renovations were made if needed.

Sincerely,

Lisa Valadez

Granddaughter of Faith Hansen, previous homeowner

On Fri, Jan 5, 2024 at 3:02 PM Chloe Bensen <[C.Bensen@islandcountywa.gov](mailto:C.Bensen@islandcountywa.gov)> wrote:

Hello Lisa,

You can send them to me, and I will present them to the Commission during the meeting for you. The meeting is also available on Zoom if you want to be a public participant in that form.

Best,

Chloe Bensen



Chloe Bosen  
Current Use Planner  
Planning

Email: [C.Bosen@islandcountywa.gov](mailto:C.Bosen@islandcountywa.gov) | Office: +1(360)678-7822  
1 NE 7th Street, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

**From:** Lisa Valadez <[meadowdalemom@gmail.com](mailto:meadowdalemom@gmail.com)>  
**Sent:** Friday, January 5, 2024 2:58 PM  
**To:** Chloe Bosen <[C.Bosen@islandcountywa.gov](mailto:C.Bosen@islandcountywa.gov)>  
**Subject:** Ebey's Landing Historic Commission

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

Good afternoon,

Is there a specific email address, to send comments to the Historic Preservation Commission? I would like to send them comments regarding an upcoming public hearing regarding the Samuel Libbey Ranch home.

Sincerely,

Lisa Valadez

Date: January 9, 2024

To: Ebey's Reserve Preservation Committee

From: Lisa Valadez, granddaughter of Faith Hansen

Re: Samuel Libbey 1860 Ranch (renovations and after the fact permitting request)

Current homeowner broke the following guiding principles when renovating this historic early settlement home, on the original historic register application of 1973:

"Buildings shall be recognized as products of their own time. Avoid adding details, trim or other features that are incompatible with the style or history of the building or that it make more elaborate than it was originally," per Part 4 of Ebey's Reserve Design Guidelines – **all Parts & Rules Broken language below come directly from Ebey's Reserve 4.1.2 Maintenance – Historic Buildings language, starting on page 20.**

**Part 4, Windows - Rules Broken, Pages 20-22**

1. "Windows are among the most important character-defining features of most buildings, old or new. Significant considerations are their size, placement, type, frame material and configuration. Any changes to windows should be carefully reviewed in terms of these factors."
2. Part 4, Paragraph 11 "Preserve the position, number and arrangement of original windows and doors. Windows should be of a traditional size and should be placed in a similar solid-to-void relationship as historic buildings. Windows should be similar in shape, arrangement, and detail."
3. Part 14, Paragraph 12 "Retain the size of the original window openings. Do not fill them in for a smaller window or enlarge an opening for a larger window."

**Violation description along with photos:**

Current owner removed original window location at the West Roof Line (upstairs middle bedroom), unnecessary, along with its' small dormer; and instead, framed 1 large oversized new dormer, and added 3 new taller windows near that AND added additional dormer & window on the South end of the West roof line.

RESULT - The two new dormers and added windows significantly change the gable roofline of this farmhouse and modernize the once early settlement design.

**Part 4, Roofing – Rules Broken, Pages 22-23**

4. "Historically, wood shingles were the most common roof material in the Reserve. However, as materials have changed, asphalt composition and fiberglass roofing shingles have become common and acceptable replacements for wood roofing shingles".
5. Part 4, Paragraph 1 - **"Do not use metal roofs on historic buildings"**

### Violation description along with photos

- Regarding both items above, current owner removed all wood shingles and replaced cedar shake roofing on early settlement ranch house, along with at least one of the adjacent outbuildings near the entrance of the ranch house with standing seam metal roofing.
- Other roofing products were available in lieu of standing seam metal roofing that would closely mimic wood shingles.

### **Part 4, Building Features – Rules Broken, Pages 23-24**

5. Part 4, Paragraph 1 - "Retain porches and stairs that are original to the building and consider retaining porches that were added later, as they reflect the building's history. Historic front porches should never be removed or reduced in size."
6. Part 4, Paragraph 3 – "Do not strip porches and stairs of original material and architectural features."
7. Part 4, Paragraph 4 - "Do not add new features or ornament unless they existed on the house previously."
8. Part 4, Paragraph 5 - "The design of new patios, decks... should be compatible with the building."

### Violation description along with photos

- Current owner removed original **attached** front porch, AND added wrap around deck, grossly changing the exterior style on the entrance side of the early settlement ranch house.

Due to breaking at least 8 specific rules outlined above, it demonstrates that the current owner has complete disregard to Ebey Reserve and historical preservation guidelines. We ask that the home be returned to its' historical exterior aesthetics and meet Ebey's Reserve Design Guidelines prior to its' sale.

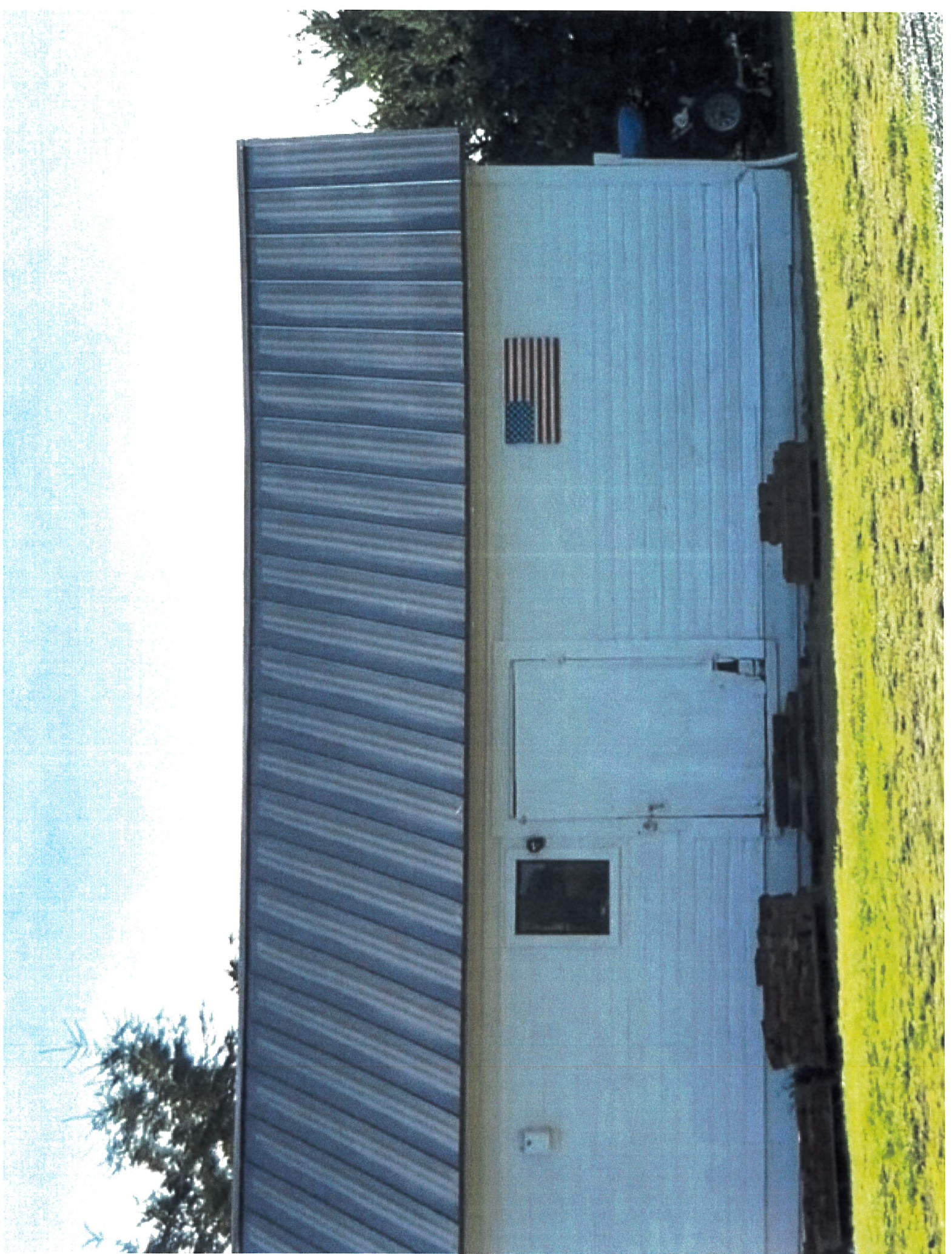
A monetary penalty does not go far enough in this case, and only allows the Owner to circumvent the correct process for profit. Current owner purchased in 2021, renovated and recently listed the home on the market. The home should be returned to the Reserve's design guidelines as outlined above prior to sale.

If the design guidelines can be disregarded by simply paying a penalty, the committee should realize that others may follow suit and simply pay a fine afterwards, expecting their profits to more than cover the fines.

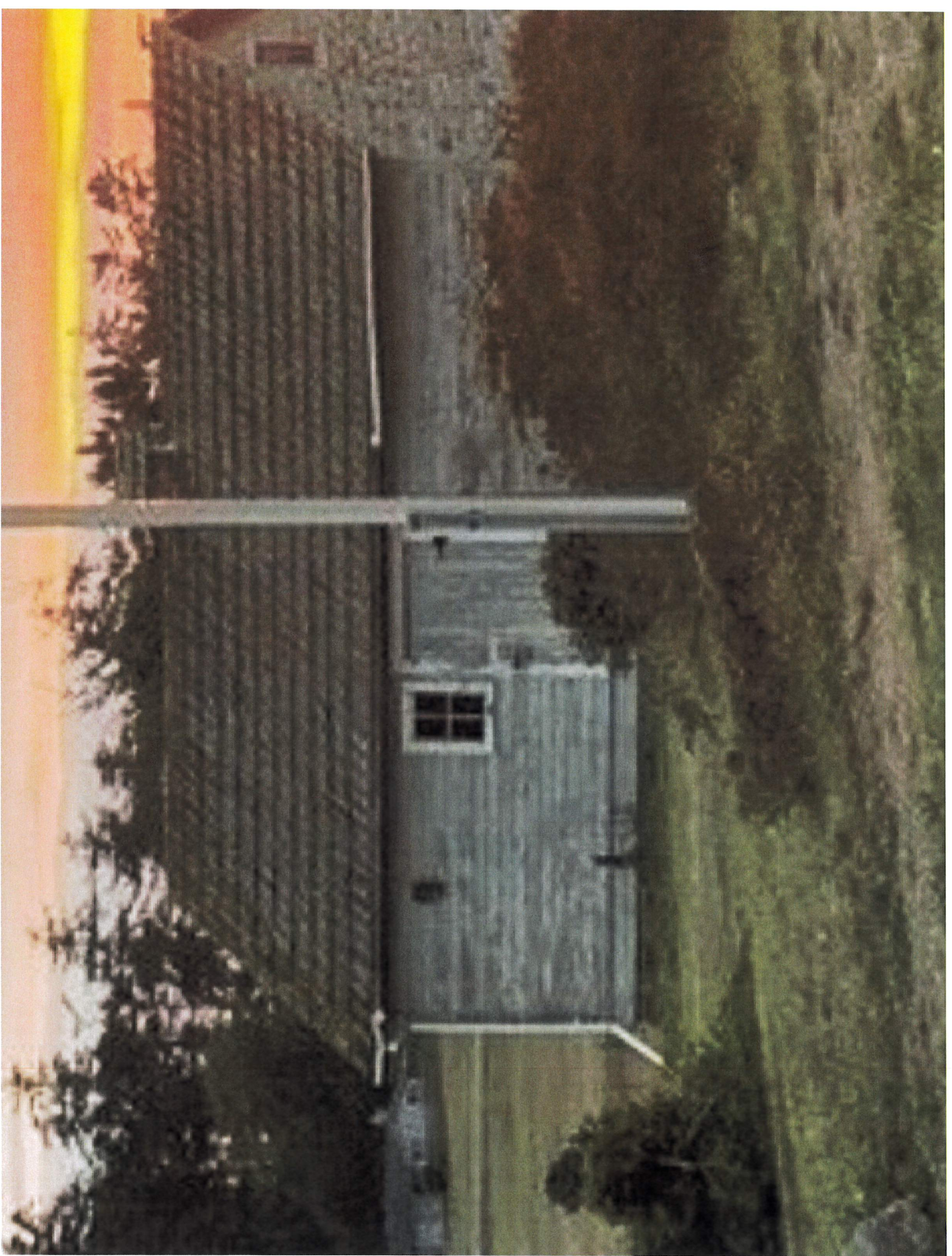
Regarding future changes to Reserve Design Guidelines, **I do recommend** that **cedar shake style** metal roofing be allowed, as many new styles & colors are currently available to match the aesthetics of cedar shakes and can offer long warranties.







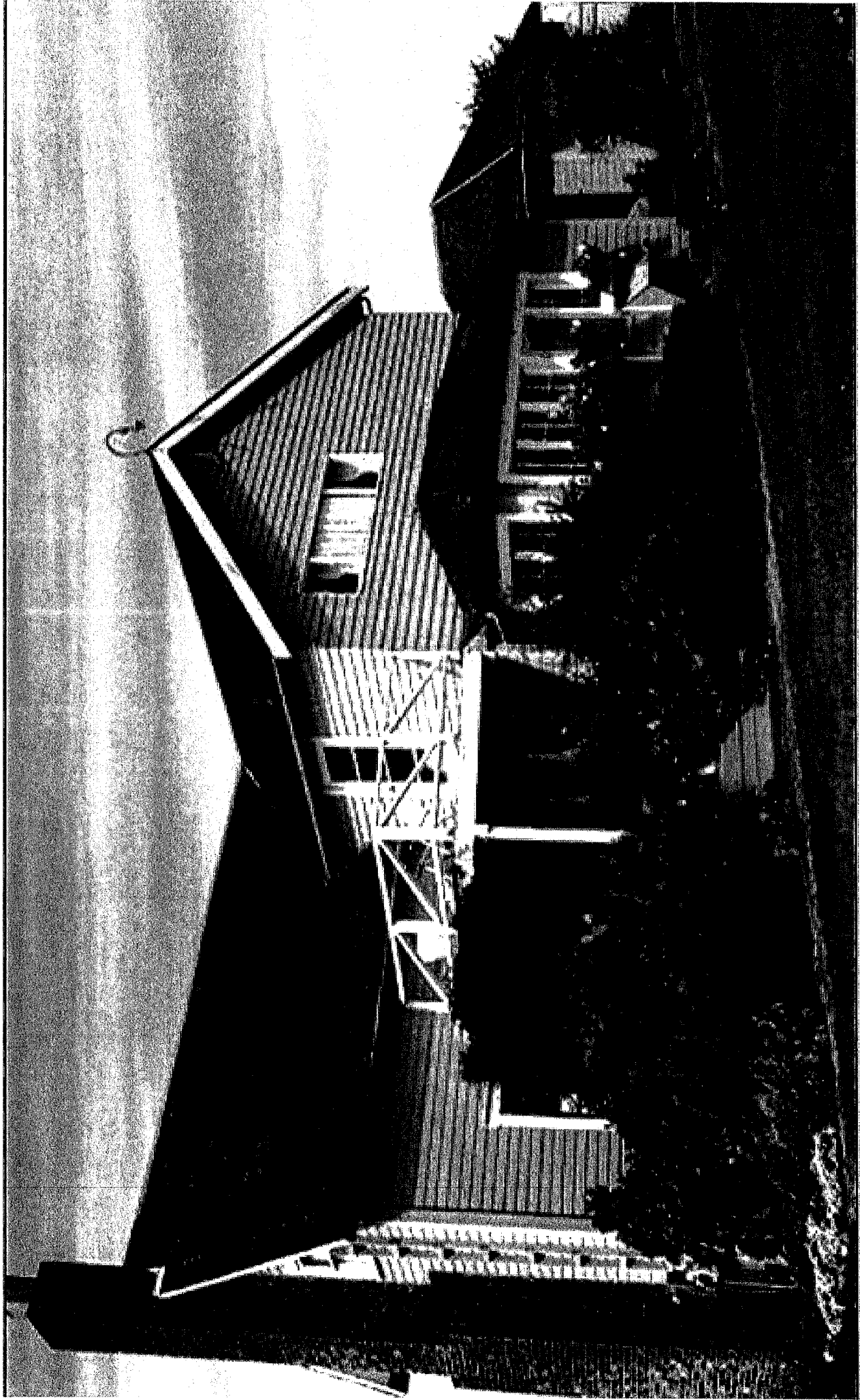








**Samuel Libbey Ranch**







## Town of Coupeville

4 NE Seventh • Coupeville, WA 98239  
360.678.4461 • [www.townofcoupeville.org](http://www.townofcoupeville.org)

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### STAFF REPORT

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**DATE:** December 29, 2023

**TO:** Historic Preservation Commission

**FROM:** Joshua Engelbrecht

**RE:** COA-23-059 – Removed from January 12, 2024 Agenda

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**COA-23-059:**

Public hearing notification requires the legal notice for Historic Preservation Commission meetings to be published several weeks in advance of the public meeting. Often, Certificate of Appropriateness Applications are noticed for a public meeting prior to the completion of Staff's review.

In this instance, more information was required that was not received with enough time to be reviewed before the packet for the January 12, 2024 HPC meeting was distributed.

As such, this is a request for item COA-23-059 to be removed from the agenda. It will be noticed again for a later Historic Preservation meeting.

Thank you.

*Joshua Engelbrecht, AICP Candidate (He/Him)*

*Associate Planner*

4 NE Seventh St.

Town of Coupeville

Coupeville, WA 98239

360-678-4461 ext. 104