EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
{March 28, 2024}

10:00: Roll Call

Approval of Minutes – Minutes from

Public Comment on items not on the agenda -

Public Hearings:
Voting for chair and vice chair.
EBY-24-005 - S8060-00-69000-0 – Sturm - Addition and remodel of existing detached garage/ADU.
EBY-24-004 - S7005-00-02005-0 – Miller - 25' x 32' New Single-Family Residence and 11' x 22' Boat House.
EBY-24-002 – R13230-019-2960 – Turner – New 30'x 24' shop adjacent to primary residence.

Other Discussion items:

The Historic Preservation Commission will hear testimony from interested persons either in person or via telephone or video. Written comments may be submitted comments to Planning & Community Development; 1 NE 7th Street, Coupeville, WA 98239 for projects within the County (EBY). Projects within the Town (COA), submit written comments to the Town of Coupeville, 4 NE 7th St., Coupeville, WA 98239

Join Zoom Meeting https://zoom.us/j/91304102115?pwd=ajlTWjJxODdRbUd3cXNwQXY2QkQ2UT09
Meeting ID: 913 0410 2115 Passcode: 509725 Dial by your location +1 (253) 215-8782,
Meeting ID: 913 0410 2115 Passcode: 509725

CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
February 8, 2024

A recording of this meeting can be found on Coupeville's website: townofcoupeville.org. Timestamps *(hr. m. s.)* for the beginning of each item and motion are designated in the minutes.

CALL TO ORDER

Chair Bronson called the meeting to order at 10:02 a.m.

COMMISSIONERS PRESENT		COMMISSIONS ABSENT
✓ Chair	**Marshall Bronson**	None Absent
✓ Vice-Chair	**Katherine Baxter**	
✓ Commissioner	**Jay Adams**	
✓ Commissioner	**Danielle Bishop**	
✓ Commissioner	**Art Huffine**	
✓ Commissioner	**Shelia Saul**	
✓ Commissioner	**Kevin Turkington**	

STAFF PRESENT

✓ Ebey's Landing National Historical Reserve Manager	**Marie Shimada**
✓ Ebey's Landing National Historical Reserve Preservation Coordinator	**Josh Pitts**
✓ Island County Planning Manager	**Micheal Beech**
✓ Island County Current Use Planner	**Shannon Zimmerman**
✓ Town of Coupeville Associate Planner	**Joshua Engelbrecht**

APPROVAL OF AGENDA

Staff recommended removing EBY-23-064 from the agenda. Members of the public indicated they were still interested in providing public comment on this application. Chair Bronson recommended adding an item for public comment at the end of the public hearing portion of the meeting.
Commissioner Saul moved to approve the agenda for the February 8, 2024 Historic Preservation Commission meeting as revised.
Vice-Chair Baxter seconded. *Motion passed unanimously.*

DRAFT

APPROVAL OF MINUTES

Commissioner Huffine moved to approve the minutes of the regular Historic Preservation Commission meeting of January 11, 2024.
Commissioner Turkington seconded. *Motion passed unanimously.*

PUBLIC HEARING

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

- Chair **Bronson** visited the COA-23-059 site.
- Vice-Chair **Baxter** visited the COA-23-059 site.
- Commissioner **Adams** visited the COA-23-059 site.
- Commissioner **Bishop** visited the COA-23-059 site.
- Commissioner **Huffine** visited the COA-23-059 site.
- Commissioner **Saul** indicated she is familiar with the area
- Commissioner **Turkington** visited the COA-23-059 site.

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

COA-23-059 (7m. 20s.): 108 SW Terry Road, Jon Roberts on behalf of Gifts from the Heart Food Bank, Construction of a new mixed-use building.

Town of Coupeville Planner, Joshua Engelbrecht, stated for the record that the president of the Gifts of the Heart Food Bank is also the Mayor of the Town of Coupeville. Because the COA process involves multiple opprotunites with individuals not employed by the Town of Coupeville to ensure conformance with the Design Guidelines, including a public hearing, Town Staff felt comfortable and did not precieve any conflicts associated with Town Staff reviewing this proposal for conformance.

Town of Coupeville Planner, Joshua Engelbrecht, presented on elements of the construction of a new mixed-use building. These elements included the proposed materials, size, mass, and elevation information as related to adjacent buildings, and the greater context of the Terry Road corridor.

DISCUSSION

Chair Bronson opened the floor for discussion.

Questions were asked and answered in regard to the affordability level of the apartment units, and dedicated parking spaces for the apartment residents.
The applicant, Jon Roberts, and the president of Gifts from the Heart Food Bank, Molly Hughes, spoke at the meeting. Comments were made in regard to the distinction between “workforce“ and “low-income“ housing.

No other members of the public spoke at the meeting.

DRAFT

MOTION (29 m. 30 s.)

Commissioner Turkington moved to recommend the approval of the Certificate of Appropriateness as presented and adopt the findings of fact as set forth presented in the application including the two proposed conditions of approval.
Commissioner Bishop seconded.
Motion passed unanimously.

Public Comment on items not on the agenda

In regard to EBY-23-064, After-the-fact permitting on the Historic Samuel Libbey Ranch:

Two members of the public spoke at the public meeting.
Comments were made to expand the HPC's context of the Libbey Ranch property and work that had been done potentially outside the scope of what the public hearing of EBY-23-064 discussed on January 11, 2024.
Comments were also made to express confusion on why EBY-23-064 was noticed for a second public hearing (for February 8, 2024) and then removed from the agenda.

Island County Planning Manager, Micheal Beech, spoke at the meeting. He clarified that initially, Island County staff believed there was insufficient information to render the decision voted on and directed by the Historic Preservation Commission on January 11, 2024.
Staff believed that EBY-23-064 would need to return to the HPC with additional staff guidance to ensure Island County had adequate information included in the decision in order for staff to reflect the HPC's decision in documentation to the applicant.
As public notice requires multiple weeks of lead time, the item was noticed for the February 8, 2024 regular meeting. In the intervening days, Island County staff reached out and received a formal letter from the Chair of the Historic Preservation Commission. Using that additional correspondence staff was able to determine that the HPC decision ***did*** have sufficient information to render the HPC's decision and the January 11, 2024 decision was delivered to the applicant.
In doing so, the public hearing noticed for February 8, 2024 was no longer necessary, and was subsequently removed from the agenda at the February 8, 2024 meeting.

OTHER BUSINESS

No other business

ADJOURNMENT

The meeting was adjourned at 10:45 am.

Respectfully submitted,

_____

Joshua Engelbrecht, Associate Planner

DRAFT

Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-24-005
Applicant:	Jeffery & Anna Sturm
Agent:	Duri Majovsky
Project Description:	
Addition and remodel of existing detached garage/ADU. 840 ft. covered and enclosed rear addition, removal of existing balcony and replace sliding door with window. Replacement of windows and siding. Porch addition on south and west elevation. Site is in Ebey's Review Area 1.	
Level:	Level C (HPC Recomendation)
Jurisdiction:	Island County
Determination:	Approved the project without Conditions.

I - Project Summary:
Addition and remodel of existing detached garage/ADU. 840 ft. covered and enclosed rear addition, removal of existing balcony and replace sliding door with window. Replacement of windows and siding. Porch addition on south and west elevation. Site is in Ebey's Review Area 1.
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level B of Appropriateness, per ICC 17.04A.110.
The project did not receive public input during the public comment period from March 13, 2024, to March 27, 2024.

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-24-005
Application Date:	February 20, 2024
Applicant	Jeffery & Anna Sturm

III – Site Data	
Site Address:	876 Holbrook Rd
Location:	Coupeville
Parcel Number:	S8060-00-69000-0
Size of Parcel(s):	3.16 acres
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	Shannon Zimmerman	(360) 679-7365	s.zimmerman@islandcountywa.gov

V - APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	**Complies**	**Comments**
CHAPTER 4.3 Additions to All Buildings		
4.3.1 Additions to all Buildings		
4.3.1.1 – 4.3.1.13	Yes	The overall design of the addition will match the existing characteristics that are present on the existing garage and adjacent single-family residence. The existing garage is located at the far end of the property. The addition will be located on the east side of the structure, minimally visible from the street, and will not impact the reserve.
CHAPTER 4.5 Site Development		
4.5.1 Rural Setting Design Guidelines		
4.5.1.1 – 4.5.1.6	Yes	There is no proposed landscaping. The design of the addition and remodel is compatible with the other buildings located in the neighborhood.

CHAPTER 4.6 New Construction		
4.6.1	Yes	The overall design of the addition to the existing garage will match the existing characteristics that are present on the existing structure. The proposed addition and remodel should have no negative impact on the neighborhood or the public view within the reserve. The remodel and addition will be comprised of similar materials as those used for the existing neighboring buildings.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.1	Yes	The proposed addition and remodel are located in design review area one. The design is compatible with those existing in the neighborhood and throughout the reserve.
4.6.4.2	Yes	The proposed addition will keep with the existing home's general architectural characteristics, size, and scale.
4.6.4.6	Yes	The proposed home will have a shed type roof.
4.6.4.12 – 4.6.4.14	Yes	The windows of the proposed remodel and addition will be spaced and aligned with other windows.
4.6.7 Accessory Residential Building and Structures		
4.6.7.1-4.6.7.4	Yes	The building is located at the rear of the lot. The new addition reflects the roofline of the house and will not compete visually and

		will remain subordinate with the house. Siding will either be cedar or fiberboard board and batten siding.

CHAPTER 4.7 Painting & Colors		
4.7.1 – 4.7.3	Yes	Although the color is a personal preference, the applicants are proposing the buildings to be darker colors that will help the development recede into the tree buffers.

VI – Discussion

VII – Conditions

IX – Findings of Fact

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-24-005

1. The applicant submitted an application for a Certificate of Appropriateness on February 20, 2024, that was deemed complete on February 29, 2024 to permit: Addition and remodel to an existing garage.

2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Residential Addition which requires a Level C (HPC Recomendation) Certificate of Appropriateness.

3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on March 7, 2024 and reviewed the project within Ebey's Landing National Historical Reserve.

4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.

5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.

X – Appeal Process
Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.
1. The Director's decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190. Specifically, the following appeal procedures apply:
If appealed, Level C 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 on March 15, 2024.

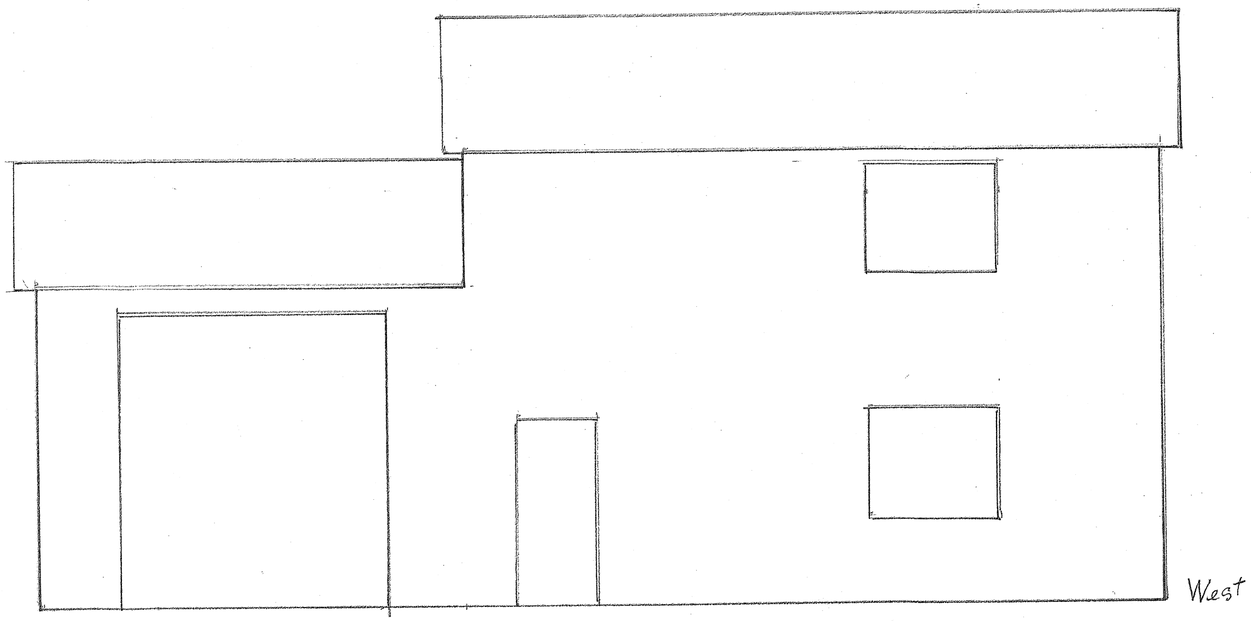
Approved by Shannon Zimmerman

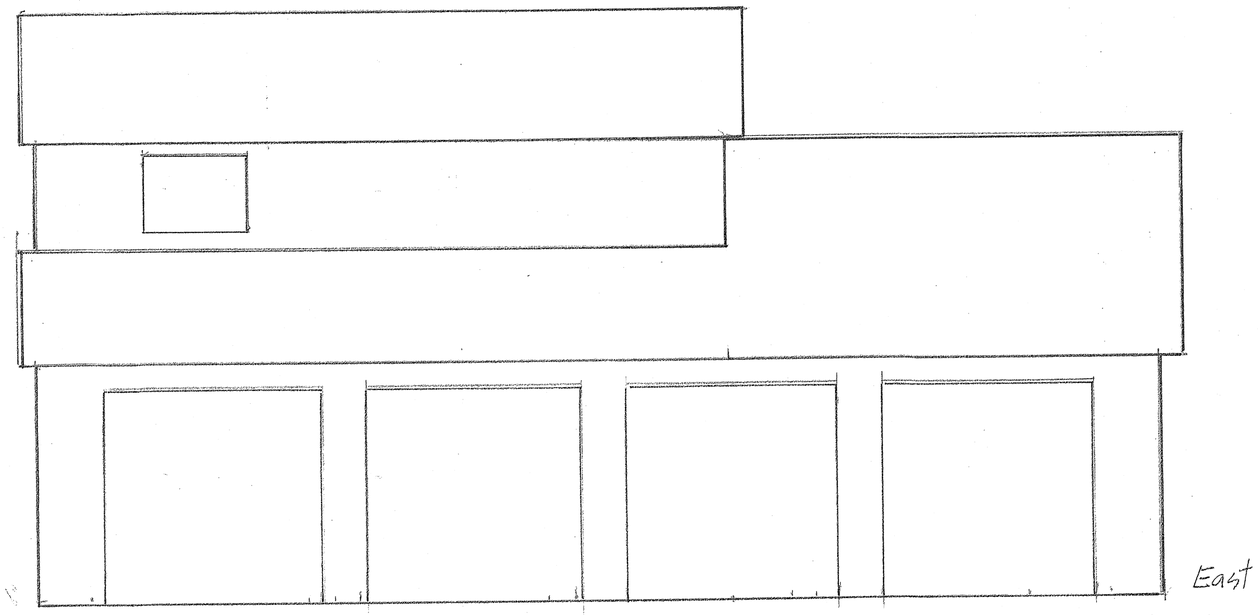
Signature _____

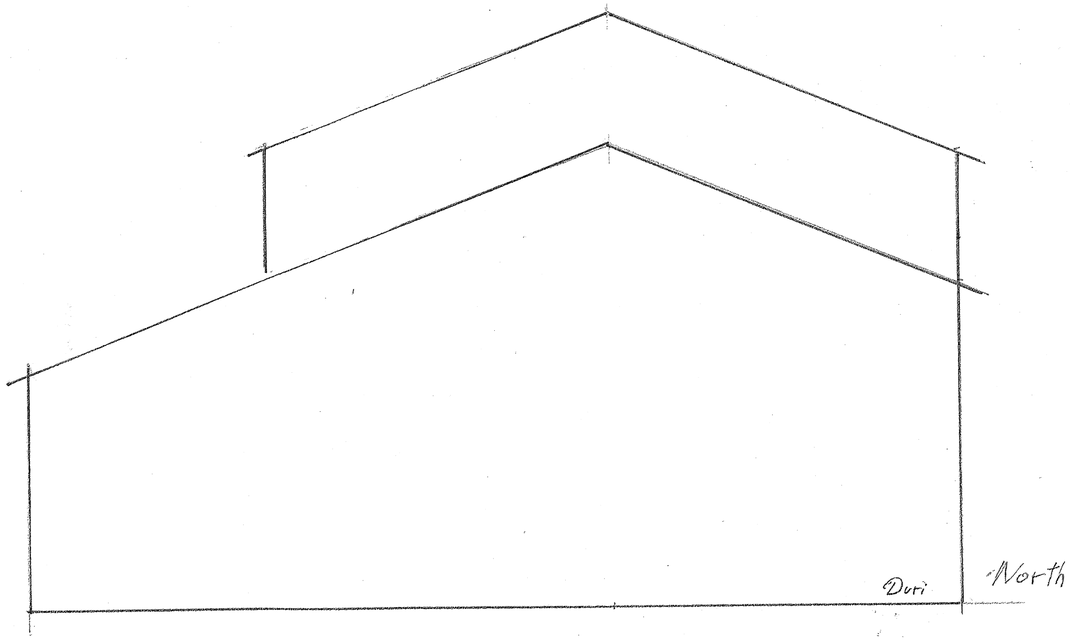
Shannon Zimmerman, Assistant Planner for Mary Engle, Director, Island County Planning & Community Development, with the consultation of the Historic Reserve Committee.

Attachments:
Approved Elevations
Approved Site Plan
Island County Inadvertent Discovery Plan

Existing







1/4" = 1'

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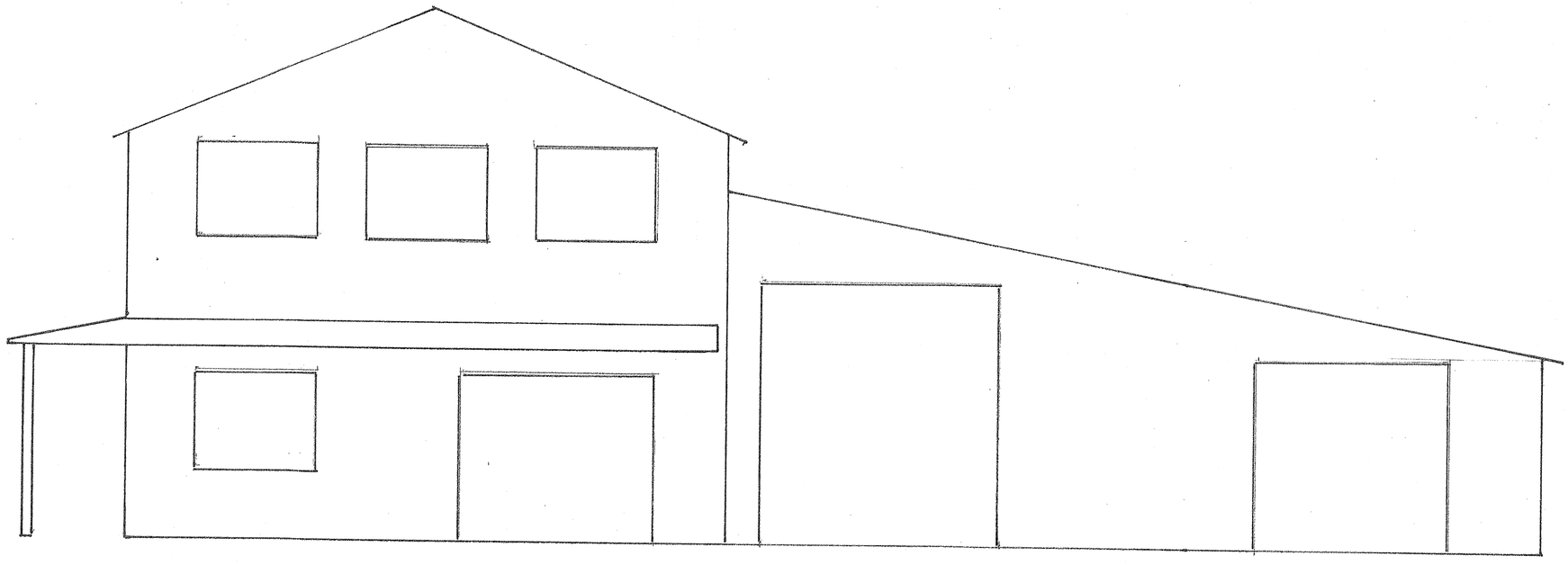
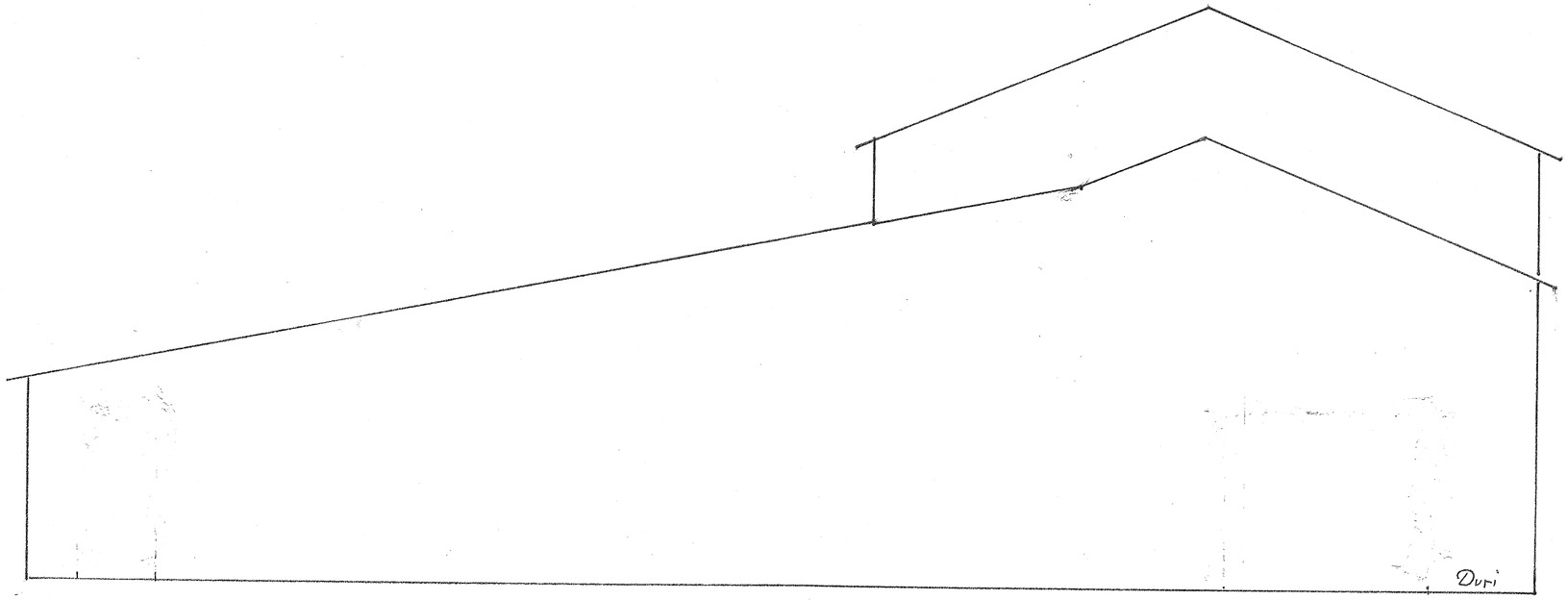


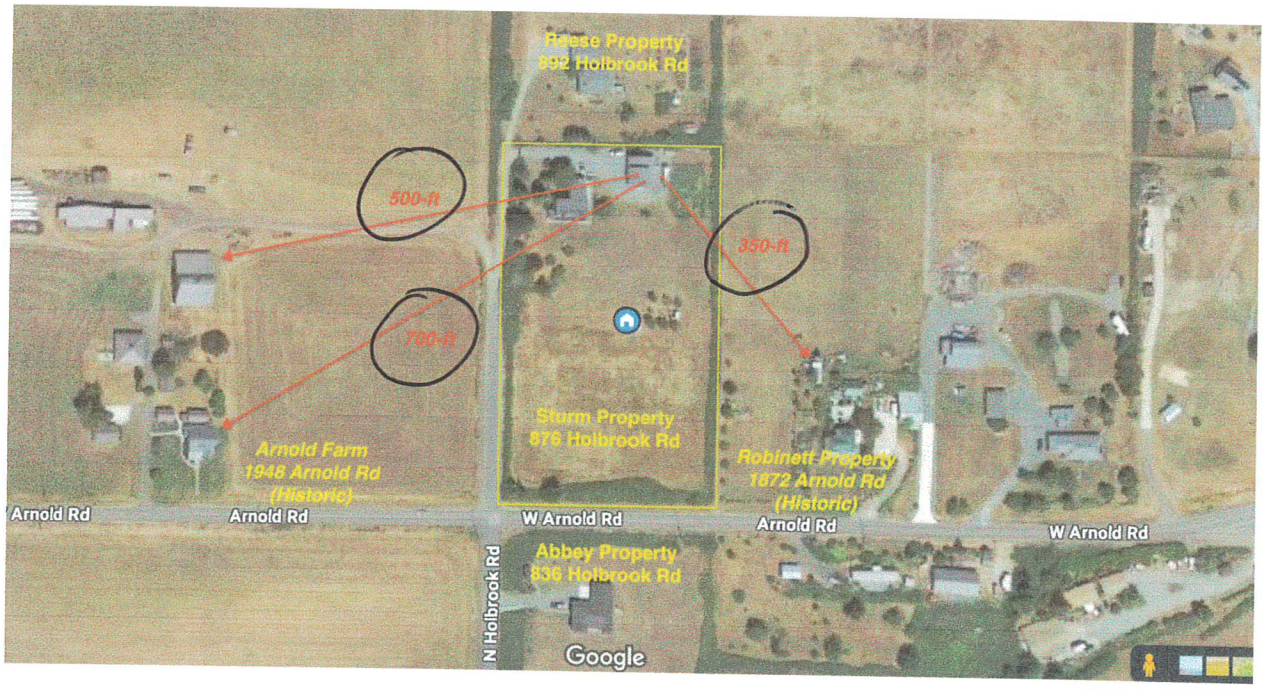
South



North

Detached Garage Renovation

Jeffrey and Anna Sturm
876 Holbrook Road
Coupeville, WA 98239



West Facade of Detached Garage, shown from driveway facing east
North facade of Main Residence and its Attached Garage can also be seen to the right of each photo

Driveway looking south towards Penn Cove
Western facade of Detached Garage and Eastern Facade of Main Residence shown

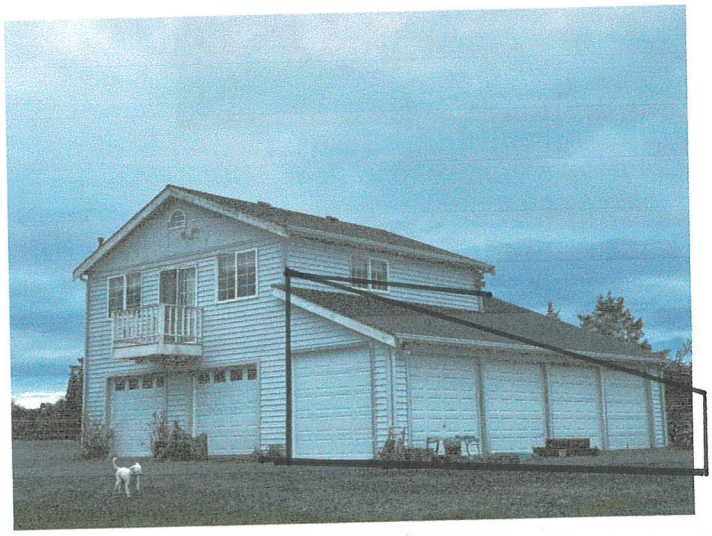
Southwest Corner of Detached Garage
892 Holbrook (Reese) Residence can be seen to left of photo

Southeastern View towards downtown Coupeville from second floor ADU
Robinett (right), Moore (center), and Price (left) properties shown

Historic Robinett Property from ADU
Approx. 350-feet to closest structure
(note low sloped roof on historic barn to the left)

Southern Facade of Detached Garage AND PROPOSED ADDITION

Right side lean-to will be removed and replaced with larger addition
Porch roof and slab will be added around the SW corner to protect windows
Balcony to be removed and replaced with window
Reese Residence behind fence to the left



Southeastern Facade of Detached Garage

Site as seen from southwestern corner of property
Mound can be seen on right side of photo

Site as seen from southern end of property

Western View from ADU
Arnold Property in background
Reese Property to the right

Northern View from ADU
Reese Residence in background

View of Moore Property from ADU
(note multiple vernacular-style "lean-to" type additions on barn)

Southern View from ADU

Eastern Facade of Detached Garage
Greenhouse at right to be removed

Northeastern Facade of Detached Garage

Site as seen from southwester corner of property
Arnold Farm can be seen in distance to the left of photo

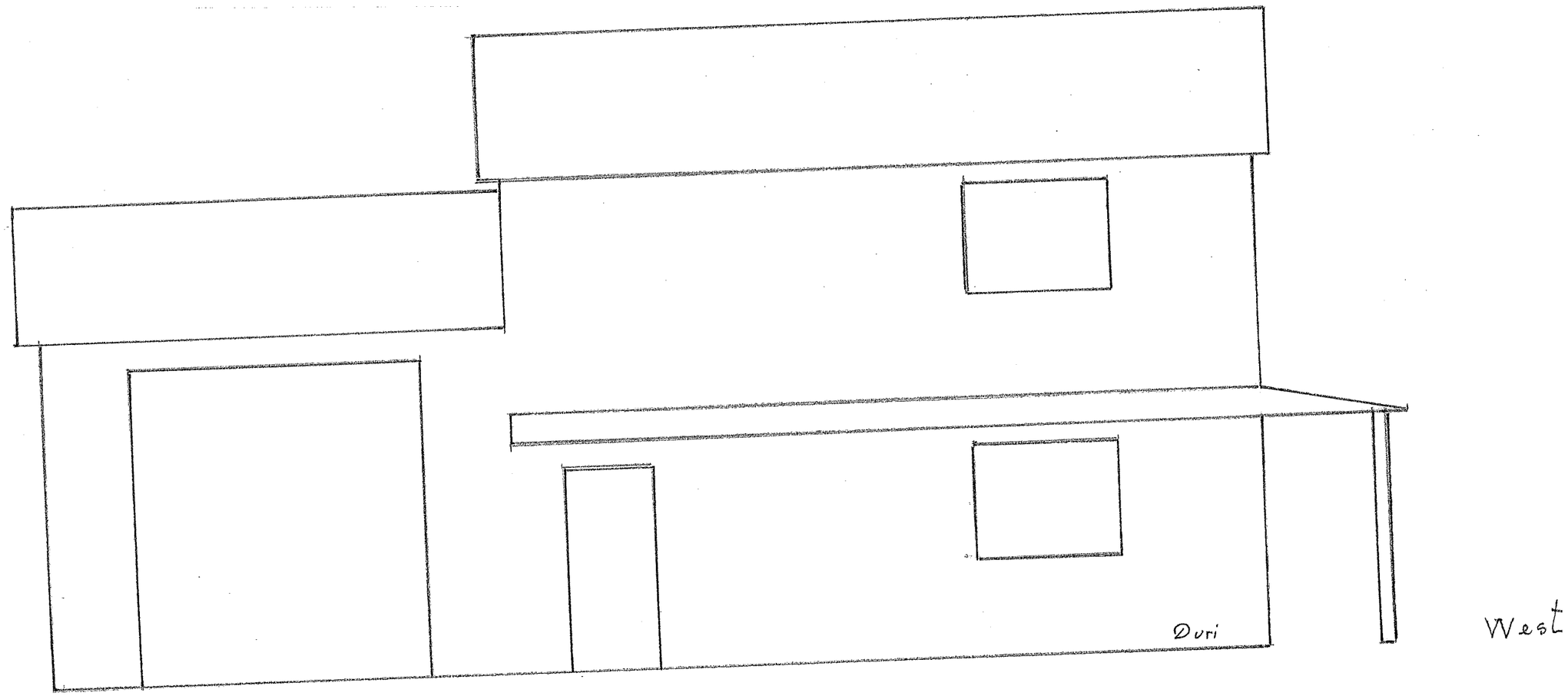
Property as seen from St.Rte. 20 and Holbrook Rd
(Taken from 3 Sister's Market Parking Lot)

Site as seen from southwestern corner of property
Mound can be seen on right side of photo

Site as seen from southern end of property

Property as seen from due South on Penn Cove Road (looking north)

1/4" = 1'



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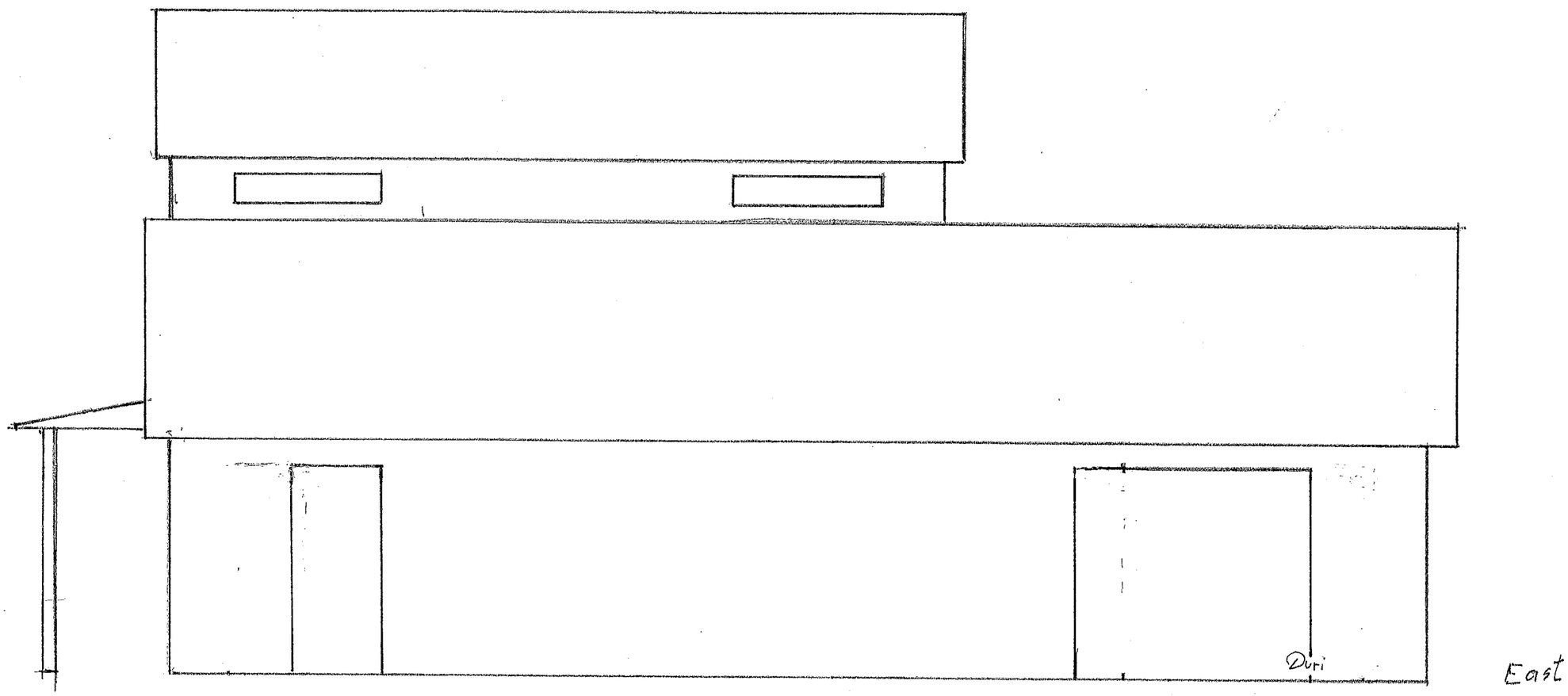
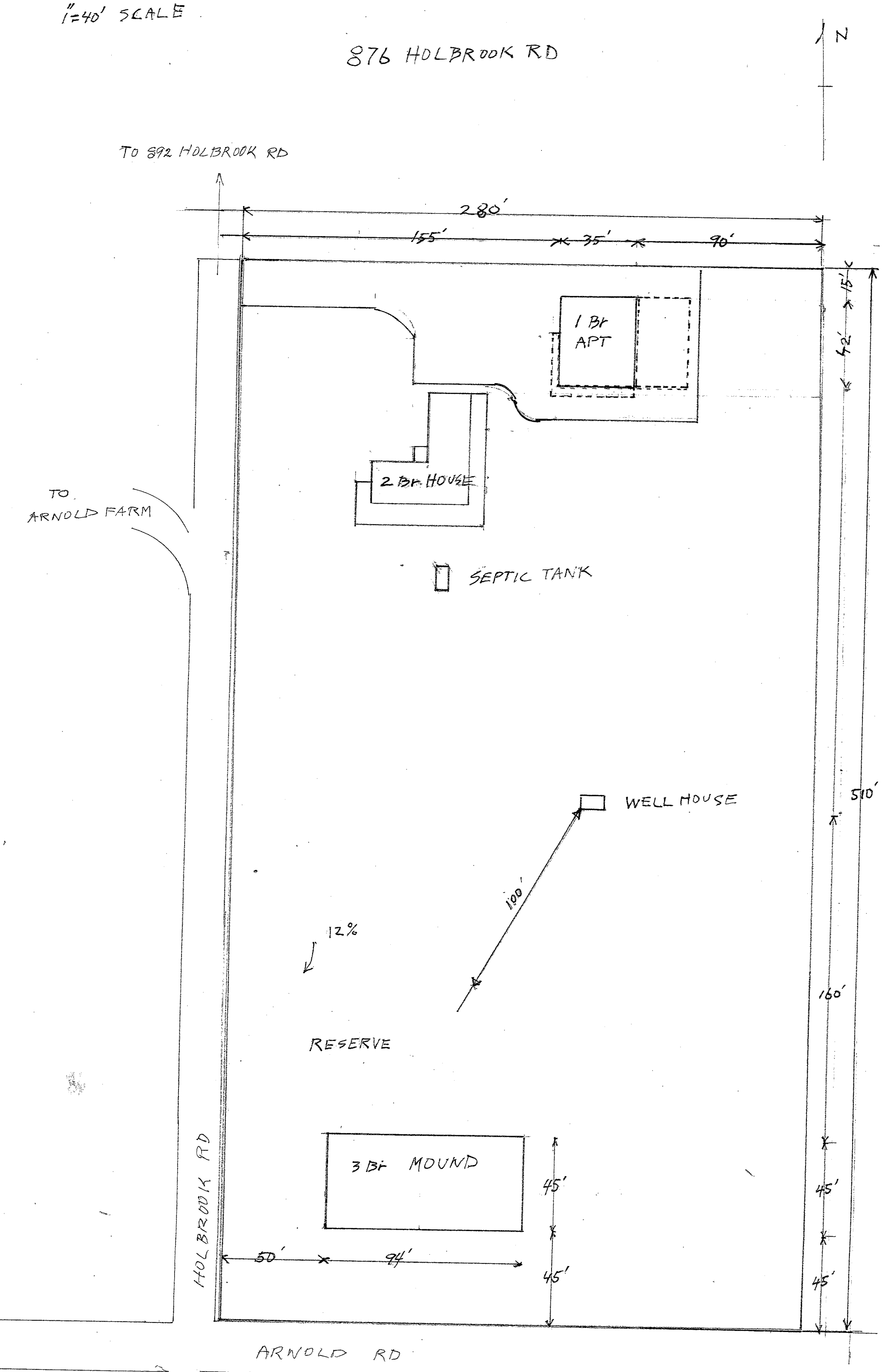


East

1"=40' SCALE

876 HOLBROOK RD



Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-24-004
Applicant:	Connie Miller
Agent:	N/A
Project Description:	
25' x 32' New Single-Family Residence and 11' x 22' Boat House	
Level:	Level C (HPC Recomendation)
Jurisdiction:	Island County
Determination:	Approved the project with Conditions.

I - Project Summary:
Connie Miller requests a Certificate of Appropriateness for: 25' x 32' New Single-Family Residence and 11' x 22' Boat House
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 March 13, 2024, to March 27, 2024.

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-24-004
Application Date:	February 16, 2024
Applicant	Connie Miller

III – Site Data	
Site Address:	N/A
Location:	Oak Harbor
Parcel Number:	S7005-00-02005-0
Size of Parcel(s):	0.43 ac
Zoning:	Rural Residential (RR)
RAID:	Rolling Hills
Historic Structure:	No
Proximity to Historic Structure:	No
Allowable Density:	1 du / 0.5 ac

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

IV - Staff Contact			
Department	**Name**	**Phone**	**E-Mail**
Planning	Chloe Bonsen	(360) 678-7822	c.bonsen@islandcountywa.gov
Planning	Shannon Zimmerman	(360) 679-7365	s.zimmerman@islandcountywa.gov

V - APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	**Complies**	**Comments**
CHAPTER 4.5 Site Development		
4.5.1 Rural Setting Design Guidelines		
4.5.1.1 - 4.5.1.8	Yes	The site is designed to respect and retain the site's natural conditions with the tree retention and the design of the home and boathouse. Due to the location of the property and the retainment of trees proposed, the development will have little to no impact on the public views within the reserve.
4.5.2 Landscape Alterations & Grading Design Guidelines		
4.5.2.1 Reserve Wide Guidelines		
4.5.2.1.C	Yes	The proposed development would preserve the natural character of the wooded areas where they exist along the edges of public roads.
4.5.2.2 Reserve Wide Grading Design Guidelines		
4.5.2.2.A	Yes	Grading will be minimal to maintain screening and retain trees to reduce development impacts on the cultural landscape.

CHAPTER 4.6 New Construction		
4.6.1 - 4.6.1.3 & 4.6.1.5 - 4.6.1.6	Yes	The proposed buildings are broken up in a way that would reduce the mass if they were proposed to be a singular building. The design of the new buildings has similar characteristics to those in the neighborhood and those found throughout the reserve.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.1	Yes	The proposed development is within design review area 1 and will not negatively impact the reserve.
4.6.4.2 – 4.6.4.4 & 4.6.4.9 – 4.6.4.14	Yes	The proposed residence generally has similar characteristics such as proportion, scale, roofline, window patterns, and overall architectural details.
4.6.4.5	Yes	The proposed accessory structure is consistent with the main building in design, materials, and color.
4.6.4.15	Yes	The proposed garage is not facing the public right of way.
4.6.7 New Accessory Structures Design Guidelines (including Garages & Sheds)		
4.6.7.1 - 4.6.7.8	Yes	The proposed boathouse will be located at the rear of the lot and will not compete visually with the house. The boathouse will be comprised of wood with a cedar shake French door with a cross

		brace. The design and materials of the boathouse will match the primary structure.

CHAPTER 4.7 Painting & Colors		
4.7.1 - 4.7.3	Yes	Color is a personal preference, and the proposed development is located within design review area 1 and will not have a negative impact on the reserve.

CHAPTER 4.11 Parking & Driveways		
4.11.1 Residential Design Guidelines		
4.11.1.1 - 4.11.1.8	Yes	Placement of garage entrance is narrow, and does not face the street. The proposed location of the gravel driveway requires minimum alteration to the landscaping. The new driveway is compatible with the neighborhood setting

VI – Discussion

VII – Conditions

All future clearing and grading on the parcel will require a Certificate of Appropriateness.

IX – Findings of Fact

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-24-004

1. The applicant submitted an application for a Certificate of Appropriateness on February 16, 2024, that was deemed complete on February 29, 2024 to permit: 25' x 32' New Single-Family Residence and 11' x 22' Boat House.

2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Residential New Construction which requires a Level C (HPC COA Decision) Certificate of Appropriateness.

3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on March 7, 2024 and reviewed the project within Ebey's Landing National Historical Reserve.

4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.

5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.

X – Appeal Process

Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.
1. The Director's decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190. Specifically, the following appeal procedures apply:
If appealed, Level B Certificates are to be appealed consistent with Type II decisions pursuant to ICC 16.19.190B.
2. All appeals of the Director's decision regarding a Certificate of Appropriateness shall be consolidated with any appeal of the underlying or companion land use or building permit application. Such appeals shall be heard at a single simultaneous hearing before the Hearing Examiner or BOCC to consider the Director's decision or recommendation on the proposal.

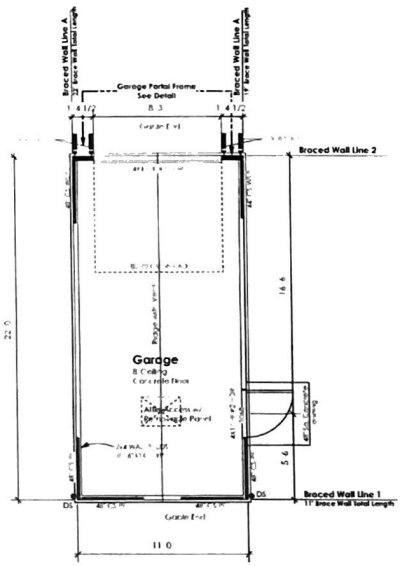
The Certificate of Appropriateness is Approved with Conditions on March 15, 2024.

Approved with Conditions by Shannon Zimmerman.

Signature _____

Shannon Zimmerman, Assistant Planner for Mary Engle, Director, Island County Planning & Community Development, with the consultation of the Historic Reserve Committee.

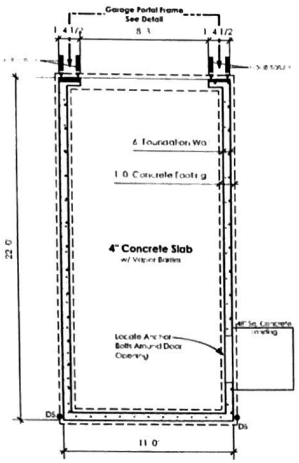
Attachments:
Approved Elevations
Approved Site Plan
Island County Inadvertent Discovery Plan



Plan

Garage Floor/Roof Plan

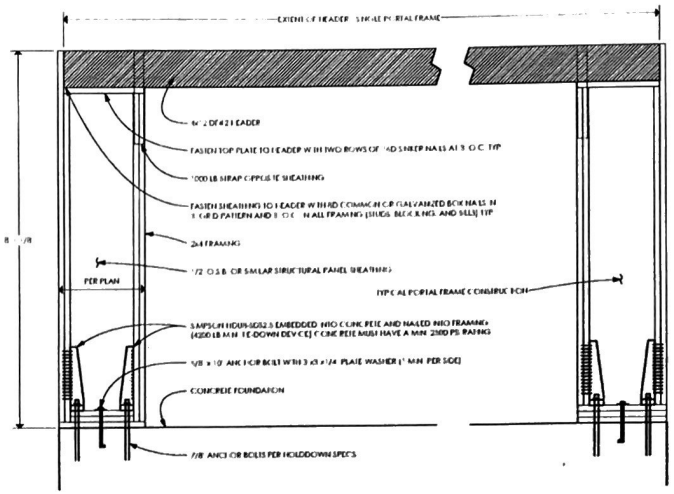
Scale: 1/4" = 1'-0"



Plan

Garage Foundation Plan

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



Garage Portal Frame

Scale: 3/4" = 1'-0"

Foundation Notes:

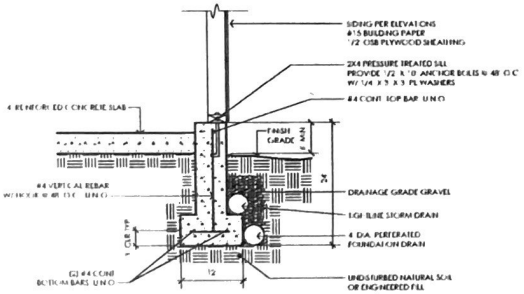
1. TYPICAL FOOTING THICKNESS TO BE 12" AND A DEPTH OF 8" WITH THE TYPICAL FOUNDATION WALL THICKNESS TO BE 6" UNLESS NOTED OTHERWISE. SEE DETAILS ON THIS PAGE FOR FURTHER INFORMATION.
2. 4" CONCRETE LANDING TO BE 1/8" LOWER THAN THRESHOLD. SLOPE AT 1/4" PER FOOT AWAY FROM BUILDING.
3. ALL BOTTOM PLATES AND ANY LUMBER IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED. USE 30# FELT IN-BETWEEN HOLDOWNS AND BRACES THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER. HOT DIPPED GALVANIZED NAILS REQUIRED ON ALL PRESSURE TREATED MATERIAL.
4. PROVIDE FULL BEARING UNDER ALL POINT LOAD LOCATIONS (BEAM & HEADER ENDS).
5. ALL HEADERS TO BE 4X10 DF #2 UNLESS NOTED OTHERWISE.

Garage Plan Notes:

6. ALL EXTERIOR WALLS ARE FRAMED WITH 2X4 STUDS AT 16" O.C. AND SHEATHED WITH 1/2" OSB OR BETTER WITH 15# BUILDING PAPER. GARAGE DOOR/PORTAL FRAME TO USE 2X4 STUDS @ 16" O.C. SEE DETAIL.
7. CONFIRM ALL DOOR, VINYL WINDOW, AND ROUGH OPENING SIZES WITH OWNER/CONTRACTOR PRIOR TO WALL CONSTRUCTION. ALL GLASS TO HAVE A LOW E (0.40) GLAZING AND TO MEET TEMPERED REQUIREMENTS.

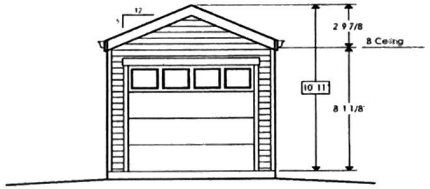
Garage Roof Plan Notes:

8. ROOF TRUSSES TO BE SHEATHED WITH 1/2" O.S.B. OR PLYWOOD SHEATHING WITH 30# FELT AND ASPHALT SHINGLE ROOFING.
9. PROVIDE ROOF CROSS VENTILATION FOR EACH SEPARATE SPACE, AND CONTINUOUS RIDGE VENT PER 2009 IRC. TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED.
10. ALL ROOFS TO HAVE A 5/12 PITCH.
11. ALL OVERHANGS TO CLIPPED.



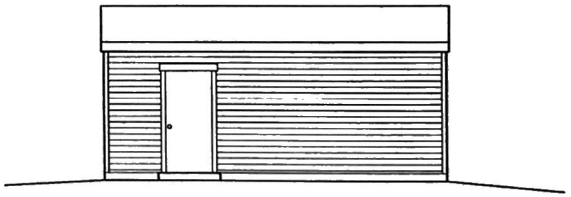
Foundation Detail

SCALE: 1" = 1'-0"



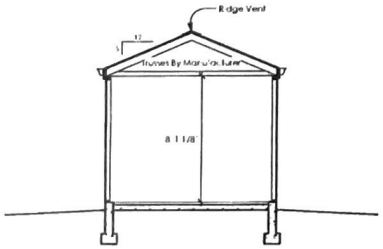
East Elevation

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



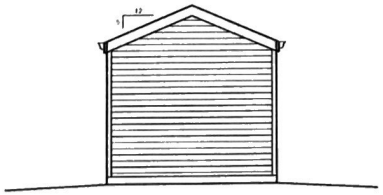
South Elevation

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



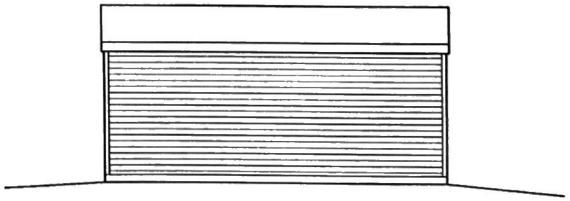
Building Section

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



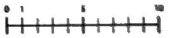
West Elevation

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



North Elevation

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



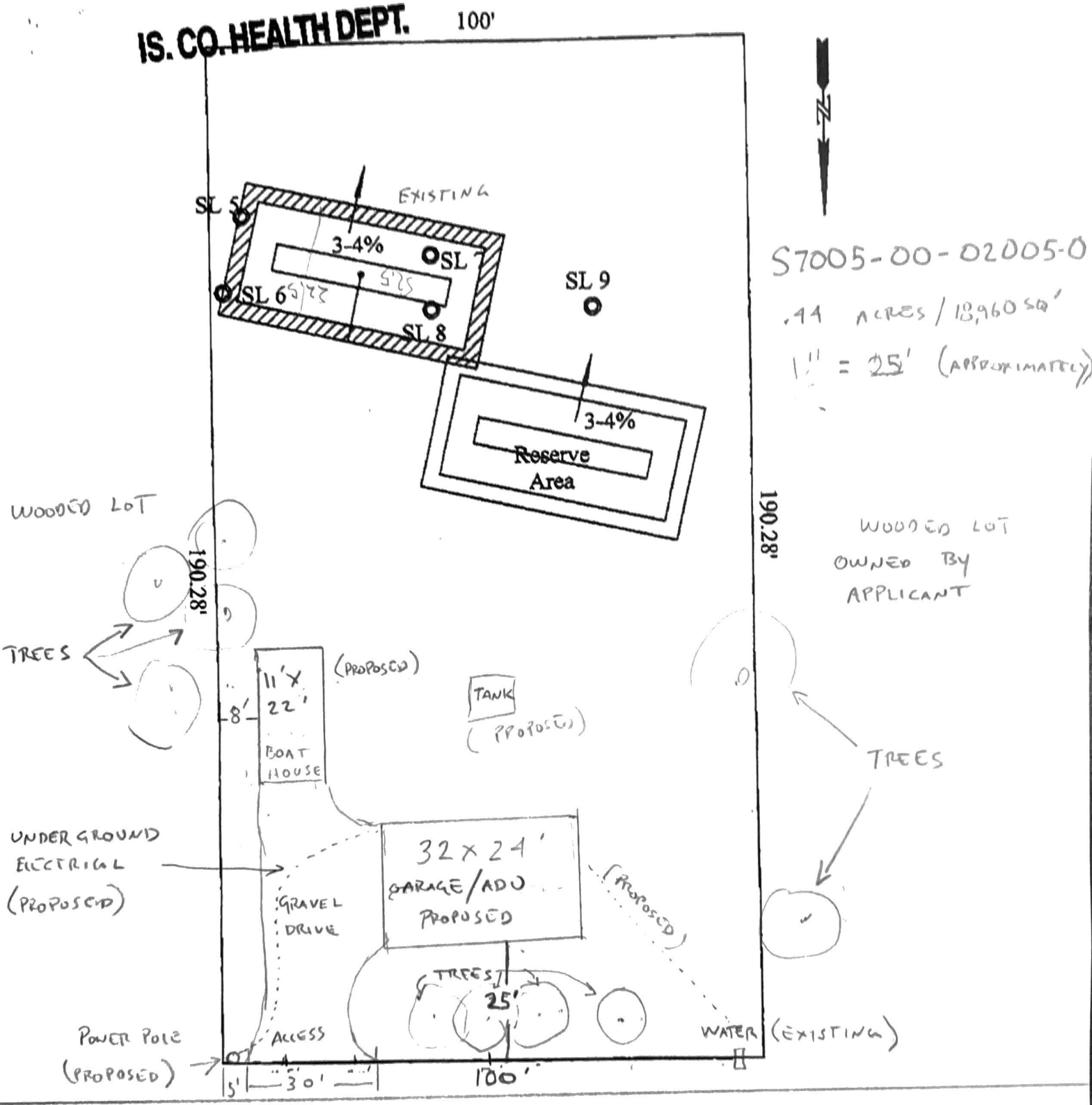
Boat House door example

8:04 PM Mon Jan 15 80%

nickelbros.com

8:04 PM Mon Jan 15
nickelbros.com
80%

IS. CO. HEALTH DEPT.



W. GLENCAIRN RD

Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-24-002
Applicant:	Ian Turner
Agent:	
Project Description:	
New 30'x24' shop adjacent to primary residence. The project is within Ebey's Landing National Historical Reserve Design Review Area 1. Site is in or near: Steep Slopes, Shoreline Jurisdiction, Eagles Management, Vicinity of Cultural Resources, Ebey's Landing National Historical Reserve Design Review Area 1.	
Level:	Level C (HPC Recomendation)
Jurisdiction:	Island County
Determination:	Approved the project without Conditions.

I - Project Summary:
New 30'x24' shop adjacent to primary residence. The project is within Ebey's Landing National Historical Reserve Design Review Area 1. Site is in or near: Steep Slopes, Shoreline Jurisdiction, Eagles Management, Vicinity of Cultural Resources, Ebey's Landing National Historical Reserve Design Review Area 1.
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level C (HPC COA Decision) of Appropriateness, per ICC 17.04A.110.
The project did not receive public input during the public comment period from March 6, 2024, to March 20, 2024.

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-24-002
Application Date:	February 13, 2024
Applicant	Ian Turner

III – Site Data	
Site Address:	2177 Madrona Way
Location:	Coupeville
Parcel Number:	R13230-019-2960
Size of Parcel(s):	0.92 acres
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	No
Proximity to Historic Structure:	No

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

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

V - APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	**Complies**	**Comments**
CHAPTER 4.5 Site Development		
4.5.1 Rural Setting Design Guidelines		
4.5.1.1 – 4.5.1.6	Yes	There is no proposed landscaping. The design of the shed is compatible with the other buildings located in the neighborhood.

CHAPTER 4.6 New Construction		
4.6.1	Yes	The proposed shed should have no negative impact on the neighborhood or the public view within the reserve. The proposed shed will be comprised of similar materials as those used for the existing neighboring buildings.
4.6.4 New Residential Construction Design Guidelines		
4.6.4.1 – 4.6.4.16	Yes	The proposed shed is located in design review area one, in an area that has screening from the public view. The design is compatible with those existing in the neighborhood and throughout the reserve. The proposed accessory structure is consistent with the main building in design, materials, and color.
4.6.7 New Accessory Structures Design Guidelines		
4.6.7.1 – 4.6.7.7	Yes	The proposed shed will be located at the rear of the lot and will not compete visually with the house. The shed will be comprised of similar materials as those used for the existing neighboring buildings.

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

VI – Discussion

VII – Conditions

IX – Findings of Fact
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-23-062
1. The applicant submitted an application for a Certificate of Appropriateness on February 13, 2024, that was deemed complete on February 27, 2024 to permit: New 30'x24' shop adjacent to primary residence. The project is within Ebey's Landing National Historical Reserve Design Review Area 1. Site is in or near: Steep Slopes, Shoreline Jurisdiction, Eagles Management, Vicinity of Cultural Resources, Ebey's Landing National Historical Reserve Design Review Area 1.
2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Commercial New Construction which requires a Level C (HPC COA Decision) Certificate of Appropriateness.
3. In accordance with Section 17.04A.110 of the Island County Code, staff have met with the Historic Reserve Committee on March 7, 2024 and reviewed the project within Ebey's Landing National Historical Reserve.
4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.
5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.

X – Appeal Process
Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.
1. The Director's decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190. Specifically, the following appeal procedures apply:
If appealed, Level B Certificates are to be appealed consistent with Type II decisions pursuant to ICC 16.19.190B.
2. All appeals of the Director's decision regarding a Certificate of Appropriateness shall be consolidated with any appeal of the underlying or companion land use or building permit application. Such appeals shall be heard at a single simultaneous hearing before the Hearing Examiner or BOCC to consider the Director's decision or recommendation on the proposal.

The Certificate of Appropriateness is Approved on March 15, 2024.

Approved by Shannon Zimmerman

Signature _____

Shannon Zimmerman, Assistant Planner for Mary Engle, Director, Island County Planning & Community Development, with the consultation of the Historic Reserve Committee.

Attachments:
Approved Elevations
Approved Site Plan
Island County Inadvertent Discovery Plan

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Project Overview

DRAWINGS PROVIDED BY:

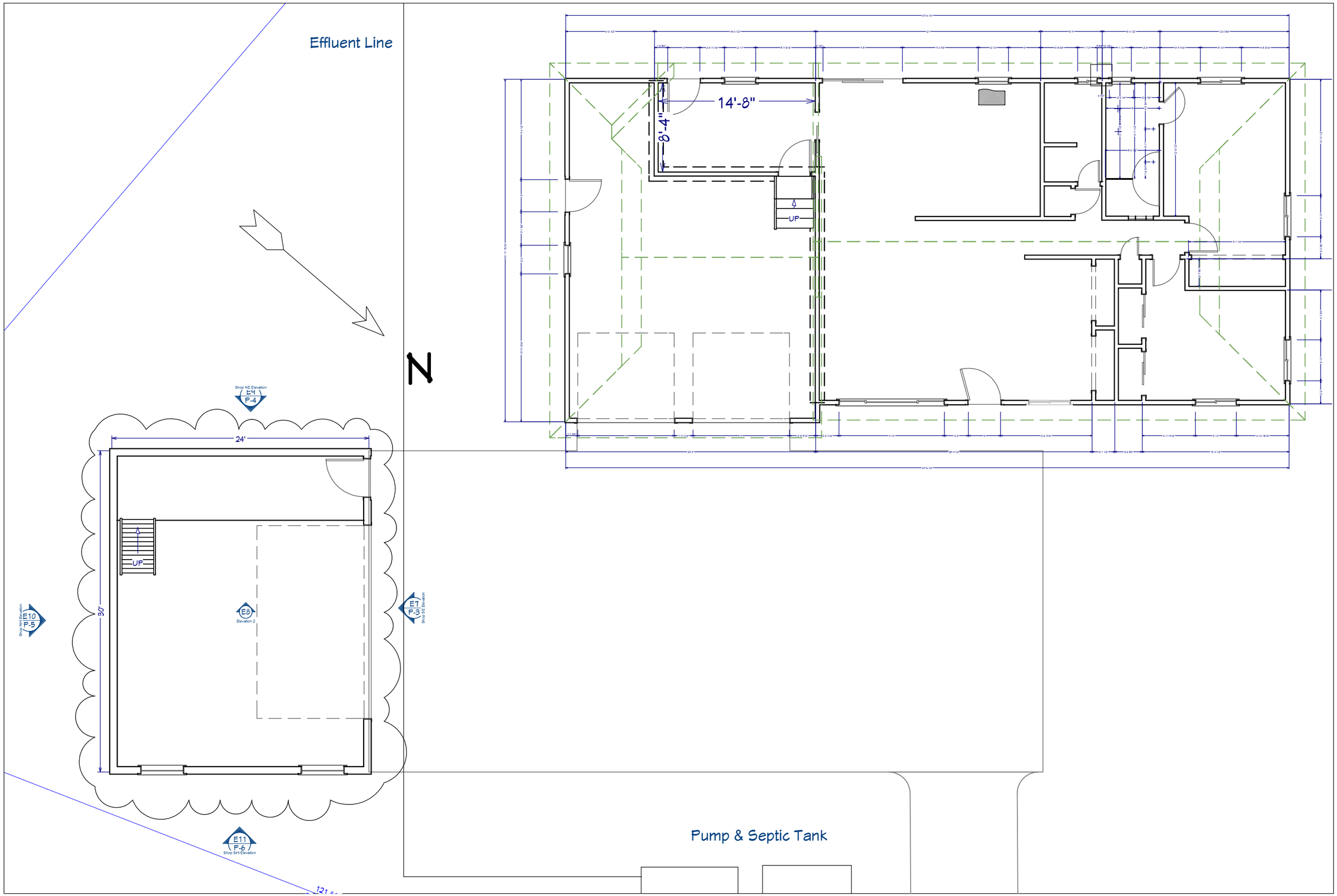
DATE:

2/8/2024

SCALE:

SHEET:

P-1



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Plan Plan

DRAWINGS PROVIDED BY:

DATE:
2/8/2024

SCALE:
1/8":1'

SHEET:
P-2

Shop SE Elevation

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SE Elevation

DRAWINGS PROVIDED BY:

DATE:
2/8/2024

SCALE:
1/4":1'

SHEET:
P-3

Shop NE Elevation

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

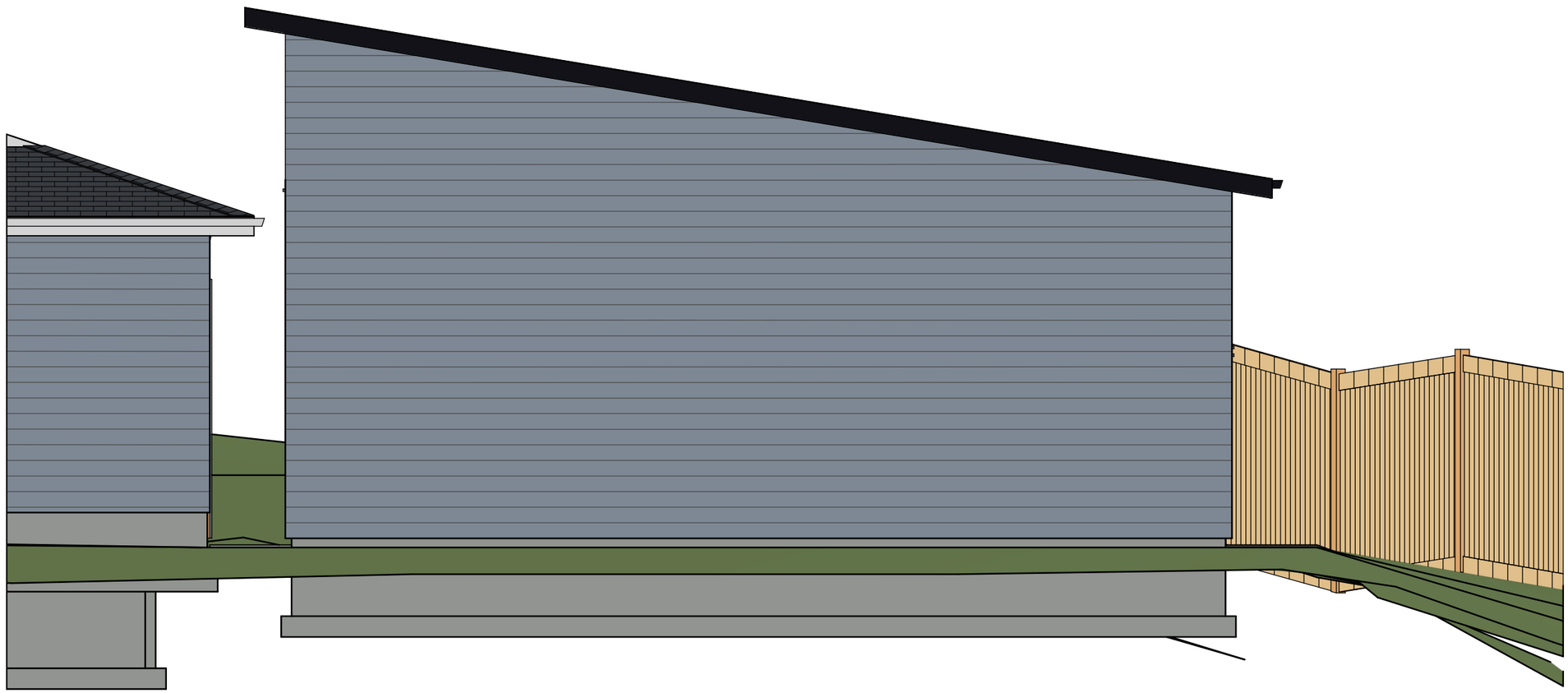
NE Elevation

DRAWINGS PROVIDED BY:

DATE:
2/8/2024

SCALE:
1/4":1'

SHEET:
P-4



Shop NW Elevation

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

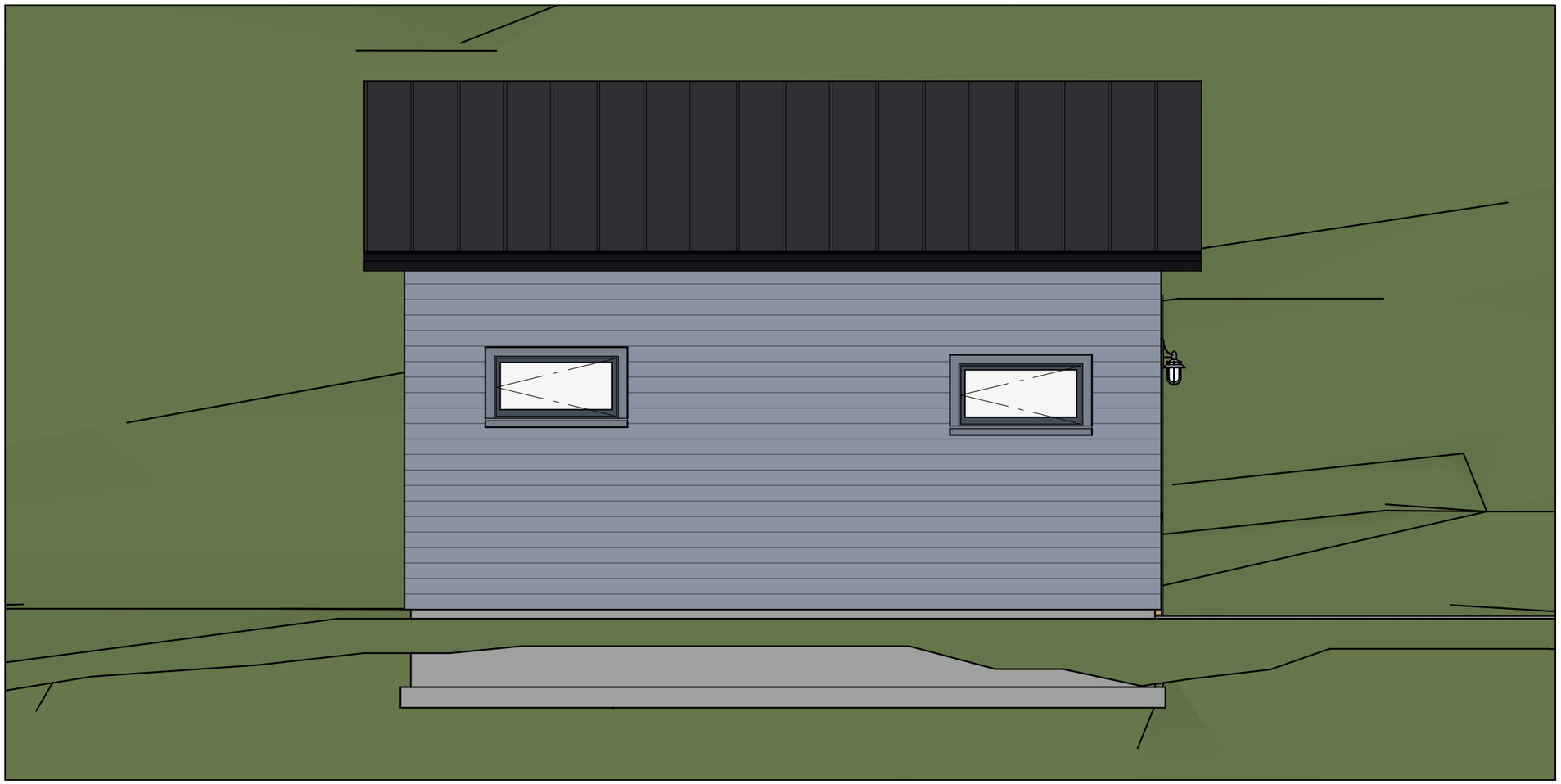
NW Elevation

DRAWINGS PROVIDED BY:

DATE:
2/8/2024

SCALE:
1/4":1'

SHEET:
P-5



Shop SW Elevation

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SW Elevation

DRAWINGS PROVIDED BY:

DATE:
2/8/2024

SCALE:
1/4":1'

SHEET:
P-6