



EBEY'S LANDING

NATIONAL HISTORICAL RESERVE

Design Guidelines Update

March 14, 2024

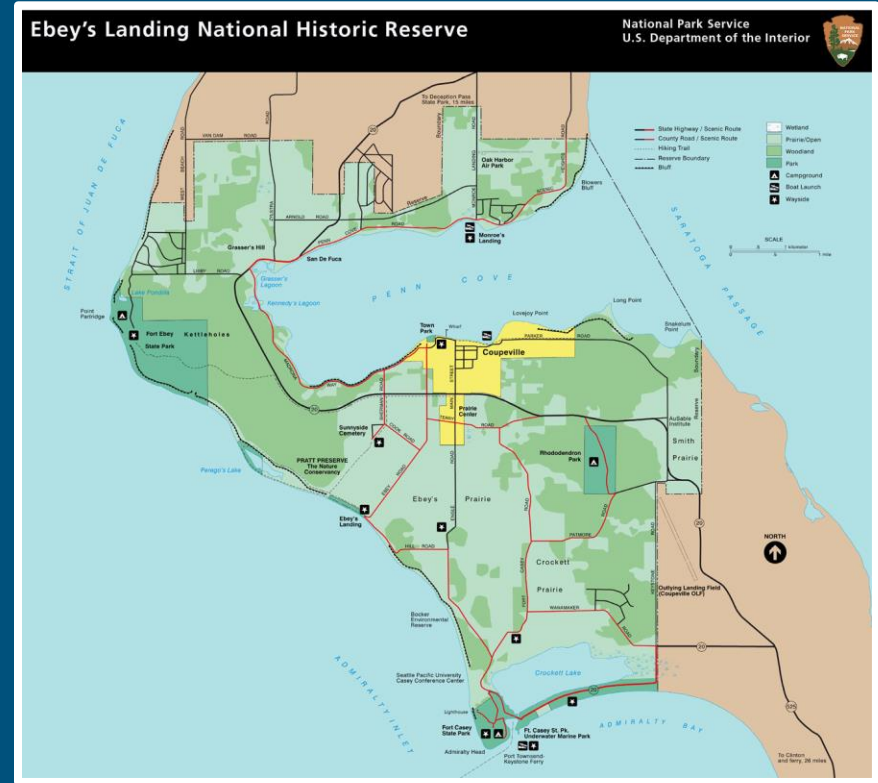
Marie Shimada &
Josh Pitts



~ After 45 years, the Reserve remains a dynamic, living, cultural landscape ~

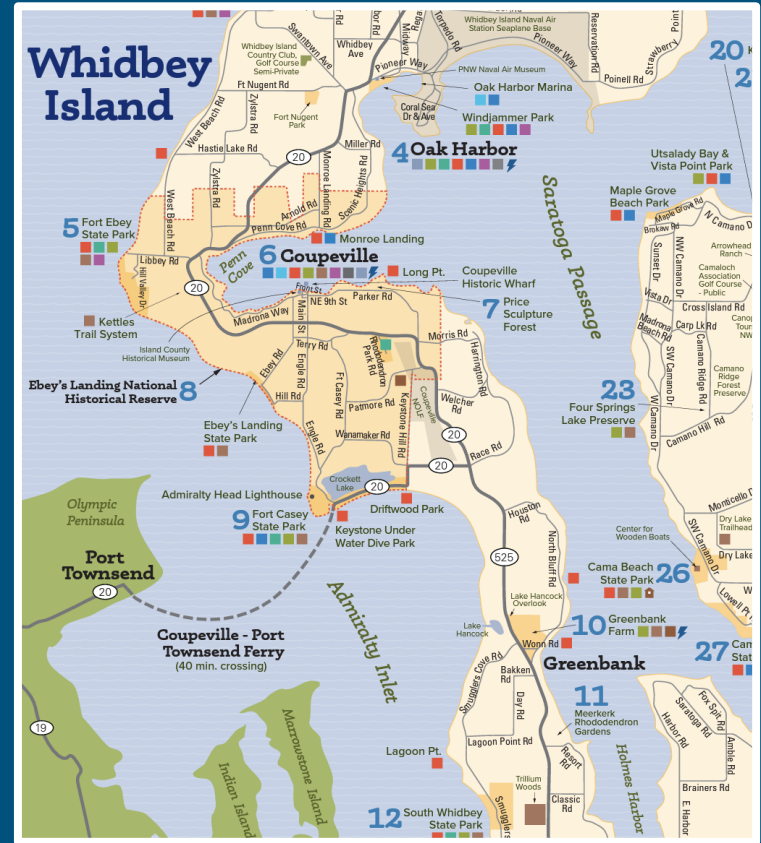
What is The Reserve?

- Federally-recognized region of historical significance (with local management)
- 4-way partnership: Coupeville, Island County, WA State Parks, National Park Service
- Joint administrative board, known as Trust Board
 - Staff: Reserve Manager, Preservation Coordinator, Program Coordinator



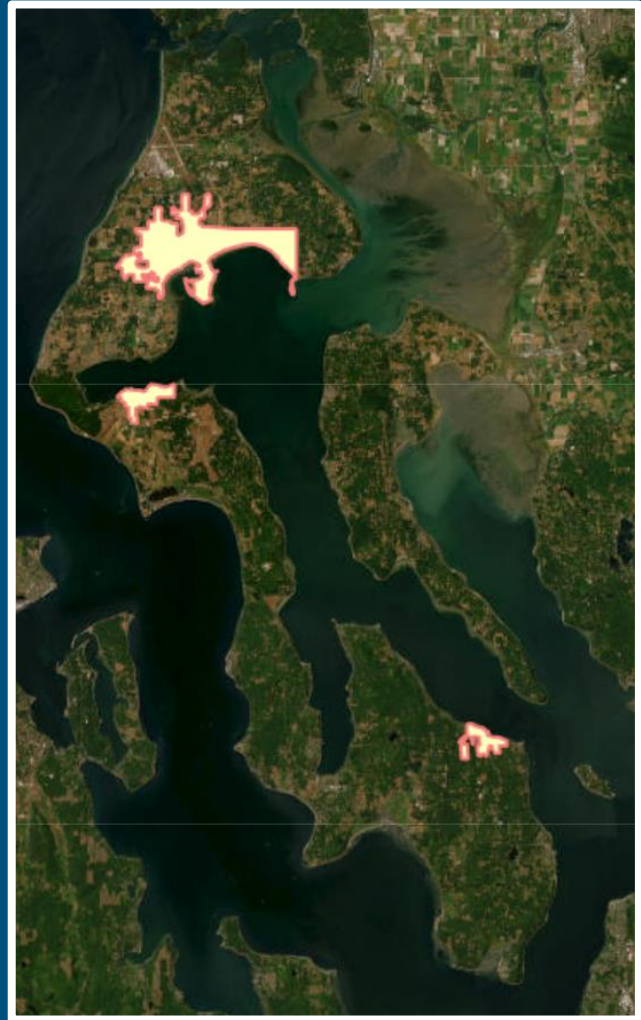
Where is the Reserve?

- 17,572 acres = 27.5 sq miles of water/land
- Boundary follows original 1850s Donation Land Claim farmsteads of Central Whidbey
- 85%+ privately-owned property
- Key destinations:
 - 3 State Parks: Fort Casey, Ebey's Landing, Fort Ebey
 - National Park sites: Ebey House, Ferry House
 - County Parks, Town Parks, Wharf, PRI, OLF



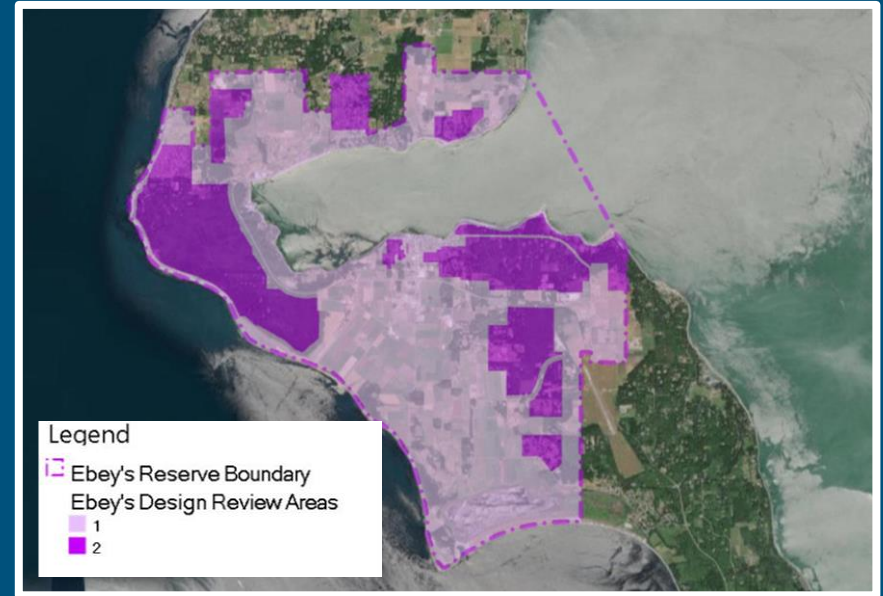
Consideration Prior to a “TYPICAL” Project

- County or UGA
- Municipal Code



Consideration Prior to a “RESERVE” Project

- County or Town
- Which Review Area
- Historic Property
- Easements
- Scenic Corridor
- Design Review Guidelines
- Municipal Code
- COA (Certificate of Appropriateness)



Design Review



- Charleston, S.C. - 1935
 - First HPC that reviewed all proposed projects in an HD
- 2,000+ HPCs today
- Common goal: To protect the historic resources of their communities
 - Preservation ordinances
 - Design guidelines



Municipal Code



Chapter 16.13 (CTC) - Ebey's Landing National Historical Reserve Design Review and Community Design Standards



Chapter 17.04A (ICC) - Ebey's Landing National Historical Reserve Design Review and Community Design Standards



Municipal Code

“The overall intent and purpose of the Ebey's Reserve design review and community design standards is to recognize that land use and specific design regulations aimed at the orderliness of community growth, the protections and enhancement of property values, and other environmental and aesthetic objectives provide for the health, safety, and general welfare of the citizens, and as such, are the proper and necessary concerns of local government.”

ICC 17.04A.010

CTC 16.13.010



Certificate of Appropriateness (COA)

COA is a document issued by the Planning Director or the HPC certifying that all new construction or proposed changes to a historic resource, contributing structure, or other property within the geographic boundaries of the reserve have been reviewed, complies with the standards established by the guidelines, and that the proposed changes do not adversely affect the historic characteristics of the reserve or properties that contribute to the reserve's designation as a National Historical Reserve.



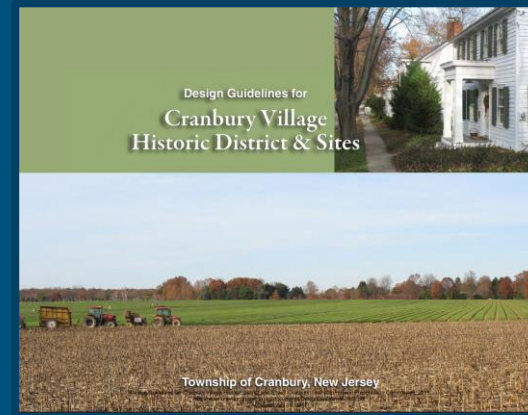
Who Reviews Projects?

- Level A COAs - Town/County Staff (Ex. Deck - Non-historic structures)
- Level B COAs - Reserve Committee (Ex. New construction in Review Area 2)
 - Town Staff
 - County Staff
 - Reserve Staff
- Level C COAs Historic Preservation Commission (Ex. New construction in Review Area 1)
 - 7 Commissioners
 - 3 members are appointed by the Board of Island County Commissioners;
 - 3 members are appointed by the Town Council of the Town of Coupeville;
 - 1 member is appointed jointly by Island County and the Town of Coupeville, upon recommendation of the Trust Board.



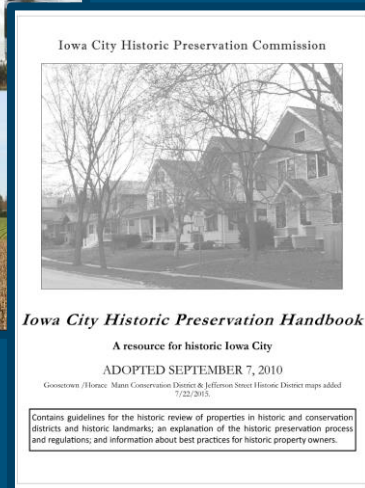
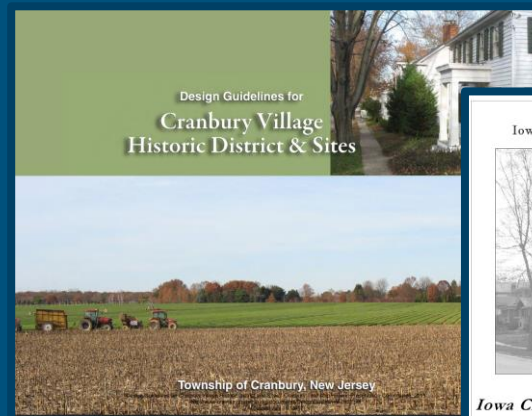
Design Guidelines Overview

- Incentives for investment



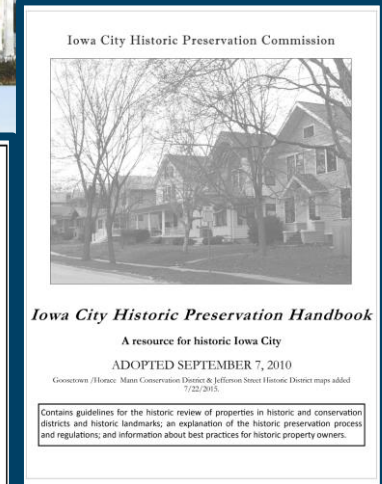
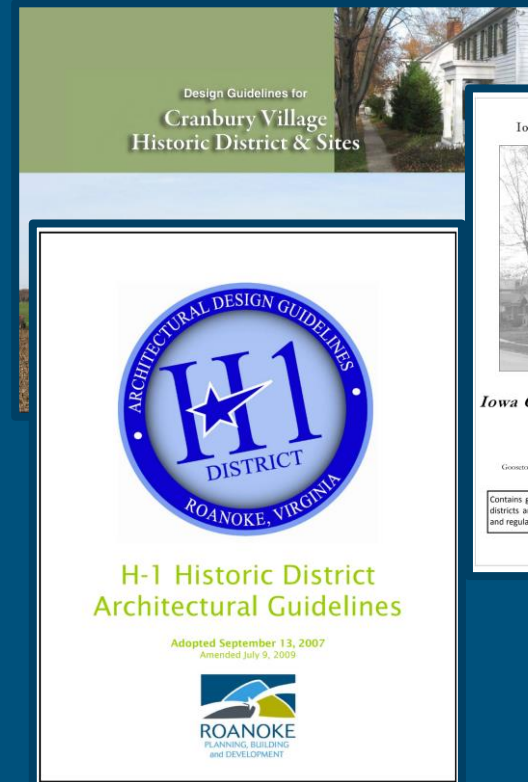
Design Guidelines Overview

- Incentives for investment
- A tool for property value protection and enhancement



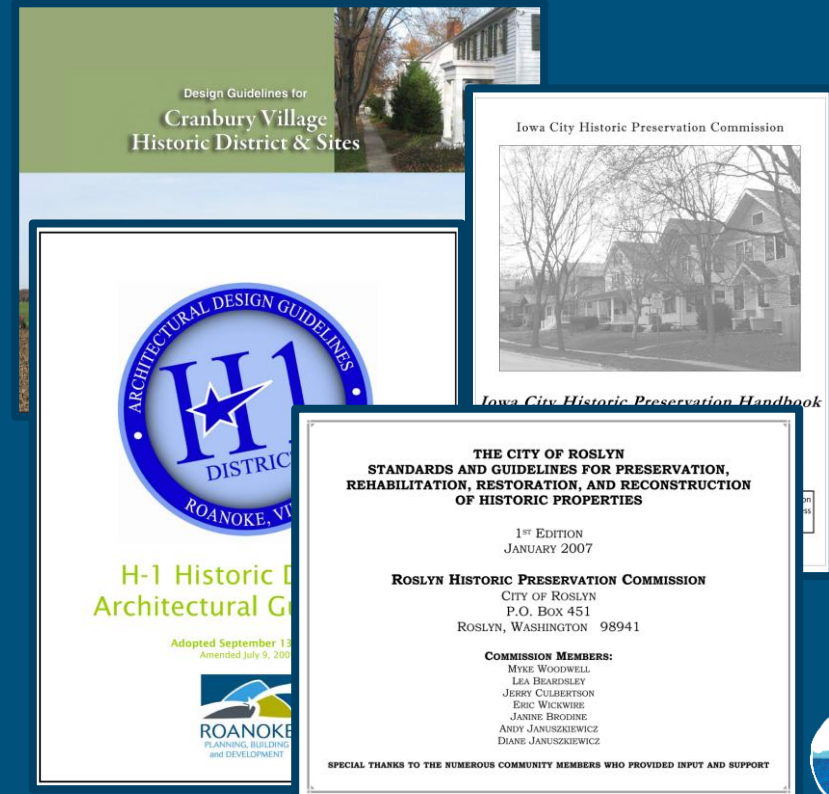
Design Guidelines Overview

- Incentives for investment
- A tool for property value protection and enhancement
- A tool for education



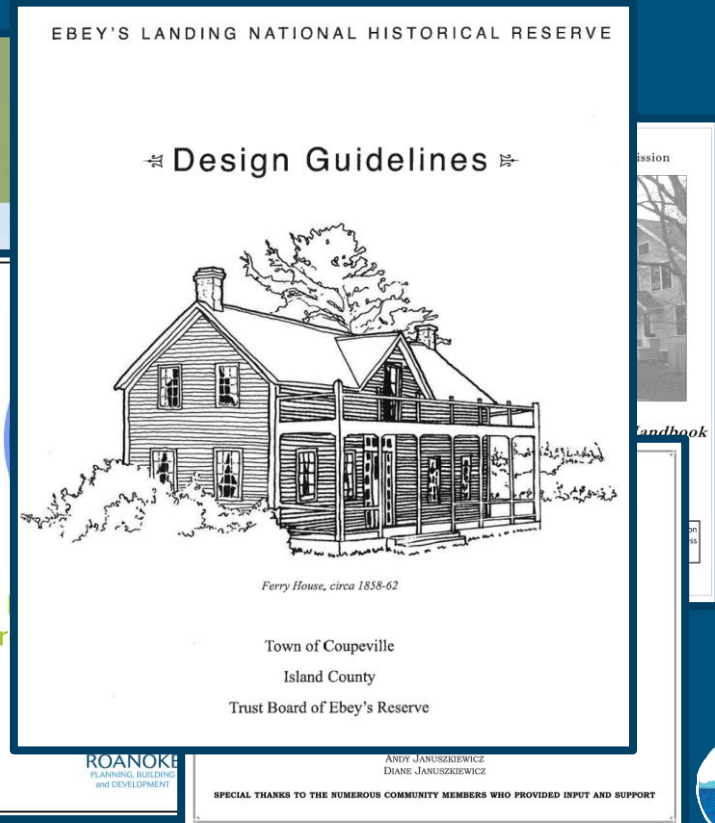
Design Guidelines Overview

- Incentives for investment
- A tool for property value protection and enhancement
- A tool for education
- Consistency in design review



Design Guidelines Overview

- Incentives for investment
- A tool for property value protection and enhancement
- A tool for education
- Consistency in design review
- A basis for making decisions that are fair



Design Guidelines Address



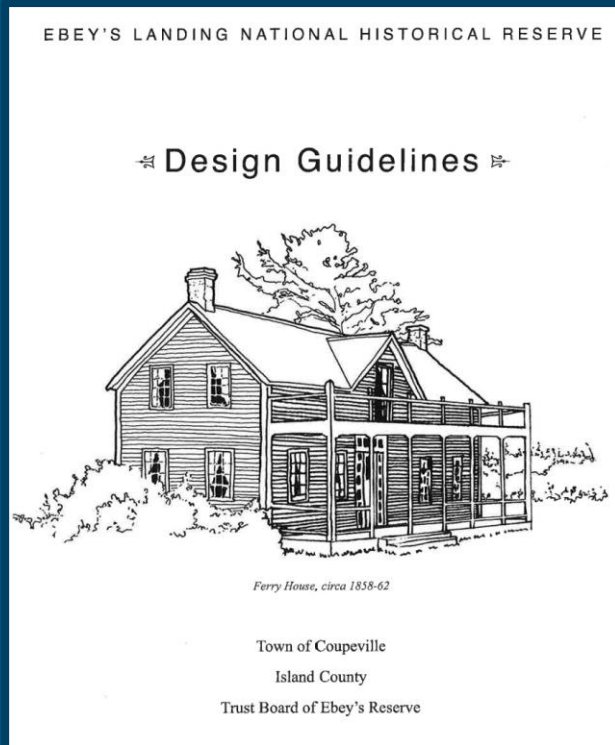
- Historic Structures
 - Rehabilitation and alterations to “contributing” historic structures
 - Rehabilitation and alterations to “non-contributing” structures in historic districts
 - Standards for Rehabilitation
 - NPS Preservation Briefs



Design Guidelines Address



Intent of the Design Guidelines



- To protect the Reserve's sense of place and maintain our unique cultural landscape
- Emphasize the importance of woodlands and open vistas of the prairies and shorelines
- Historic Preservation guided by the Secretary of the Interior's Standards
- To encourage the retention of the visual continuity and historic integrity
- Sustaining historical patterns of agricultural and farming practices
- Promote creativity in building design and site planning



Town of Coupeville & Island County Design Review Guidelines Update

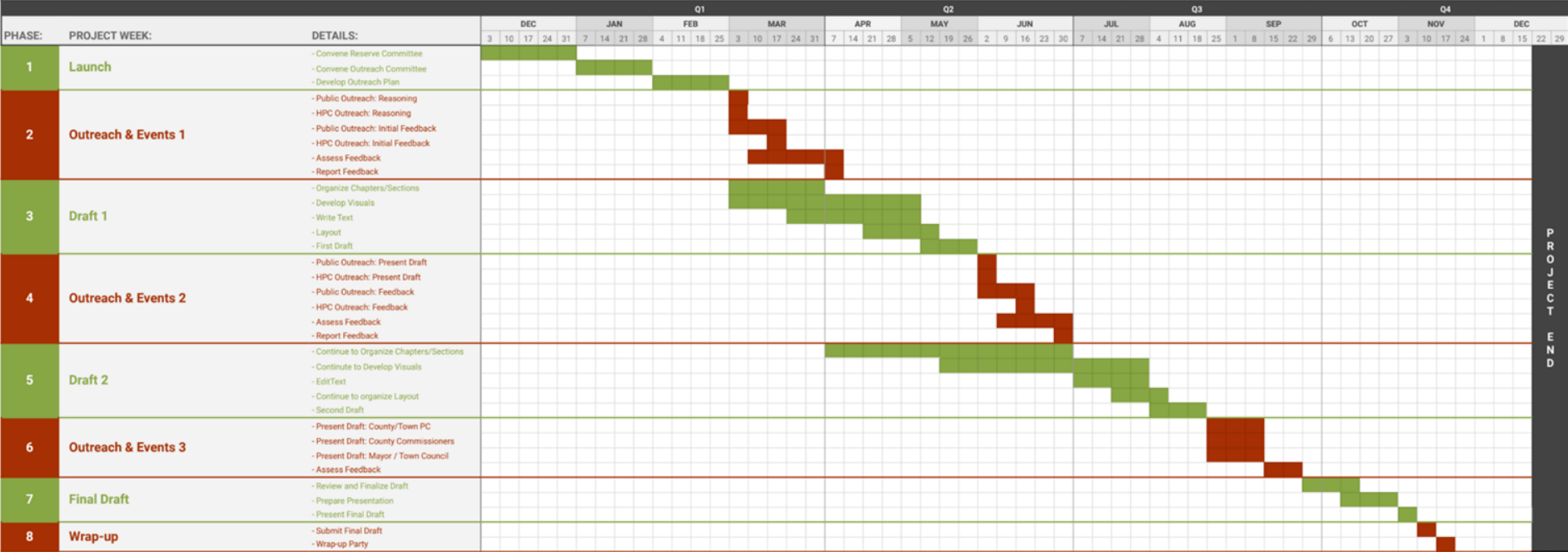
Ebey's Reserve is honored to be working with the Town and the County on updating the Ebey's Reserve Design Guidelines. This update will respect the Reserve's past while recognizing changes in construction techniques, materials, design, and alternative energy sources.



DESIGN GUIDELINES UPDATE TIMELINE

PROJECT MANAGERS Marie Shimada & Josh Pitts
 PROJECT TITLE Design Guidelines Update 2024

COMPLETION DATE 14 November 2024
 PURPOSE The intent of this work is to update the ELNHR Design Guidelines



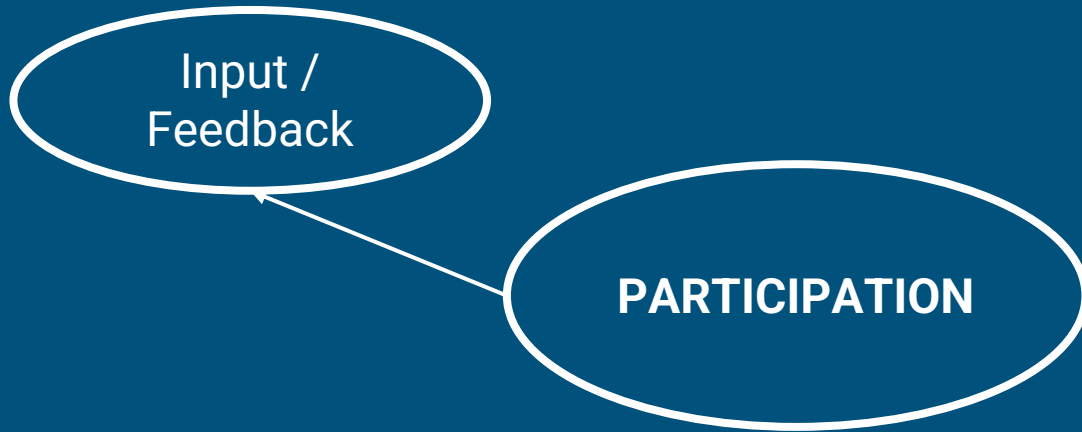
PROJECT END

What we want from you...

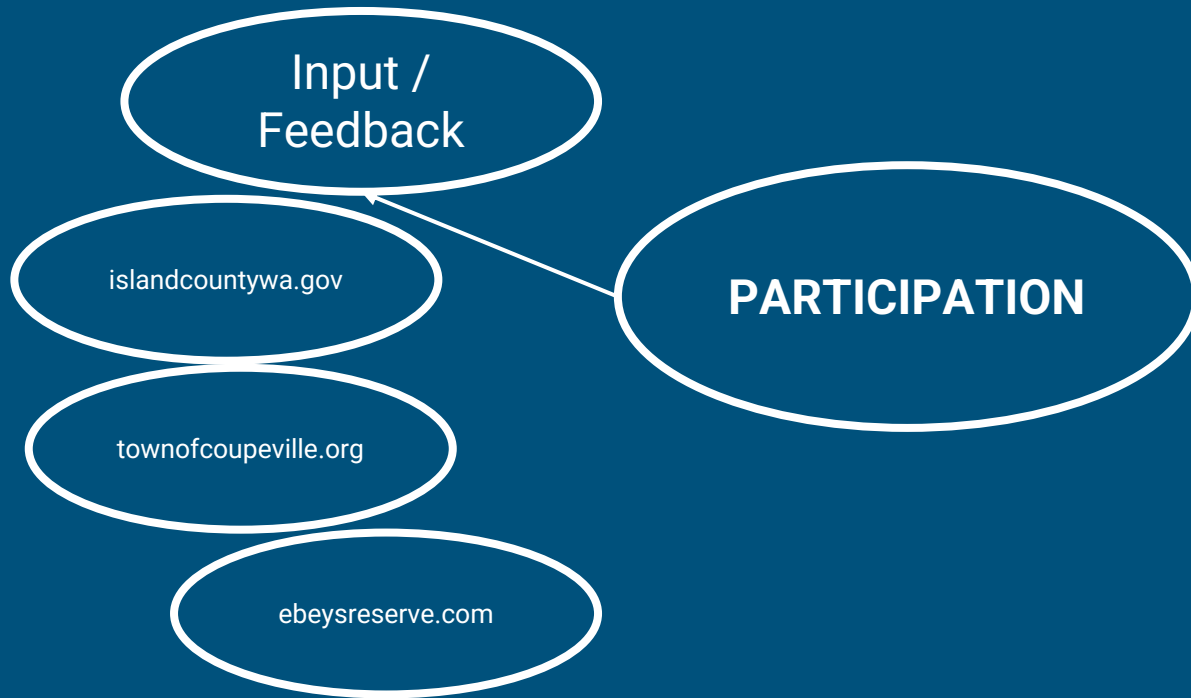
Participation



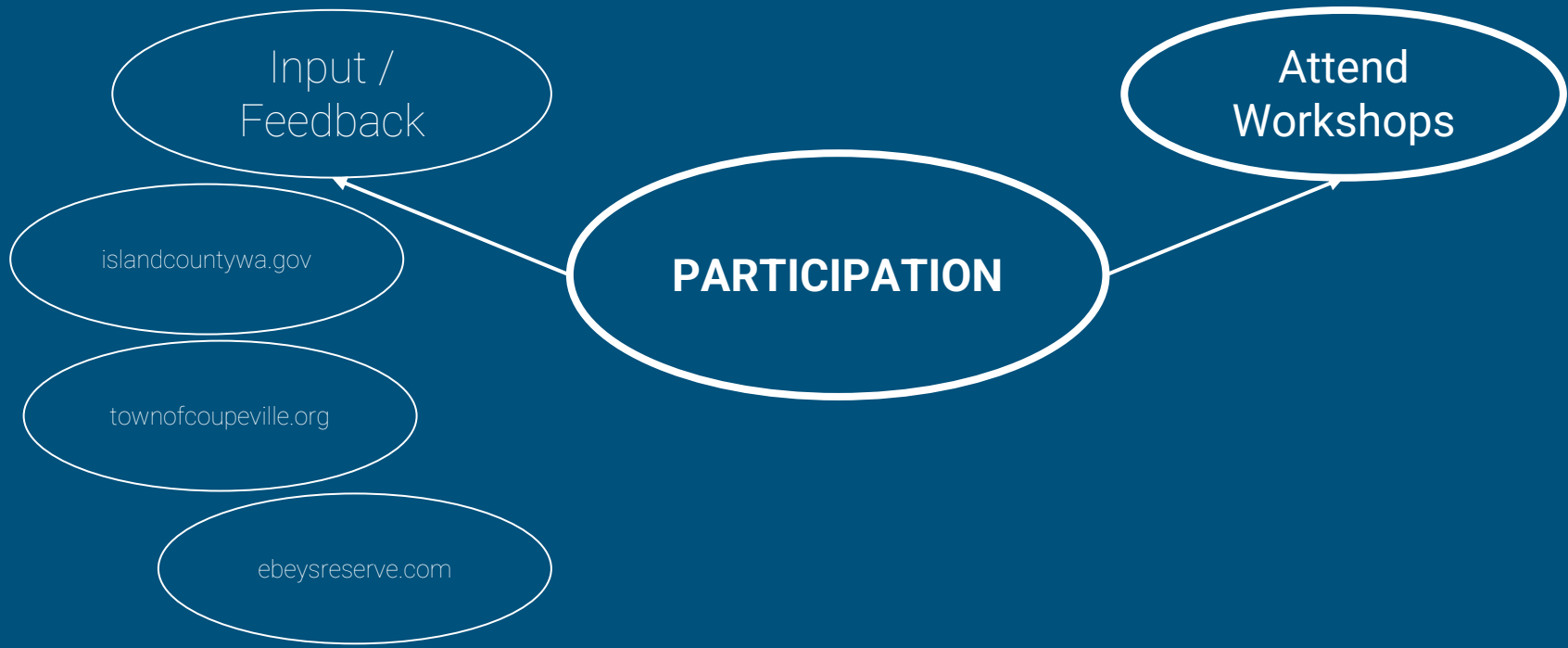
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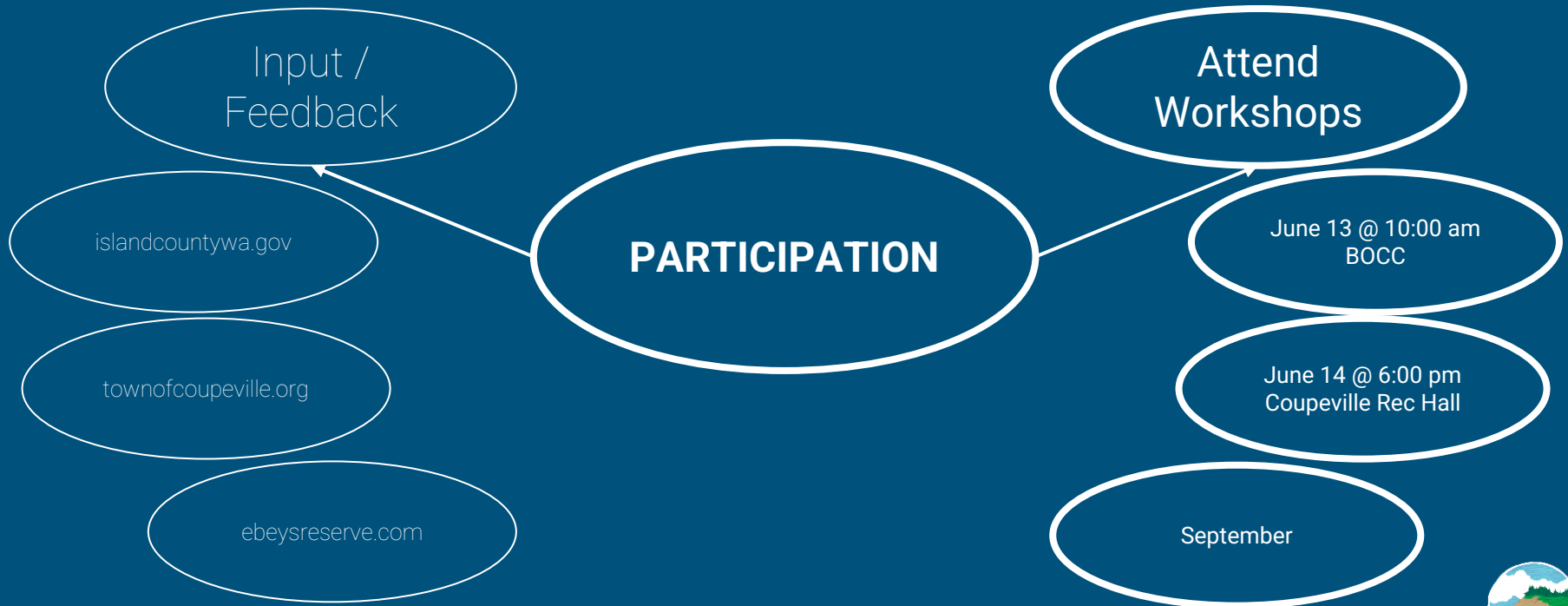
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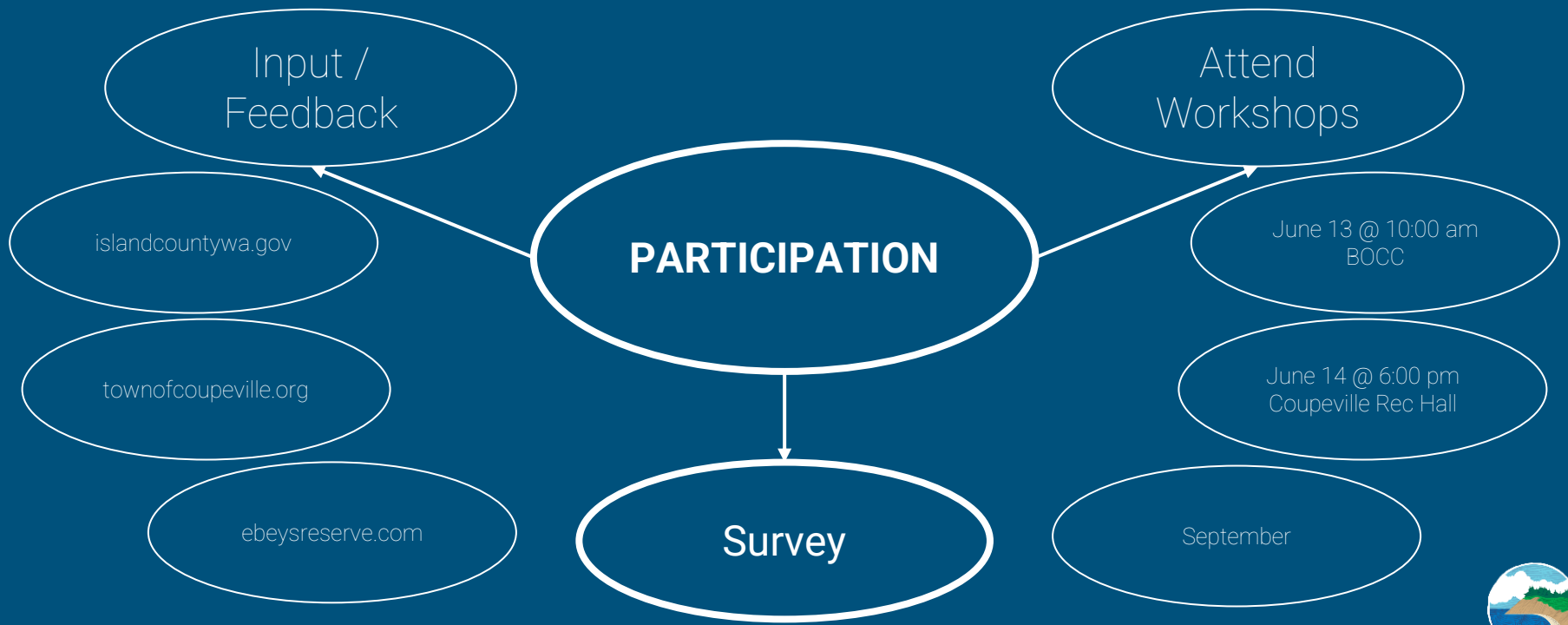
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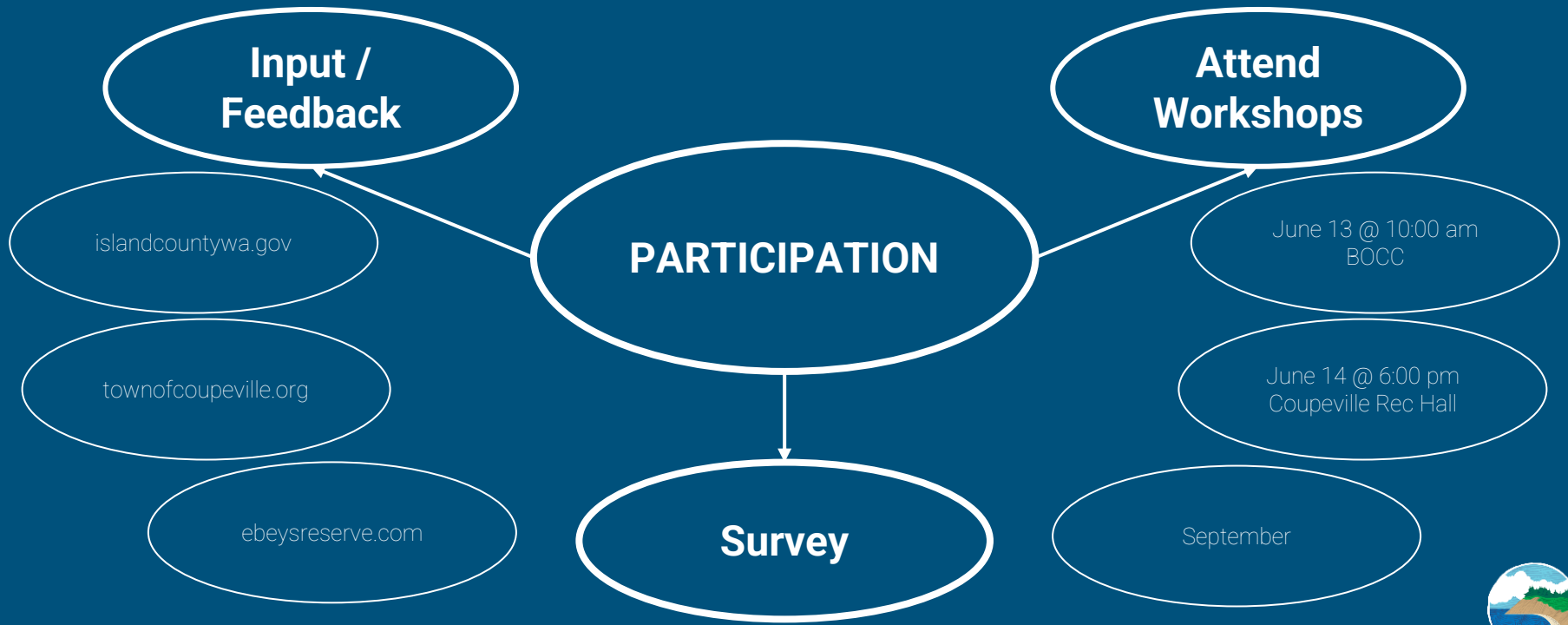
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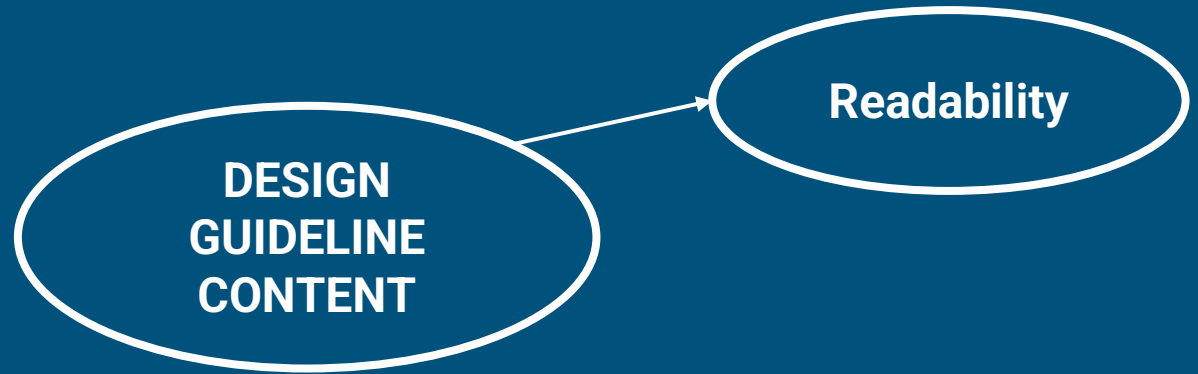


What we want from you...

**DESIGN
GUIDELINE
CONTENT**



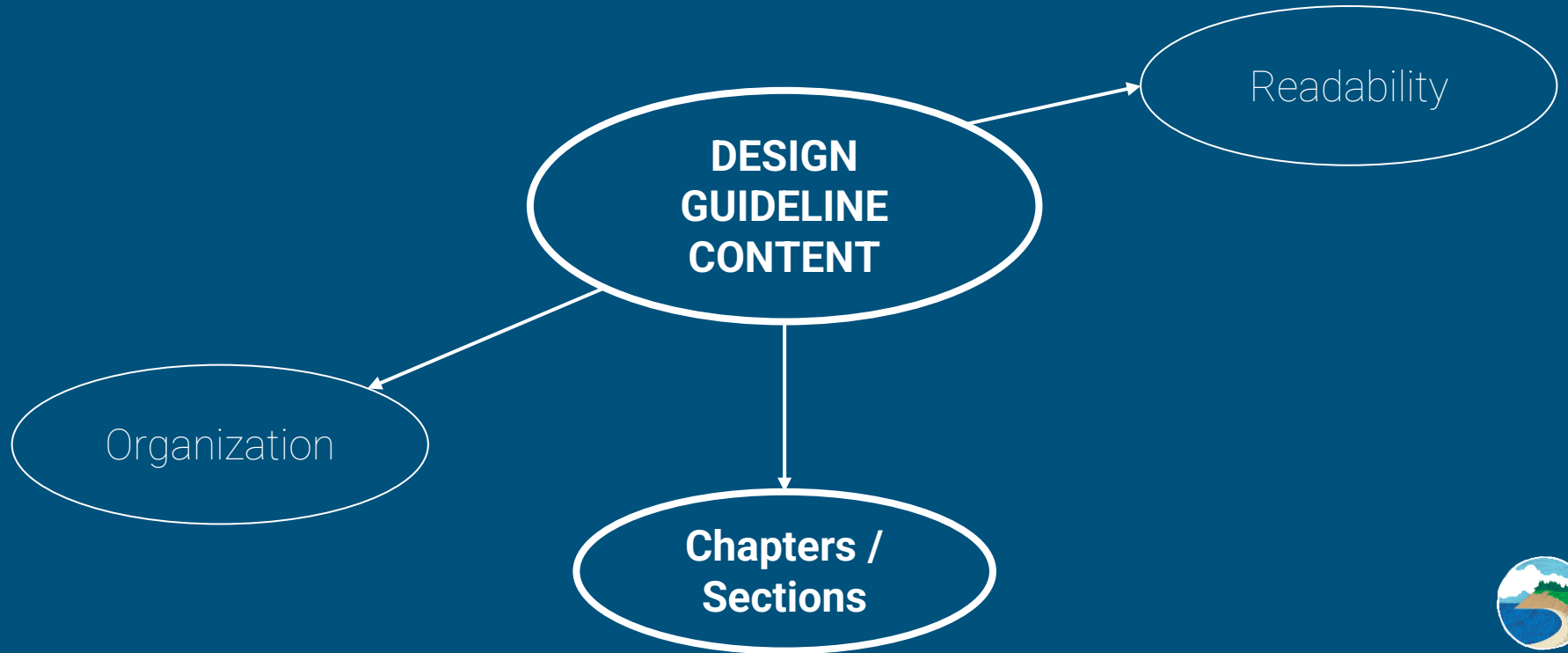
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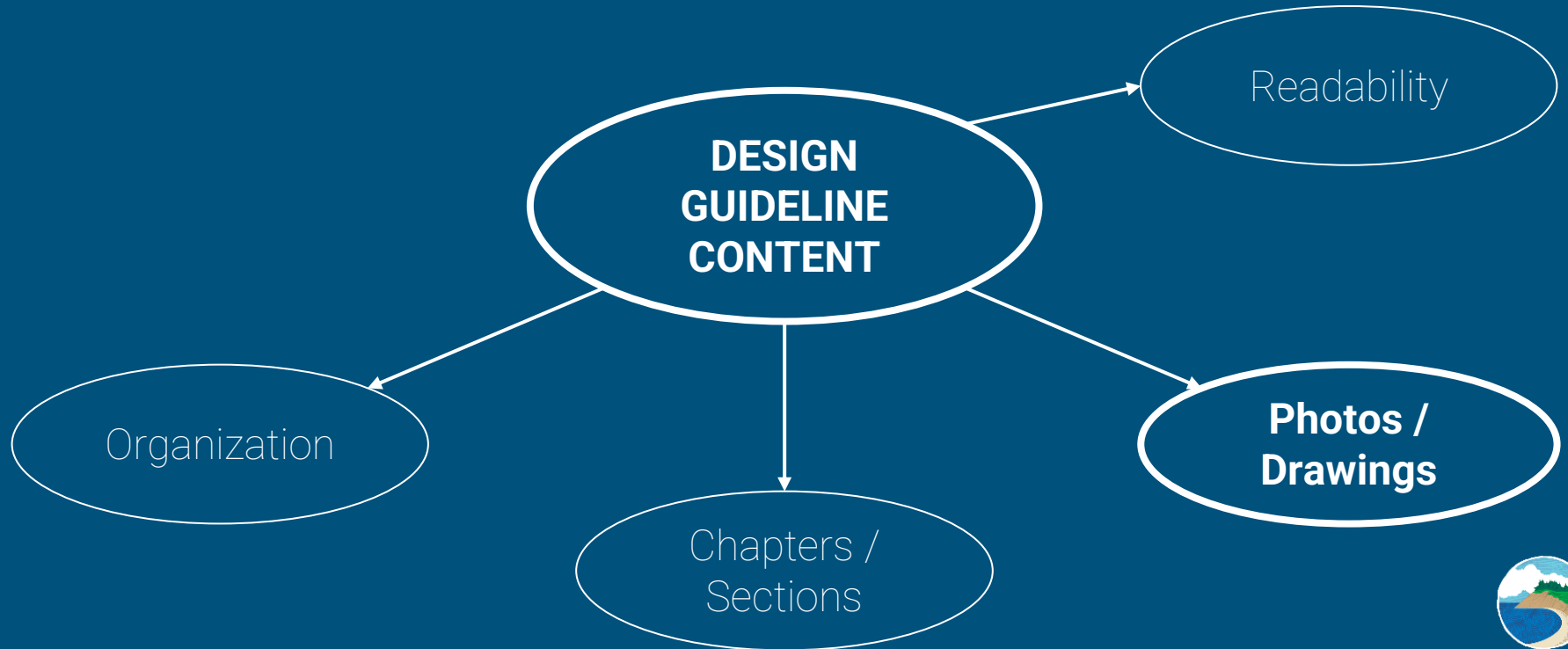
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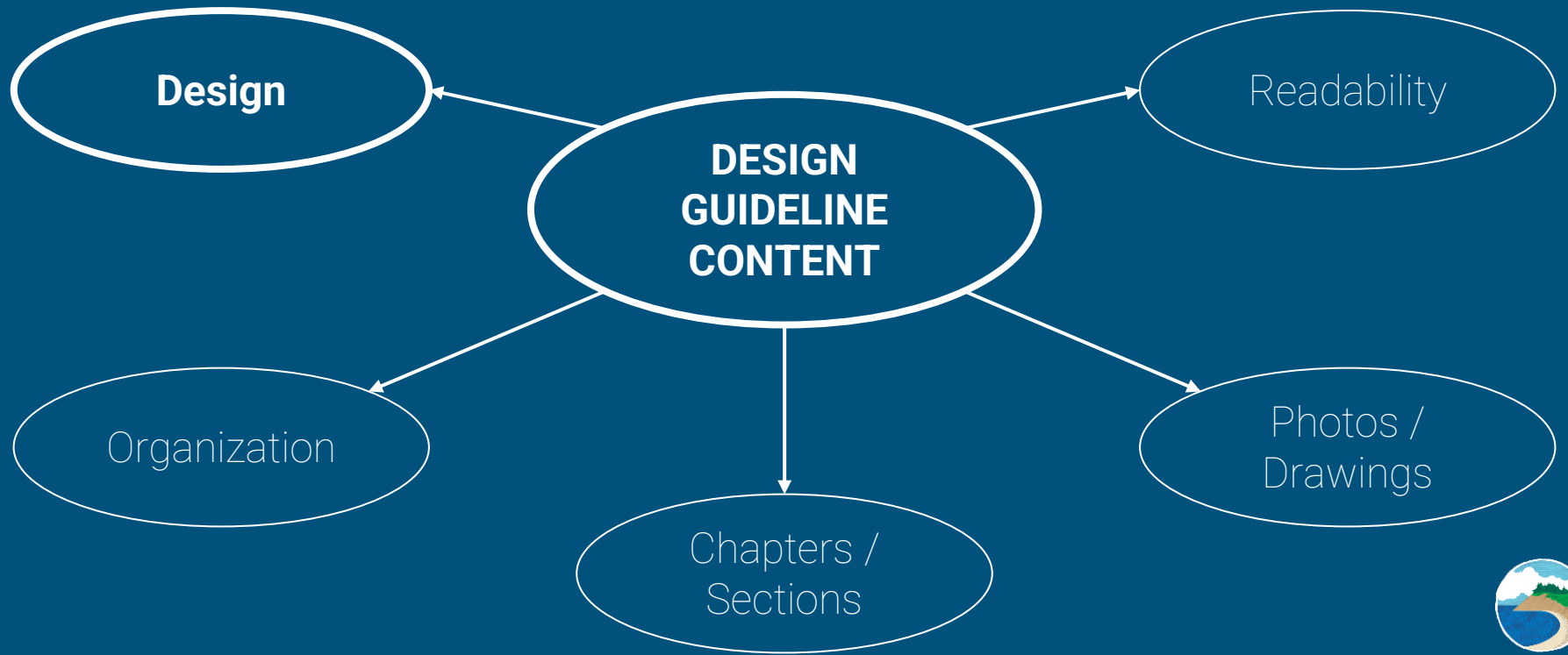
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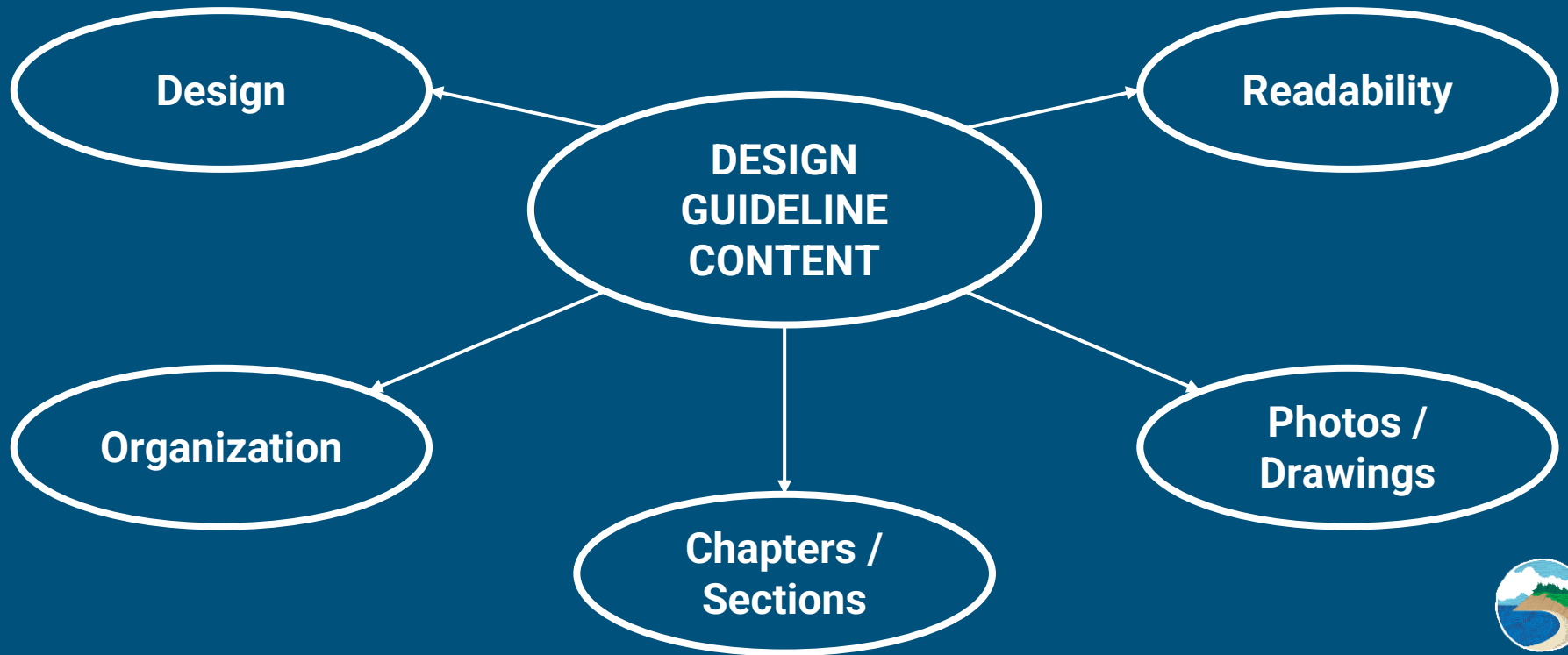
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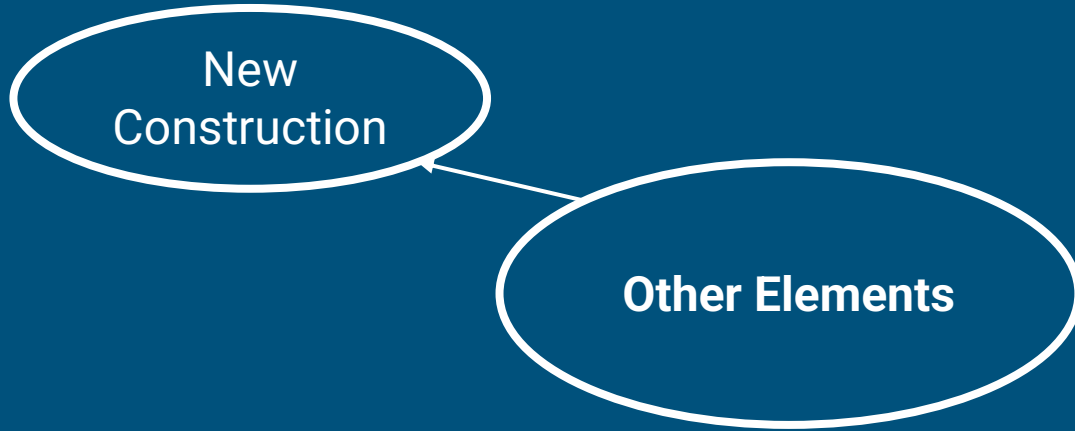


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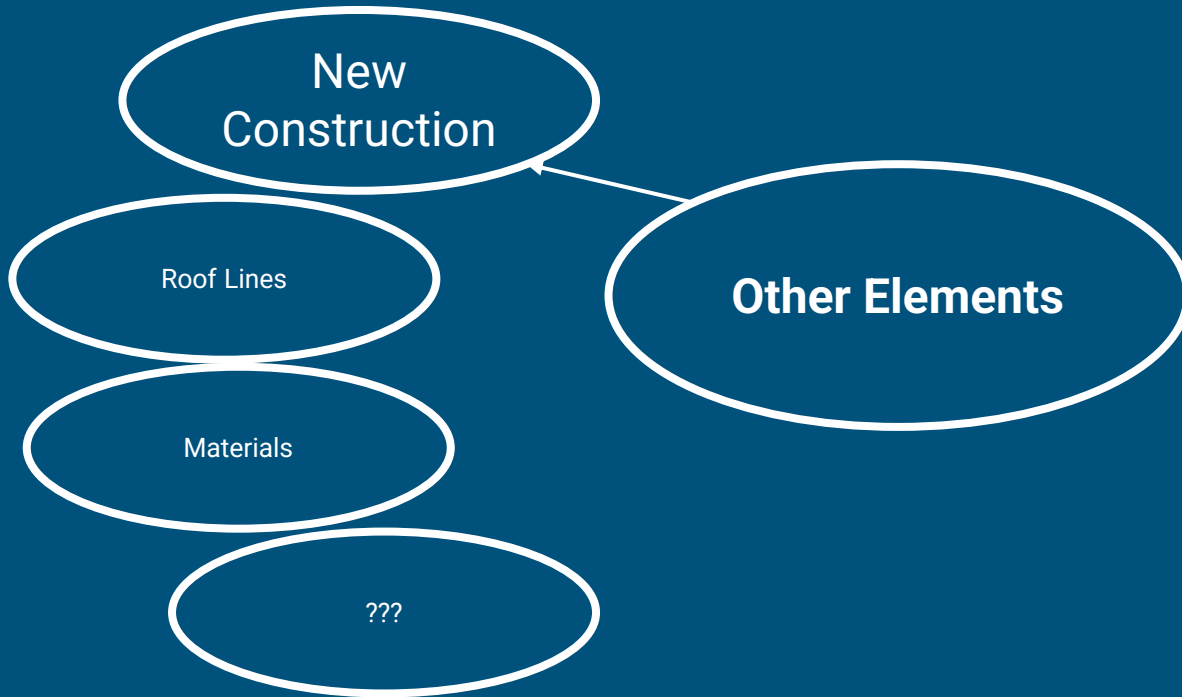
Other Elements



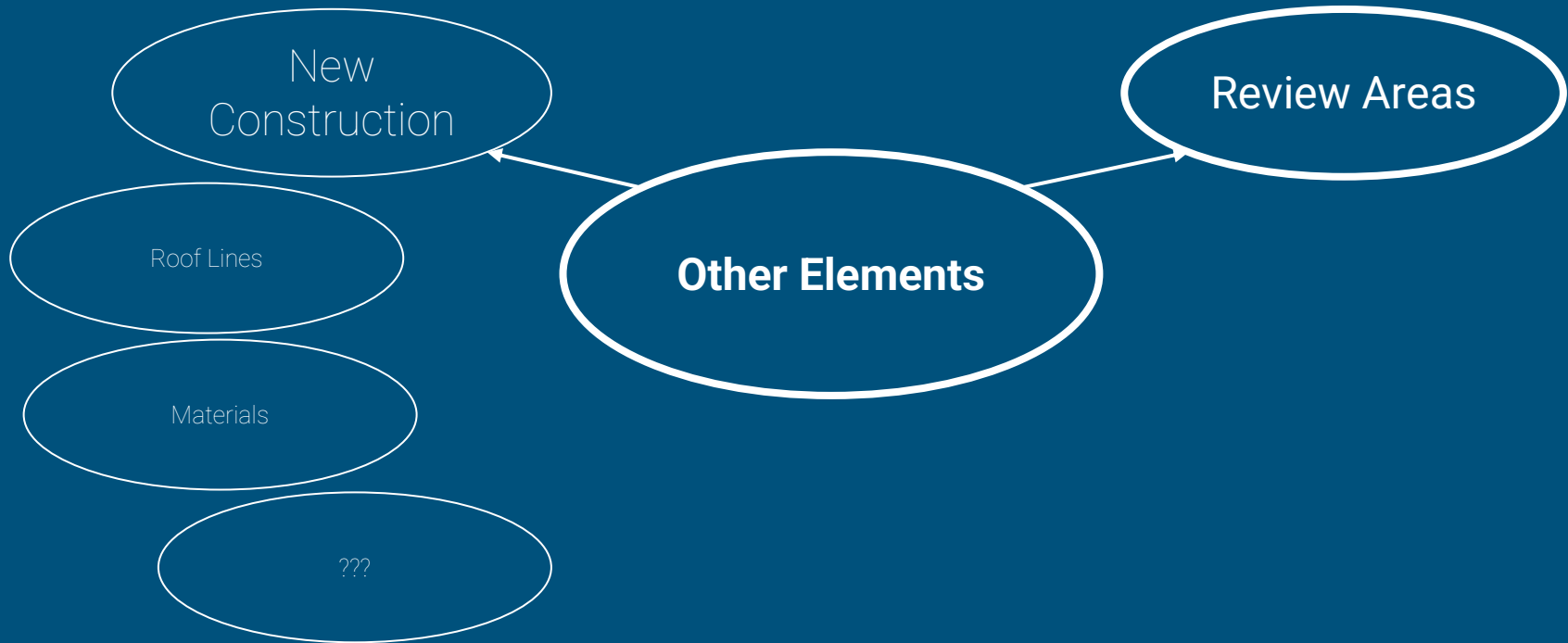
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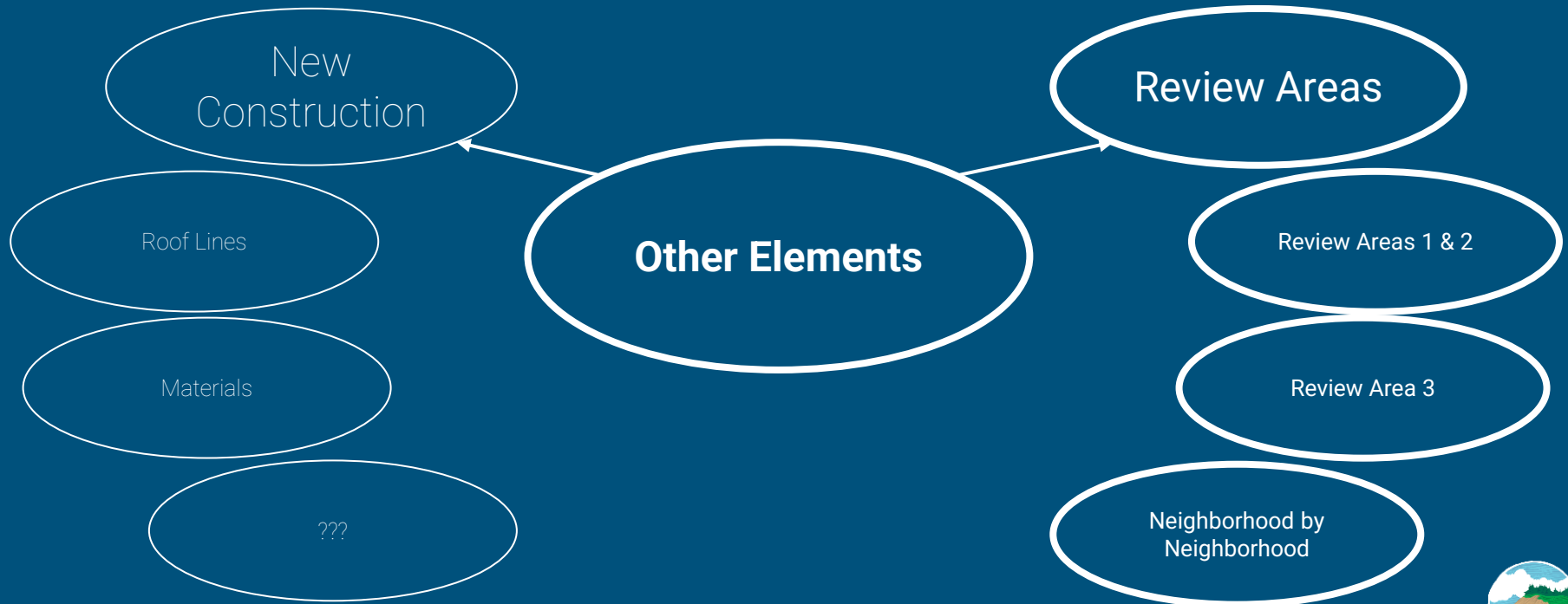
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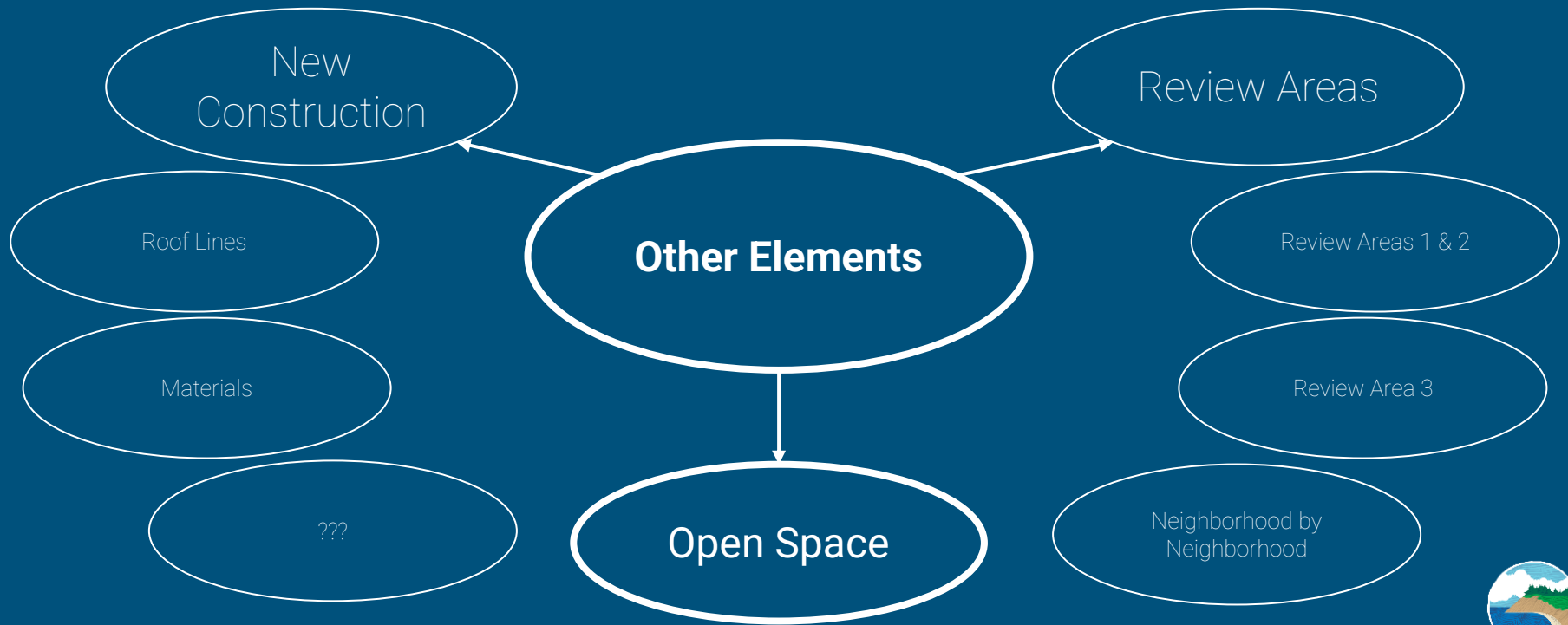
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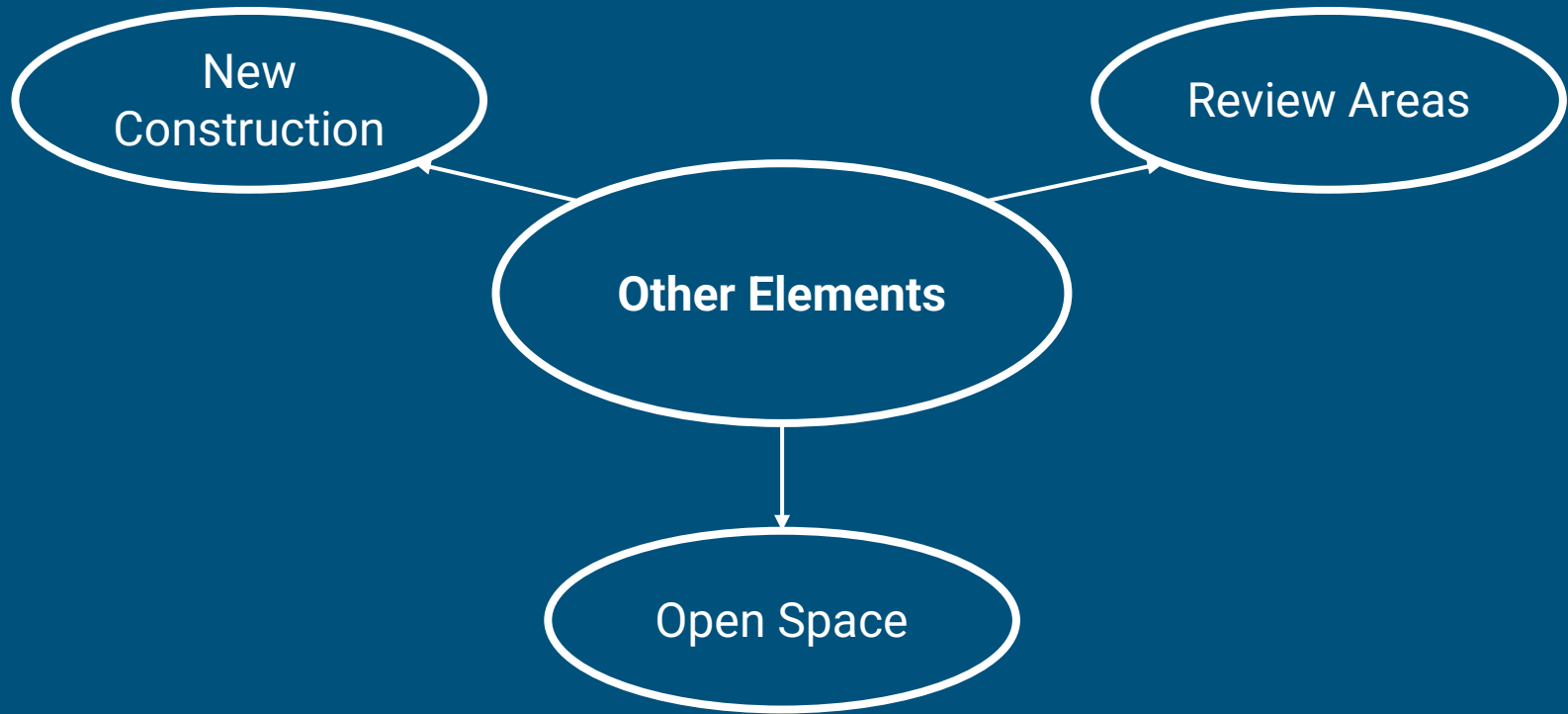
What we want from you...



What we want from you...



What we want from you...



Survey - We want to get to know you



The Jacob & Sarah Ebey House on a cold, snowy day.

Welcome to Ebey's Landing National Historical Reserve

Ebey's Landing National Historical Reserve, our nation's first national historical reserve, was established in 1978 in order to protect and preserve a rural community and its unbroken historical record of exploration and settlement in Puget Sound. It represents a unique model of preservation based on partnerships between government and citizens. The Reserve's history is in the town, the farms and fields, roads, historical buildings and historic sites found throughout the Reserve. The story is not a thing of the past - it is kept alive by people who live, work and maintain deep connections with this place.

***The 2024 Ebey's
Forever Grant
cycle is NOW OPEN!***

[Download the Guidelines and the Application HERE.](#)
Applications are due February 23, 2024 by 5pm.

Ebey's Reserve is honored to be working with the Town and the County on updating the Ebey's Reserve Design Guidelines.

[EBEY'S RESERVE DESIGN GUIDELINE UPDATES](#)



Questions / Feedback





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THANK YOU!

