

Internal Information Meant For Transferring Only

Island County Submission Details:

TODAY'S DATE: May 3, 2024

PO: HPC Hearing – May 9, 2024
PAPER: Whidbey News Times (WNT)
TO PUBLISH ON: **Saturday, April 27, 2024**
TYPE: Public Meeting/Hearing

VERBIAGE TO PUBLISH: See Legal Notice Verbiage Below



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION

On May 23, 2024, at 10:00 AM, the HISTORIC PRESERVATION COMMISSION will hold a session in the BOCC Hearing Room (Room #102B) Located in the Island County Annex Building, 1 NE 6th St, Coupeville, Washington, to consider the following

Roll Call; Approval of Minutes; Discussion: Public Hearings:

COA-24-015 - R13234-413-1300– Beegle – building addition. Attached garage, lower level living space, and covered entry way.

The Historic Preservation Commission will hear testimony from interested persons in person as noticed above or via video on Zoom at: <https://tinyurl.com/pmctntt5> or phone 1 (253) 215-8782 US (Tacoma) Meeting ID: 913 0410 2115 Passcode: 509725. Written comments may be submitted via U.S. Mail at the address below or electronically at the emails also below.

Should a change occur on the hearing regarding location, date or time, the change(s) will be posted on our website at: <https://townofcoupeville.org/2020-historic-preservation-commission> or <https://www.islandcountywa.gov/Planning>. For additional information, email c.bonsen@islandcountywa.gov.

HPC is a joint board of the Town and County. Please visit www.islandcountywa.gov/planning/ for the Ebey's Landing Guidelines. The public may submit comments in writing 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.



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
April 25, 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 Baxter called the meeting to order at 10:02 a.m.

COMMISSIONERS PRESENT

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

COMMISSIONS ABSENT

- ✗ Commissioner **Marshall Bronson**

STAFF PRESENT

- ✓ Ebey's Landing National Historical Reserve Manager **Marie Shimada**
- ✓ Island County Current Use Planner **Yumi Shridhar**

APPROVAL OF AGENDA

Commissioner Adams moved to approve the agenda for the April 25, 2024 Historic Preservation Commission meeting as revised.

Commissioner Huffine seconded. *Motion passed unanimously.*

APPROVAL OF MINUTES

Commissioner Huffine moved to approve the minutes of the regular Historic Preservation Commission meeting of March 28, 2024.

Commissioner Saul seconded. *Motion passed unanimously.*

Public Comment on items not on the agenda

Jeff Sturm spoke at the meeting. He introduced himself as the new Chair of the Ebey's Landing National Historical Reserve Trust Board.

PUBLIC HEARING

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 **Adams** visited all sites.
- Commissioner **Huffine** visited all sites.
- Commissioner **Saul** visited all sites.
- Commissioner **Turkington** visited all sites.

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

EBY-24-017 (5m. 34s.): EBY-24-017: R13221-076-4900, Nelp Management – New Single Family Residence and Detached Garage.

Island County Planner, Yumi Shridhar, presented on elements of the proposed single-family residence. Staff presented on aspects of the proposal including size, materials, location, and proximity to nearby historic resources.

Ebey's Landing National Historical Reserve Manager, Marie Shimada, made comments regarding the overarching process this project underwent, and the appropriateness of the project in relation to the landscape and historic farm cluster.

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked and answered in regard to the construction/driveway access.

Comments were made in regard to the hodgepodge of architectural styles in this area of the Reserve, the distinction between metal roofs on historic and non-historic buildings, the overall process, and the siting of the proposal.

The applicant, Stig Carlson, spoke at the meeting. Comments were made in regard to adjacent properties and driveway access.

No other members of the public spoke at the meeting.

MOTION – Note –

Due to a clerical error, the public comment period of EBY-24-017 had not concluded by the April 25, 2024 public hearing. The vote for this application is scheduled to be held on May 2, 2024 at a special meeting of the Historic Preservation Commission.

ADJOURNMENT

The meeting was adjourned at 10:35 am.

Respectfully submitted,

Joshua Engelbrecht, Community Planning Director

DRAFT



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
SPECIAL SESSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
May 2, 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 Baxter called the meeting to order at 10:13 a.m.

COMMISSIONERS PRESENT

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

COMMISSIONS ABSENT

- ✗ Commissioner **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 Manager **Michael Beech**
- ✓ Island County Current Use Planner **Yumi Shridhar**
- ✓ Coupeville Community Planning Director **Joshua Engelbrecht**

PUBLIC HEARING

The May 2, 2024 Special Session serves as a follow up to the April 25, 2024 hearing for EBY-24-017.

EBY-24-017 (5m. 34s.): EBY-24-017: R13221-076-4900, Nelp Management – New Single Family Residence and Detached Garage.

Island County Planner, Yumi Shridhar, presented on elements of the proposed single-family residence. Staff presented on aspects of the proposal including size, materials, location, and proximity to nearby historic resources. No public comments were received.

Ebey's Landing National Historical Reserve Manager, Marie Shimada, made comments regarding the overarching process this project underwent, and the appropriateness of the project in relation to the landscape and historic farm cluster.

MOTION (9 m. 0 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.

Commissioner Huffine seconded.

Motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 10:20 am.

Respectfully submitted,

Joshua Engelbrecht, Community Planning Director



Ebey's Landing National Historical Reserve

Certificate of Appropriateness 1008 NE Leach St., Coupeville, WA COA-24-015

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 an addition to a non-contributing historic resource. The proposed addition includes an attached garage, lower level living space and a covered entry way on the opposite side of the addition. The proposed addition is expected to match the existing buildings materials.

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	COA-24-015
Application Date	April 8, 2024
Applicant/Owner	Stig Carlson Architecture

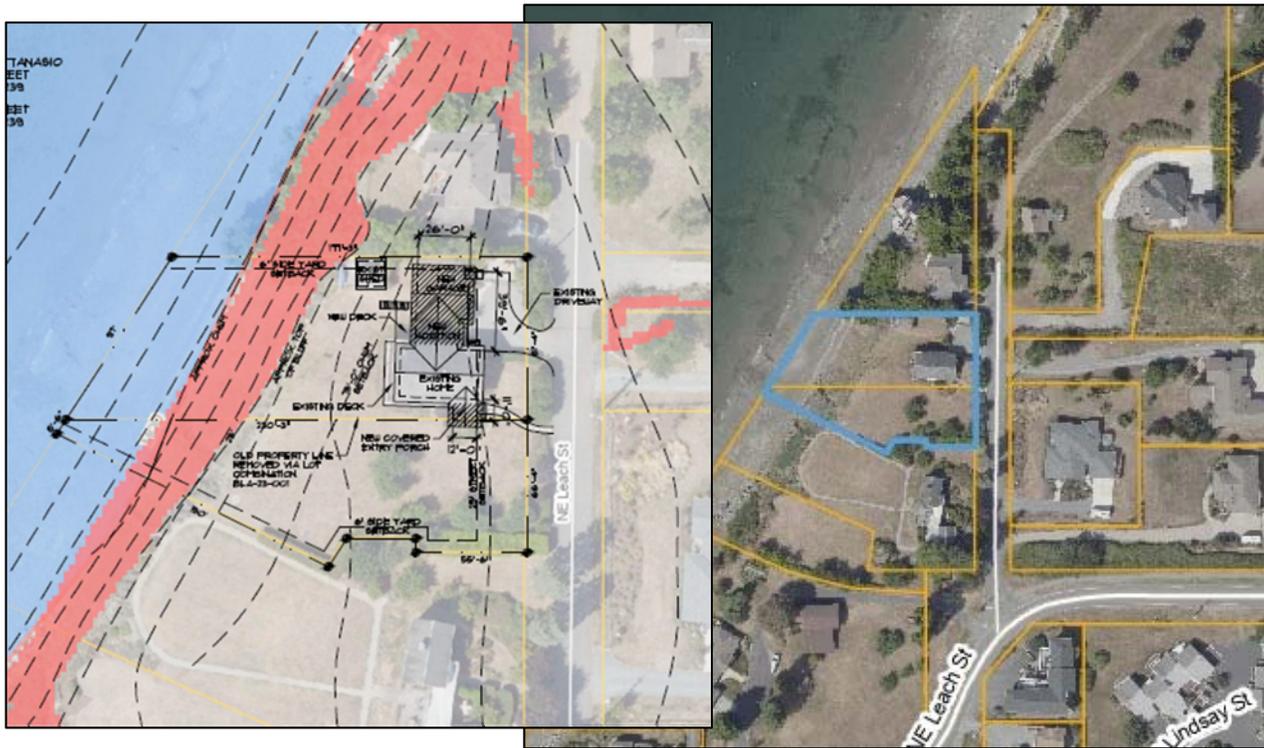
III – SITE DATA

Address	1008 NE Leach St.			
Location	Waterside of NE Leach St. - Review Area 1			
Parcel Number(s)	R13234-413-1300			
Size of parcel(s)	0.66 Acres			
Historic Structure?	Yes	X	No	
Proximity to Historic Structures?	Yes	X	No	

Zoning Designation	Medium Density Residential (RM-9600)			
Critical Areas/Overlays?	Yes	X	No	
Shoreline Jurisdiction?	Yes	X	No	
NPS Easements?	Yes		No	X

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Community Planning Director	Joshua Engelbrecht	360-678-4461 Ext 103	planner@townofcoupeville.org



1: Site Plan and Surrounding Area

V. APPLICABLE DESIGN GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS

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

This project involves a Non-contributing Historic Structure. Listed as the Benson House, this house was built by Herb Benson (a local fox farm operator) c. 1910. The building is a vernacular cottage that has been extensively remodeled over the years. Minimal information related to the significance of this building remains as part of the Ebey's Landing National Historical Reserve Inventory.

DESIGN GUIDELINES

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

CHAPTER 4.3– Additions to all Buildings

Guiding Principle: For both historic and non-historic buildings, additions should be in keeping with both the character of the building itself and the surrounding neighborhood or setting. Older additions that have taken on significance of their own should be considered for preservation.

4.3.1 – Additions

Guideline	Staff Analysis
4.3.1.1	The character defining features of the Benson house include a gable roof, front door not oriented towards street, large roof overhangs, and a wraparound porch.
4.3.1.2	The proposed addition does not obscure the view of the existing resource. The Newcomb house is located directly north of the property. The Newcomb house property is well screened by existing vegetation. There is minimal impact to surrounding historic resources
4.3.1.3	Similar materials are being utilized but the proposed addition is distinguishable from the original house. In general, this property is highly visible from the Right-of-way and from Penn Cove. The addition is positioned appropriately in relation to the street and other historic resources. The proposal includes street-facing garage doors. However, they are set back from the original structure.
4.3.1.4	Matches the materials, design, and scale of the house.
4.3.1.5	Development pattern of the street is largely unaffected.
4.3.1.6	Rooflines are compatible.
4.3.1.7	The addition is oriented to primary building.
4.3.1.8	No dormers.
4.3.1.9	Wall to window ratio is consistent. The windows on west side of the addition are large but the large windows are consistent with the existing structure.
4.3.1.10	Materials are compatible.
4.3.1.11	The proposed garage is set back from the main façade of the house and the new porch roof creates a more visible front point of entry. The entry into the existing structure are not oriented to the front façade / right-of-way.
4.3.1.12	Garage doors are expected to be constructed of wood. The material and color choice reduce the impact of the proposed addition.
4.3.1.13	N/A

CHAPTER 4.3.2 – Additions to historic buildings

Guideline	Staff Analysis
4.3.2.1	
4.3.2.2	Minimal impact to the existing building is expected.
4.3.2.3	Ground level addition – the proposed addition is tucked into property corner. Fairly inconspicuous. The addition includes breaks in the façade that help identify where the addition and the original house interface.
4.3.2.4	Materials are consistent, but this project does not include a storefront.
4.3.2.5	The proposed addition is compatible in massing, size, scale, and is the same height. The existing building does not have a particularly impactful front entrance. The proposed garage doors and front porch are additional features of the façade.
4.3.2.6	The existing street pattern is vernacular, with larger, newer homes constructed on the east side of NE Leach St. The addition is not expected to affect the rhythm of the existing street pattern.
4.3.2.7	The proposal is compatible. This property is highly visible and the addition is appropriate.
4.3.2.8	The proposed addition is located along the street facing façade. However, there is minimal impact to the development pattern of this neighborhood.
4.3.2.9	The proposed addition matches the existing materials but the façade is broken up. The existing building is simple in form and the proposed addition does not portray a false sense of history.
4.3.2.10	No dormers.
4.3.2.11	Sliding glass doors are proposed on the rear façade, facing Penn Cove. Similar features and full sized windows exist in original (or the 1983) building.
4.3.2.12	Deck is compatible and the existing deck is wrap around.

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-24-015 to be consistent with the Ebey's Landing National Historic Reserve Design Guidelines, I move to recommend granting a Certificate of Appropriateness.

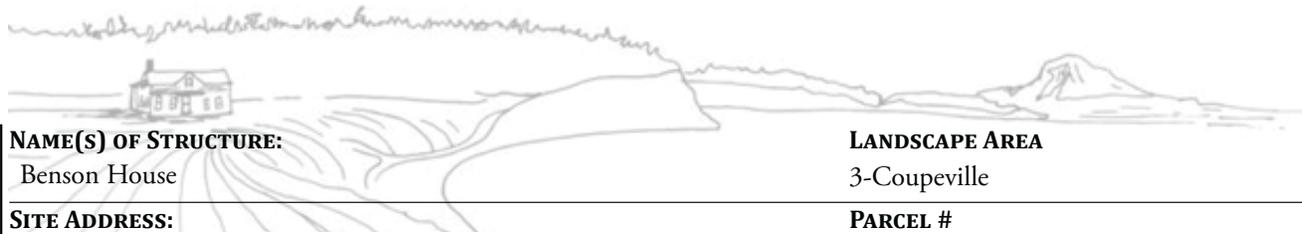
VII. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application No. COA-24-015

1. An application was submitted for a Certificate of Appropriateness on April 8, 2024 for the construction of an addition on a non-contributing historic resource
2. The site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as an addition to a historic building requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On May 2, 2024, 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 May 9, 2024, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.6.1 the addition is compatible in scale, massing, size, materials, and color.
6. In accordance with guidelines in Chapter 4.6.5 the proposed buildings are sensitive to the surrounding buildings and incorporate common elements found elsewhere in the Reserve.
7. After review of the proposed application and consideration of public comment and staff's recommendation, the Historic Preservation Commission finds the application consistent with the applicable Ebey's Landing National Historical Reserve Design Guidelines.

VIII. APPEAL PROCESS

A decision to approve, conditionally approve, or deny a Certificate of Appropriateness may be appealed as an administrative determination, together with the associated permit, in conformance with the appeal procedures set forth in Coupeville Town Code Chapter 2.52 and Sections 16.06.060 and 16.13.080.



PWRO Inventory

Ebey's Landing National Historical Reserve

NAME(S) OF STRUCTURE: Benson House	LANDSCAPE AREA 3-Coupeville
SITE ADDRESS: 1008 Northeast Leach Street	PARCEL # R13234-420-1300
OWNER/ADMIN ADDRESS: Robert L. & Lorraine Beegle	CITY/STATE 1008 NE Leach St., Coupeville 98239
PHYSICAL DESCRIPTION INCLUDING FORM, STYLE, MATERIALS, MAJOR ALTERATIONS: Vernacular cottage. Wood frame set on concrete foundation; rectangle; 2 bays wide; 1-story; wood shingle siding with clapboard on gable ends; wood shingled gable roof with extended eaves; off-center entrance on south facade. Exterior features include slider vinyl windows with plain surrounds, exposed purlin and rafter ends; fascia board; wrap-around deck with railing on south and west elevations; daylight basement on west elevation.	
OUTBUILDINGS & LANDSCAPE FEATURES (SPECIFY CONTRIBUTING):	
PROPERTY HISTORY: This house was built by Herb Benson c.1910. He operated a fox farm in the area. It has been extensively remodeled over the years. The current owners bought the house in 1996.	
SIGNIFICANCE:	

CONTRIBUTING
NON-CONTRIBUTING <input checked="" type="checkbox"/>
CONSTRUCTION DATE: c.1910
ADDITION(S):
ORIGINAL USE: Residence
CURRENT USE: Residence
CONDITION: EXCELLENT ____ GOOD <input checked="" type="checkbox"/> FAIR ____ DETERIORATED ____ RUINS ____
OTHER SURVEYS: 1937 (HABS) ____ 1983 <input checked="" type="checkbox"/> 1995 ____
LANDSCAPE PAGE CROSS REFERENCE <u>LA 31</u>
SURVEYOR: DATE: A. Simpkins July 1, 2015



From E (2015)



From W (1983)



REFERENCES

Hesselgrave, George. Personal Interview. 9 August 1983.
Island County Assessor.

5. If secondary entries/exits are required, locate them so that the character of the building and its primary features are not affected.
6. Install air conditioners and other mechanical and service equipment so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
7. Save decorative material or features removed during rehabilitation work and reinstall or re-use the material in other appropriate areas, if possible.
8. Construct fire exits, stairs and access ramps so that they are as unobtrusive as possible and do not damage historic materials and features. If possible, construct them so that they can be removed in the future with minimal damage to the historic fabric.
9. Find creative ways to provide parking for historic buildings that has been adaptively re-used. (Refer to "Parking" on page 57).

CHAPTER 4.3 - ADDITIONS TO ALL BUILDINGS

As needs change, building additions may be needed. Insensitive additions can potentially alter the character of the neighborhood setting. If done with sensitivity to the Reserve's historic character, additions can be an asset and increase the usefulness and economic value of properties.

4.3.1. Additions to All Buildings

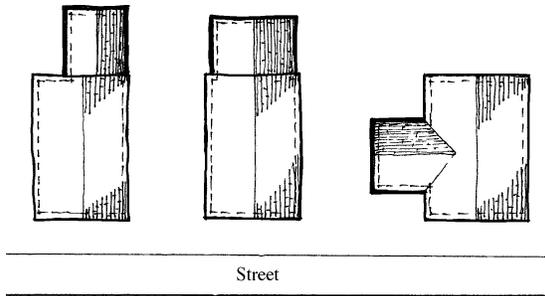
Guiding Principles: *For both historic and non-historic buildings, additions should be*

in keeping with both the character of the building itself and the surrounding neighborhood or setting. Older additions that have taken on significance of their own should be considered for preservation.

Design Guidelines

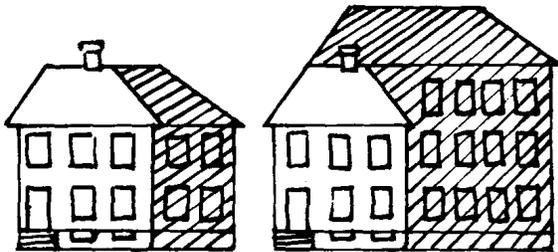
1. Before beginning work on any building, identify the building's characteristics and its character-defining features. Even on a non-historic building, it is usually better to retain the distinctive features of the building.
2. Additions to any building within 100 feet of an historic building must not obscure the view of the historic building from the street and must not overwhelm the historic building in massing, scale, size, height or color.
3. Do not imitate a historic style or period of architecture in designing a new addition to a historic building. An addition should be designed and constructed to be recognized as a product of its own time, distinguishable from and congruous with the historic building. There are many different ways of making this subtle but important distinction from old to new construction. Some of the more common techniques include a subtle change in material, changes in setbacks between the existing building and addition, the use of different architectural style elements, and creating a jog in the foundation. Use similar materials as those found on the original building but differentiate old from new. Consider use of windows or cladding materials that are slightly

different in design or detailing to create a distinction from the historic building.



The visibility of the left and middle additions would be limited from the sidewalk and the street. The addition to the right is very visible from the sidewalk and street and should be avoided.

4. The overall design of an addition should be in keeping with the design of the primary structure. Keep the size of the addition small in relation to the main structure.



The addition to the left has a similar and appropriate scale, proportion, overall form and window pattern as the existing building. The addition to the right is significantly larger than the existing building and is visually overwhelming and not compatible.

5. Recognize and respect the existing pattern along the street, such as building spacing, setbacks, height, size, and massing.
6. Pay careful attention to make the rooflines and roof pitch of the old and new sections compatible. Gable or shed roofs are generally appropriate; flat roofs are usually inappropriate except in

areas where they are already an established pattern.

7. Orient the new addition to the primary building.
8. If adding a dormer, design it to be appropriate in character, scale, and style to the original building.
9. Use windows visible from the public right-of-way that are compatible with those of the original building. Also use a consistent wall-to-window ratio.
10. Use building materials that are compatible with the original building and its surroundings.
11. Design a garage or carport addition so that it does not dominate the main facade. Placing the garage so that it is inconspicuous from the street is preferred. In any case, the garage or carport should be set back from the street-facing facade so that the entry or front porch is the dominant feature.
12. Design garage doors to minimize visual impact by matching the color of the garage door to the color of the garage siding in order to make it as unobtrusive as possible. Also minimize the visual impacts of the driveway.
13. Locate fire exits, stairs, landings, and ramps at the rear or in inconspicuous side locations.

4.3.2. Additions to Historic Buildings

Design Guidelines

1. Consider alternatives to constructing an addition. Remodeling the interior may increase the livability of the building

without changing its exterior appearance.

2. When planning an addition to a historic building, minimize the loss of the historic building fabric.
3. Three distinct types of additions should be considered.

- a. Ground-level additions that expand the footprint of a structure are preferred. Such an addition should be to the rear or inconspicuous side of a building. This will have the least impact on the building's historic character.
- b. Additions to the roof may be considered if simple in character and set back substantially from the front of a building. An addition may be made to the roof of a building if it does the following:

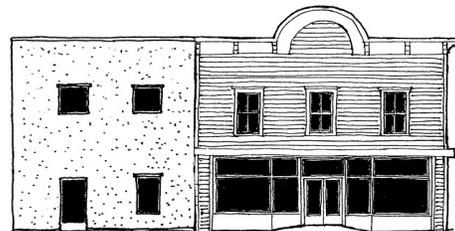
- i. The addition is set back from the primary, character-defining features.
- ii. The design is modest in character so it will not detract from the historic facade.
- iii. Consideration is given to a dormer addition in order to increase headroom in an attic and enhance useable space.
- c. In limited situations, additions along the wall plane will be considered on a case-by-case basis. This option is the most difficult to achieve compatibility and requires the most care in order to respect the historic relationship of the building to the street. Such an addition should

provide a visual distinction between the existing structure and addition.

4. An addition should maintain the alignment of storefront elements, moldings, cornices and upper-story windows that exist on the main part of the building and its setting.



Recommended

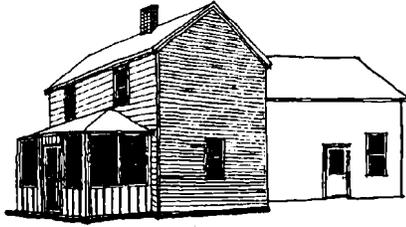


Not Recommended

The proportions of the windows at the top addition are consistent with those found at the original building. By contrast, the windows of the bottom addition are significantly different in size and type. The siding treatment of the bottom addition is not compatible for the building.

5. Design the addition so that it is compatible with the massing, size, scale and architectural features of the building, but subordinate in height, massing, color, and overall appearance.
6. Respect the rhythm of the existing pattern along the street, including building spacing, setback, height, size, massing, roofline, and window/door type and placement.
7. Additions should:
 - a. Retain compatibility with the original foundation by maintaining

similar height and using compatible materials.

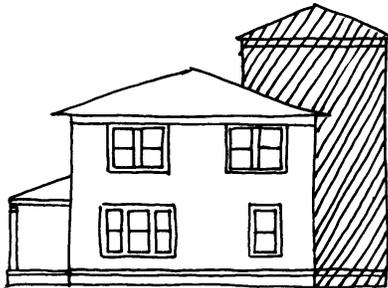


Recommended

Additions to contributing houses should have an equal or lesser number of stories above grade as the original structure. That is one story houses may have one story additions and two story houses may have one or two story additions from grade. Properties where grade drops to the rear may be able to add a basement level in an addition.



Recommended



Not Recommended

- b. Be done in a manner that, if they are removed in the future, the essential form and historic integrity of the property would be unimpaired.
- c. Not overwhelm the main building or adjacent structures. Placing the addition at the rear of the building, or setting it back from the main section, is preferred. A separate building linked by an enclosed

hallway or breezeway may be a good solution.

8. Consider the effect any addition may have on the character of the setting as seen from the public right-of-way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.



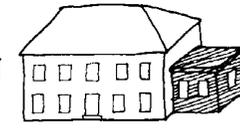
Recommended



Recommended



Recommended



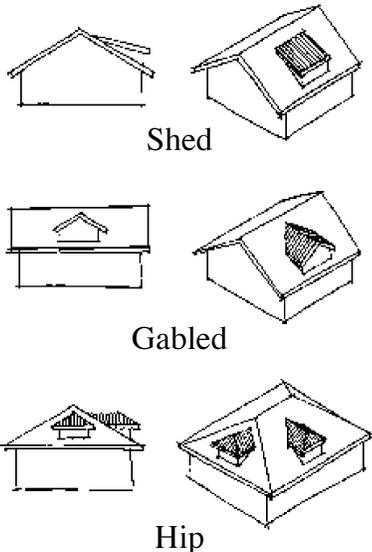
Not Recommended

The size and placement of all four additions is similar, however the roof forms vary. It is generally more appropriate to add a sloped roof addition to a historic building unless the historic building originally had a flat roof.

9. An addition is to be compatible with the original building but not convey a false sense of history by mimicking the original building. The addition should not be more ornate or of an earlier appearance than the original building. The evolution of the building over time should be clear. Some techniques to achieve this include a subtle change in material, changes in setbacks, the use of different architectural elements, or a jog in the foundation. Keep the new addition simple so the historic building stands out.
10. Design dormers to be compatible with the existing roofline and in scale and

proportion to the overall building and the original windows. If possible, place new dormers at the rear of the house and as much out of view from the public right-of-way as possible.

Dormer Types



11. Do not add contemporary features such as sliding glass doors on facades that are visible from the street.
12. Locate decks where they are not visible from the public right-of-way. Design them to be simple in style and compatible with the size and materials of the house. In order to avoid damage to the historic fabric of the building, it is preferable to construct them so that they are self supporting and are not directly connected to the house (though they may touch the building).

CHAPTER 4.4 – LAND DIVISION

The pattern for new construction is set in the initial division of the land—the creation of plats and short plats.

Guiding Principles: *Consider the long-term impacts that lot arrangements have on the Reserve's rural character.*

New development proposed adjacent to scenic roads and landscapes should be designed to preserve distinctive features of those areas— including tree canopy, winding road character, open fields, and scenic and historic views— and to limit the visibility of new development. New development adjacent to, or within, scenic open vistas shall be clustered and designed to avoid adverse impact to scenic and historic resources.

Design Guidelines

1. Divide property so that the home sites will protect historic land uses and preserve prime agricultural soils.
2. Follow existing implied land divisions such as tree lines, hedgerows, and roadways, when possible and practical. Driveways and roads should preserve existing native vegetation, coincide with natural contours, respect historical patterns of development, and maintain a rural character in their width and materials.
3. In designing subdivisions and locating boundaries of open areas, arrange the proposed lots and designate building envelopes so new construction is located most inconspicuously with regard to open land. For example, confine a useable building site on an open lot to an edge, such as a wooded area or a road. Designating “building envelopes” is encouraged to confine new construction to one portion of a lot, leaving as much of the remaining land



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
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.
 - North Arrow and scale of drawing.
 - Distance between existing property lines and existing or proposed structures.
 - Building setbacks per zoning requirements (see TCC 16.12.030).
 - Location of adjacent streets and easements with access to parcel.
- Scaled design elevations of new structures or improvements, alterations, and additions. (Show both existing and proposed.) (Required for building structures.)
- Clear color photographs of the building, object, site, structure, and adjacent properties.
- Samples of construction materials (when requested by staff). For historic buildings, submit new material samples for comparison with the existing or the original building materials.
- Any supplemental information deemed necessary and requested by the Town for review of the application (this usually related to complex or large-scale projects).

If the parcel is located in an archaeological area, any future development must be in compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50). Development permit applications may require an archaeological survey report to be submitted along with the application.



Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

REVIEWED TO THE EBHEY'S LANDING HISTORICAL RESERVE DESIGN GUIDELINES BY ISLAND COUNTY (Island County Code 17.04A) AND THE TOWN OF COUPEVILLE (Coupeville Town Code Chapter 16.13) IN COOPERATION WITH THE TRUST BOARD OF EBHEY'S LANDING NATIONAL HISTORICAL RESERVE AND THE HISTORIC PRESERVATION COMMISSION

I, the undersigned, do hereby respectfully make application for your review of my request concerning the property described below:

- Applicant(s) (main contact person):** *Agent for owner must complete the authorization on page 4*
Stig Carlson Architecture

Address: 1053 NE Summit Loop, Coupeville, WA 98239

Phone: (206) 265-1750 **E-mail:** stig@sc-architecture.com

- Property Owner(s):**
Lawrence & Ann Attanasio

Address: 1008 NE Leach Street, Coupeville, WA 98239

Phone: (240) 405-9864 **E-mail:** ljatta51@outlook.com

- Address of Subject Property:**
1008 NE Leach Street

- Assessor's Parcel Number:**
R13234-413-1300

- Zone:** RM-9600

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:

Addition to existing single-family residence. New construction will include attached two-car garage, family room, lower level bedroom and covered entry porch.

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: <i>(existing)</i> <u>Wood/fiberglass, painted</u>	<i>(proposed)</i> <u>Wood/fiberglass, painted</u>
Windows: <u>Vinyl</u>	<u>Vinyl</u>
Deck/Railing: <u>Wood</u>	<u>Wood</u>
Stairs/Ramp: <u>Wood</u>	<u>Wood</u>
Siding: <u>Wood shingles</u>	<u>Wood/composite shingles</u>
Roofing: <u>Asphalt composite shingles</u>	<u>Asphalt composite shingles</u>
Fence: <u>n/a</u>	<u>n/a</u>

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 04-09-2024

Applicant's Signature

Island County Planning and Community Development

Ebey's Landing National Historical Reserve Design Review Areas

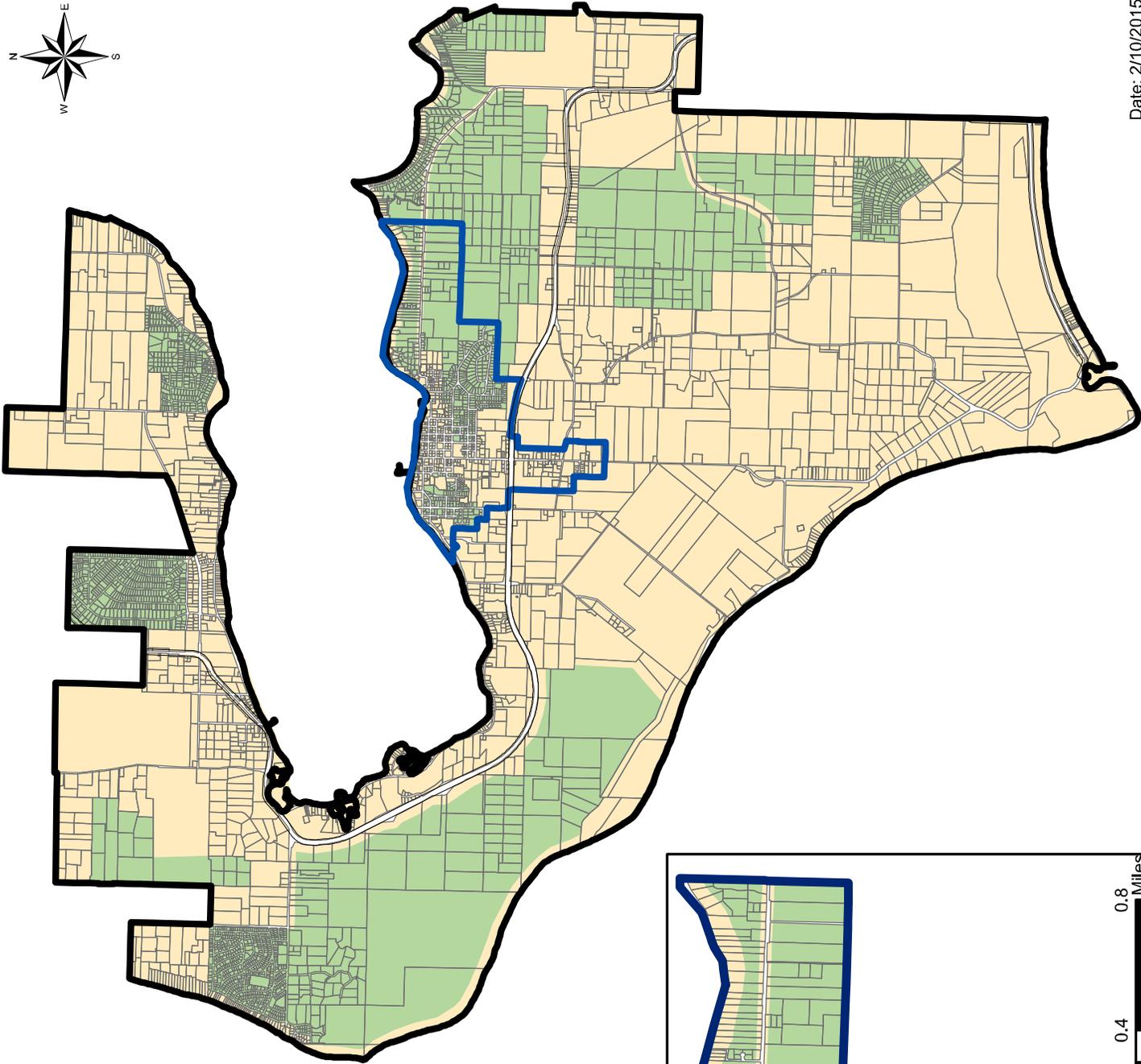
Legend

- Areas**
- Coupeville Town Limit
 - Ebey's Reserve Boundary
- Design Review Areas**
- 1
 - 2

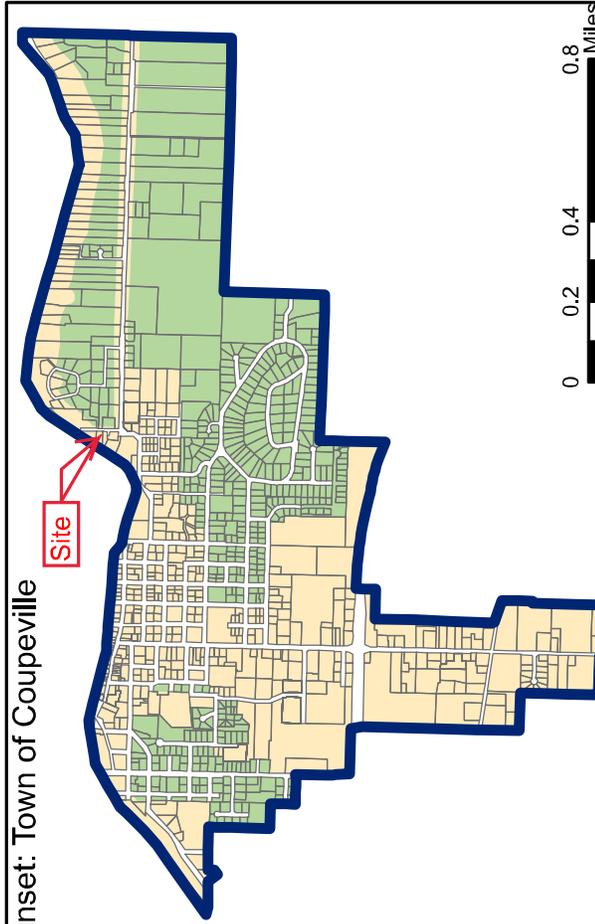
Map Prepared By:
Island County
Department of Planning & Community Development
Adopted October 3, 2011 by Ordinance C-84-11

Notes:

- 1) Review Area 1, along the marine shoreline, extends a minimum of 200' landward of the OHWM, or a greater distance, as mapped, to follow parcel boundaries or natural features.
- 2) Review Area 1, along the west side of SR 20, is mapped as 250' from the edge of the right-of-way or a greater distance, as mapped, to follow parcel boundaries or natural features.
- 3) Review Area 1, along both sides of Parker Road, extends 75' from the edge of the right-of-way.



Inset: Town of Coupeville

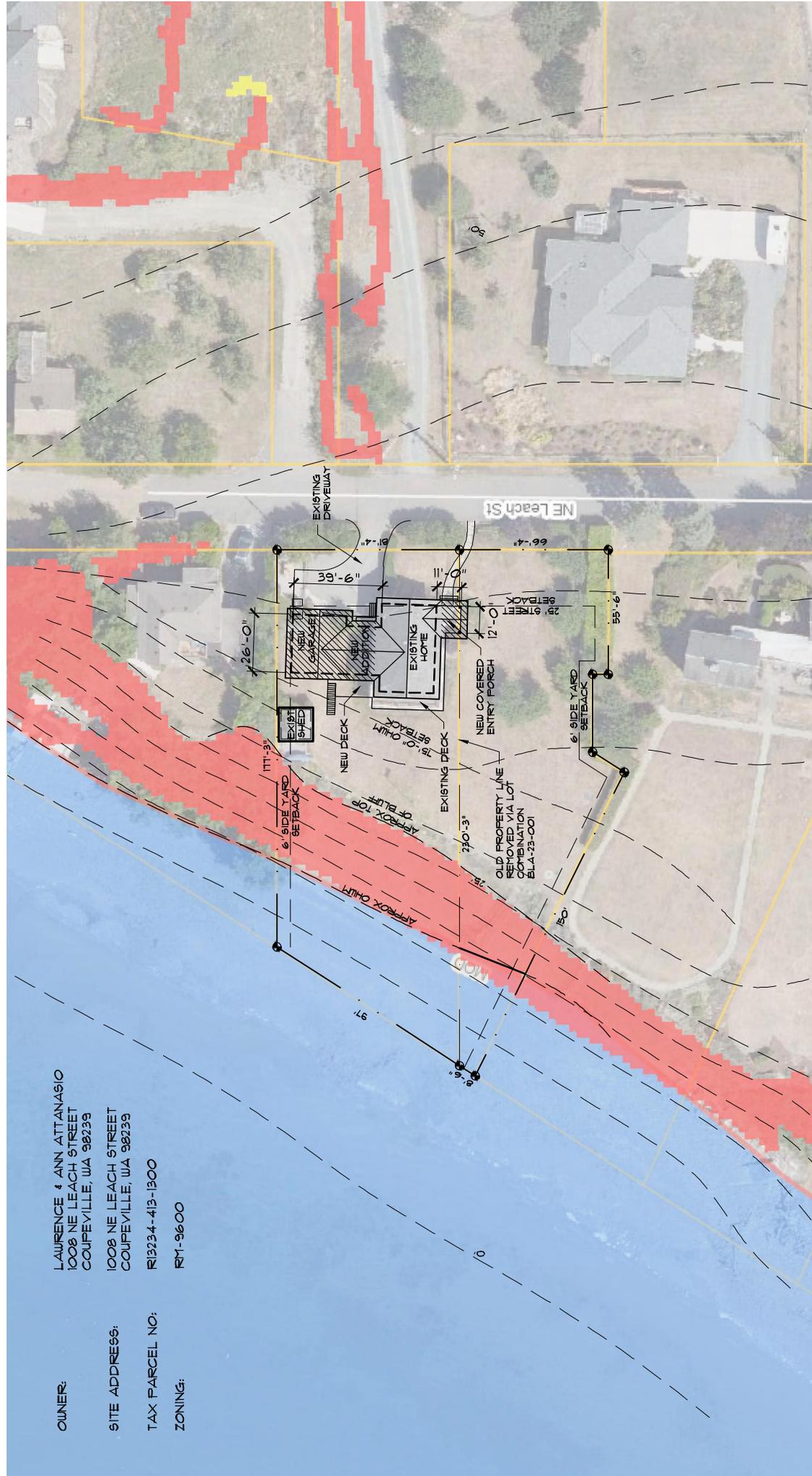


OWNER:
 LAURENCE & ANN ATTANASIO
 1008 NE LEACH STREET
 COUPEVILLE, WA 98239

SITE ADDRESS:
 1008 NE LEACH STREET
 COUPEVILLE, WA 98239

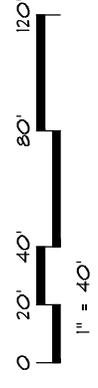
TAX PARCEL NO:
 R12234-413-1300

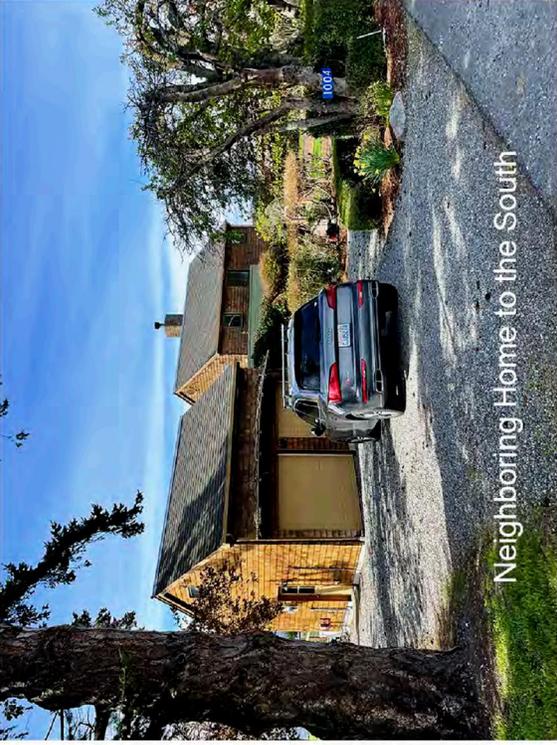
ZONING:
 RM-9600



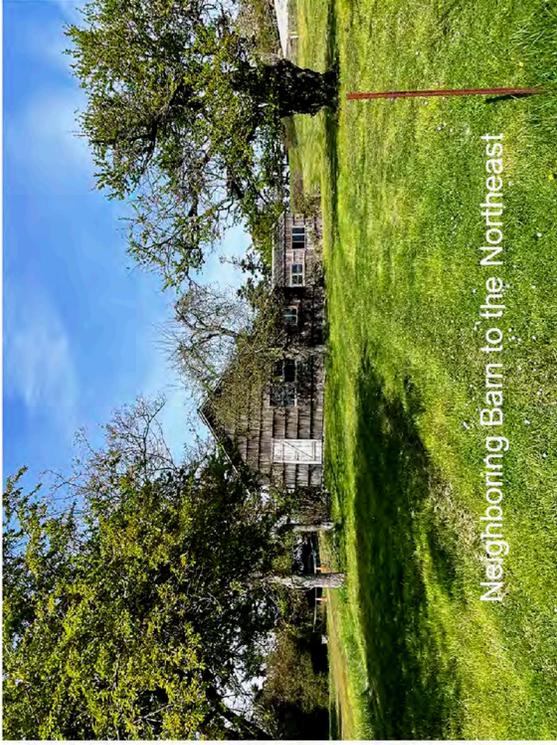
SITE PLAN

SCALE: 1" = 40'





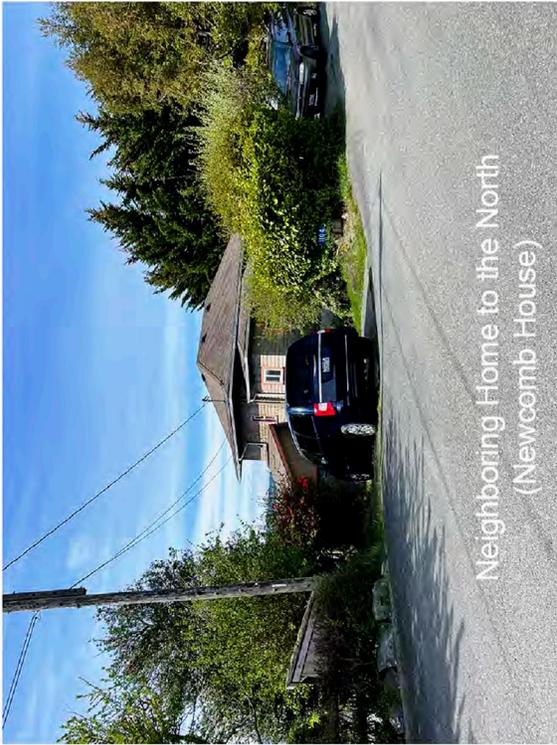
Neighboring Home to the South



Neighboring Barn to the Northeast



Neighboring Home to the Southeast



Neighboring Home to the North
(Newcomb House)



PROPOSED VIEW FROM LEACH ST. NE



EXISTING VIEW FROM LEACH ST. NE



PROPOSED VIEW FROM LEACH ST. NE



EXISTING VIEW FROM LEACH ST. NE



EXISTING VIEW FROM CAPTAIN COUPE'S PARK



PROPOSED VIEW FROM CAPTAIN COUPE'S PARK



