



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
July 11, 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 10:05am

COMMISSIONERS PRESENT

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

STAFF PRESENT

- | | |
|---|---------------------------|
| ✓ Ebey's Landing National Historical Reserve Preservation Coordinator | Josh Pitts |
| ✓ Island County Planning Assistant Director | Emily Neff |
| ✓ Island County Current Use Planner | Yumi Shridhar |
| ✓ Town of Coupeville Community Planning Director | Joshua Engelbrecht |

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Huffine, to approve the agenda as submitted. The motion passed unanimously.

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Turkington, seconded by Commissioner Bronson, to approve the minutes of the June 13, 2024 Historic Preservation Commission meeting as amended. The motion passed unanimously.

Public Comment on items not on the agenda

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

PUBLIC HEARING

Chair 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.

- Chair **Baxter** visited all sites.
- Vice-Chair **Bishop** visited softball field only.
- Commissioner **Adams** visited all sites.
- Commissioner **Bronson** visited all sites.
- Commissioner **Huffine** visited all sites.
- Commissioner **Turkington** visited all sites.

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

COA-24-029 (8 m. 0 s.) – R13104-396-3140– Replacement of Softball Field Backstop – Coupeville School District

Coupeville Community Planning Director, Joshua Engelbrecht, presented on the proposed chain-link backstop replacement. New fencing would be 100 linear ft. and 28 ft. tall. Black, powder-coated chain-link fencing. Existing scoreboard would be relocated. Presentation also included applicable guidelines and location within the Reserve.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments regarding the protection of the view shed.

DISCUSSION

Questions were asked and answered regarding alternate materials, setbacks and easements, and field orientation.

Coupeville School District Superintendent Leatherwood answered some questions that were raised. Also commented that the school is required to follow Title 9, providing equity in sports. Replacing the backstop is necessary because the school is now playing Fast-Pitch softball.

No other members of the public spoke at the meeting.

MOTION (39 m. 10 s.)

Action: A motion was made by Commissioner Bronson, seconded by Vice-Chair Bishop, to approve the Certificate of Appropriateness as presented and adopt the findings of fact as set forth presented in the application. The motion passed unanimously.

COA-24-034 (42 m. 10 s.) – R13233-397-4150 - Relocation of a Contributing Historic Resource and Addition to a Historic Resource.

Coupeville Community Planning Director, Joshua Engelbrecht, presented on the proposed relocation of a historic structure, and proposed construction of an addition and construction of a detached garage. Elements of the presentation included background on

the property's history, proposed materials, applicable guidelines, and location within the Reserve.

Ebey's Landing National Historical Reserve Preservation Coordinator, Josh Pitts, made comments regarding the appropriateness of the proposal. Noted that the Commission will need to consider how they will address future similar conversations about moving waterfront buildings in the face of sea level rise.

DISCUSSION

Questions were asked and answered regarding the use of the vacated parcel, shoreline use/development, neighborhood proximity to a historical structure, documentation, and desired mitigations.

Project Architect, Stig Carlsen answered questions about tree retention and contractors moving the building.

No other members of the public spoke at the meeting.

MOTION (1 h. 28 m. 52 s.)

Action: A motion was made by Commissioner Huffine, seconded by Commissioner Bronson, to approve the Certificate of Appropriateness as presented and adopt the findings of fact as set forth presented in the application with the following conditions:

- A landscaping plan for the vacated lot be provided as a part of the building permit.
- Coordination with Ebey's Landing National Historical Reserve Staff to photograph and document the existing building prior to and during relocation.
- Subject to DAHP approval.

The motion passed unanimously.

OTHER BUSINESS

Commissioner Bronson suggested adding signs, Reserve-wide, to memorialize buildings when they are relocated.

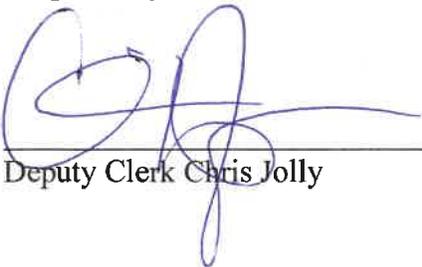
Chair Baxter announced upcoming meeting dates:

- 7/17 Coupeville Comp Plan open house at Coupeville Rec Hall, 1:30pm – 8:00pm.
- 7/25 HPC meeting will most likely be cancelled.

ADJOURNMENT

The meeting was adjourned at 11:40 am.

Respectfully submitted,


Deputy Clerk Chris Jolly

Community Planning Director


Joshua Engelbrecht