



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
October 10, 2024

10:00: Roll Call

Approval of Minutes – Minutes from September 26, 2024

Public Comment on items not on the agenda -

Public Hearings:

- **EBY-24-052:** S8535-00-00006-0; Reeder Bay Rd.– Yarbrough – New +/-3,500sf single family residence.
- **COA-24-042:** 101 NE Ninth St. Chris and Corina Silva. Continuation of public hearing from 8/23/2024. Addition to a historic resource.

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>

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**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
September 26, 2024**

A recording of this meeting can be found on Coupeville's website: www.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 10:02am

COMMISSIONERS PRESENT

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

STAFF PRESENT

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Huffine, seconded by Commissioner Bishop, to approve the minutes of the August 22, 2024 minutes as submitted. *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
- Commissioner **Huffine** visited all sites
- Commissioner **Turkington** visited all sites

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

COA-24-034 (5m. 48s.) – 6 NE Front St. Relocation and Addition – Revision to Conditions

Coupeville Community Planning Director, Joshua Engelbrecht, presented on DAHP’s input on the proposed relocation, and proposed revisions to the conditions provided by the Commission at a previous meeting. Maddie Levesque spoke on behalf of DAHP about the building’s contributing status.

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked about tax relief that applies to buildings with contributing status, how buildings are listed on the National Register of Historical Places, and about how DAHP is addressing how buildings are listed in other communities experiencing the effects of climate change.

No members of the public spoke at the meeting.

MOTION (29m. 10s.)

Action: A motion was made by Vice-Chair Bishop, seconded by Commissioner Huffine, to remove the condition of approval Number 3 from COA-24-034 stating that “The project receives approval from the Department of Archeology and Historic Preservation that ensures the retention of the Resource’s contributing status”. *The motion passed unanimously.*

COA-24-042 (30m. 06s) – Addition to Historic Resource – Schedule Hearing

Coupeville Community Planning Director, Joshua Engelbrecht, proposed scheduling a public hearing for COA-24-042 on October 10, 2024.

MOTION (31m. 10s.)

Action: A motion was made by Commissioner Huffine, seconded by Turkington, to postpone the continuance of the public hearing for COA 24-042, until the next regular meeting of the Historic Preservation Commission with a date certain of October 10, 2024. *The motion passed unanimously.*

COA-24-046 (31m. 51s.) – New single-family residence – MOA Area F, Lot 3.

Coupeville Assistant Planner, Lisa Walsh, presented on elements of the new residence. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve.

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked about the size of the home and the surrounding properties, and condition enforcement.

No other members of the public spoke at the meeting.

MOTION (43m. 20s.)

Action: A motion was made by Commissioner Huffine, seconded by Vice-Chair Bishop, based on the record developed to date, including application materials, staff report, evidence presented and comments made at the public meeting, and finding the application COA-24-046 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

COA-24-049 (44m. 14s.) – Three new single-family residences – MOA Area F, Lot 2,5, & 6.

Coupeville Assistant Planner, Lisa Walsh, presented on elements of the new residences. Elements of the presentation included the size and use of the buildings, proposed materials, applicable guidelines, and location within the Reserve.

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were raised about the floor plans and preventing a cookie-cutter look to the neighborhood.

The applicant, Cody West, addressed the Commission about the look and design of the properties.

No other members of the public spoke at the meeting.

MOTION (53m. 33s.)

Action: A motion was made by Commissioner Turkington, seconded by Commissioner Bishop, based on the record developed to date, including application materials, staff report, evidence presented and comments made at the public meeting, and finding application COA-24-049 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

ADJOURNMENT

The meeting was adjourned at 10:55am.

Respectfully submitted,

Community Planning Director

Deputy Clerk Chris Jolly

Joshua Engelbrecht



Ebey's Landing National Historic Reserve

Staff Report & Findings for:	
Permit Number:	EBY-24-052
Applicant:	Lisa and Reg Yarbrough
Agent:	Stig Carlson
Project Description:	
Construction of a new approximately 3,500 square foot single-family residence with a detached garage.	
Level:	Level C (HPC COA Decision)
Jurisdiction:	Island County
Recommendation:	Approved the project with Conditions.

I - Project Summary:	
On behalf of property owners Lisa and Reg Yarbrough, Stig Carlson of Stig Carlson Architecture requests a Certificate of Appropriateness for: Construction of a new approximately 3,500 square foot single-family residence with a detached garage.	
The project is located within Ebey's Design Review Area 1 & Area 2. 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 September 18, 2024, to October 2, 2024.	

II – Permit Data:	
Permit Type:	Type II
Permit Number:	EBY-24-052
Application Date:	September 5, 2024
Applicant	Lisa and Reg Yarbrough

III – Site Data	
Site Address:	Reeder Bay Road
Location:	Coupeville
Parcel Number:	S8535-00-00006-0
Size of Parcel(s):	1.60 acres
Zoning:	Rural (R)
RAID:	N/A
Historic Structure:	No
Proximity to Historic Structure:	No

Allowable Density:	1 du/5 ac
Critical Areas/Overlays:	Yes – steep slopes, unstable slopes, flood hazard area, feeder bluff, shoreline jurisdiction, natural heritage program, Ebey’s review area, vicinity of cultural resources.
Shoreline Jurisdiction:	Yes – Rural Conservancy
NPS Easements:	No

IV - Staff Contact			
Department	Name	Phone	E-Mail
Planning	Yumi Shridhar	(360) 678-7817	y.shridhar@islandcountywa.gov

V - APPLICABLE DESIGN GUIDELINES		
Applicable Guidelines	Complies	Comments
CHAPTER 4.5 Site Development		
<ul style="list-style-type: none"> - Guiding Principle: Careful initial planning of a building site is vital to preserving the Reserve’s natural and historic character while meeting the property owner’s needs. Consider the setting of the lot and its surroundings when making siting decisions. - Guiding Principle: New development should be designed to be consistent with the character of the areas and to retain the distinctive features of the setting. 		
4.5.1 Rural Setting Design Guidelines		
4.5.1.1	Yes	The site development is designed to reflect the natural conditions of the site. The vicinity of proposed work is located in a forested area. Much of the trees will remain on the site to help soften the presence of new construction.
4.5.1.2	Yes	The proposed site layout helps to preserve historical patterns of development, natural and historic landscape features, and visual relationships. The design, juxtaposition, materials, and colors of the proposed SFR and detached garage match the natural and build environment surrounding the area such that the proposed new development will not disrupt any natural or built patterns the vicinity.
4.5.1.3	Yes	The SFR and detached garage will reflect, rather than obscure, the natural topography of the site. The project’s elevation drawings show that there is a downhill slope that turns into a steep slope bluff. The design of the SFR and the detached garage show that the house steps up the hillside. The detached garage is located higher up the slope than the residence; however, the massing is smaller, which allows the new development to look more blended into the hillside.
4.5.1.7	Yes	The proposed development will still protect the views to and along the shoreline. The trees on the waterward side of the parcel will help to screen the new structures. In addition to the screening of the trees, the colors and materials of the proposed structures help soften their appearance.
4.5.1.8	Yes	The site plan includes the maintenance of vegetative buffers around the house as it will aid in screening new development a well as

		enhance the wildlife corridors and the natural environment of the area.
4.5.2 Landscape Alterations & Grading Design Guidelines		
- Guiding Principle: Both woodlands, and the open vistas of the prairies and the shoreline, are essential to the historic character of the Reserve. Trees are essential to the rural character, especially those in sizable, wooded areas, wooded ridgelines, wooded hilltops, and wooded buffers along scenic roads.		
4.5.2.1 Reserve Wide Design Guidelines		
4.5.2.1.C	Yes	The natural character of the wooded areas will still be preserved as the proposed development will only clear the necessary trees to make space for the proposed structures and driveway.
4.5.2.2 Reserve Wide Grading Design Guidelines		
4.5.2.2.A	Yes	There will be little to no grading on the vicinity of proposed work. The foundation sits on top of the slope so that the proposed structures will fit into the topography of the area in a natural way.
4.5.2.2.C	Yes	The proposed structures and driveway will fit the natural slopes of the parcel rather than cut into the natural topography. The elevations of the proposed residence show that the residence adjusts to the hillside such that no foundation is needed to cut into the landscape.
4.5.2.3 Design Guidelines for Tree Retention - Outside of Town		
4.5.2.3.A	Yes	The applicants have provided site development plans that show that the development activities will still retain 65 percent of the existing forest on the parcel.

CHAPTER 4.6 New Construction		
- Guiding Principle: New development should respect the Reserve’s rural character. A successful new building will have compatible scale, massing, size, materials, and color that allow it to blend into its site.		
4.6.1 Architectural Character		
4.6.1.1	Yes	Rather than one large structure, the single-family residence and the garage are two separate structures, connected by a breezeway. The separation of these two structures, as well as the remaining vegetation and trees on the site, will soften the appearance of new development and create the illusion of a group of buildings rather than one large building.
4.6.1.3	Yes	The building materials of the proposed structures are similar to the materials of the surrounding neighborhood. The applicants provided images of the houses surrounding their parcel, in which the images look similar to the plans of the proposed structures in terms of scale, form, and materials.
4.6.1.5	Yes	The proposed structures are compatible with their surroundings in terms of material, scale, mass, size, and form. The SFR and detached garage will not stand out from the surroundings or take any highlights away from the historic landscape.
4.6.1.7	Yes	Fiber cement sidings will be used as the primary exterior material for the proposed structures. Dark, non-reflective metal will only be used

		for the chimney caps. Stone veneers will only be used at the chimney areas.
4.6.1.8	Yes	The landscaping proposed in the front and side yards will be dedicated to preserving the existing trees on the site.
4.6.7 Garage & Carport Additions Design Guidelines		
4.6.7.1	Yes	The exterior of the proposed detached garage will use the same materials as the primary structure. In addition to the consistent materials, the garage will be the same color as the house, which would allow the garage to blend more into the house.
4.6.7.2	Yes	As the detached garage match the house's materials and color, the garage will not dominate the main façade of the house. The garage is proposed to be at the side of the house, attached by a breezeway.
4.6.7.3	Yes	Between the two proposed structures, the single-family residence will have a bigger visual emphasis than the garage. The garage, while it looks similar to the house, has a simpler design while the house has more detail depth-wise, which helps it to stand out against the garage.
4.6.7 Accessory Residential Buildings & Structures Design Guidelines		
4.6.7.2	Yes	The proposed garage, while juxtaposed next to the house, will be unobtrusive and will not compete visually with the house. The roofs of both structures are different to one another as well; the house has open gable and a slight saltbox roof while the garage uses jerkinhead roofing.
4.6.7.3	Yes	Cement board shingles are the most feasible primary material to use for the proposed structures. The material of the structure will not look artificial on the site. The only noted metal on the structures are the standing seam metal for the small roofs on the sides of the house and the sheet metal for the chimney caps.
4.6.7.4	Yes	The detached garage will remain subordinate in terms of mass, scale, and height to the house. The heights of the two structures are about the same primarily due to the change in elevation.

CHAPTER 4.11 Parking & Driveways		
4.11.1 Residential Design Guidelines		
4.11.1.2	Yes	The garage entrance will be hidden, as the driveway is an extension off of the end of Reeder Bay Lane.
4.11.1.3	Yes	The driveway will be a narrow, single-land path until it meets the garage entrance. The garage will accommodate three cars, so the driveway will only widen once there is a needed path for all the cars to reach each garage port.

VI – Discussion		

VII – Conditions
This decision shall not be construed to authorize work, development, construction, or other site modifications in excess of that which is specifically authorized by this decision. Additional work to the above-mentioned parcel or modification of this decision will require a new and separate permitting process.

IX – Findings of Fact
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-24-052
1. The applicant submitted an application for a Certificate of Appropriateness on September 5, 2024, that was deemed complete on September 6, 2024 to permit: Construction of a new approximately 3,500 square foot single-family residence with a detached garage.
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 September 19, 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 to be Approved with Conditions on October 10, 2024.
to be Approved with Conditions by Yumi Shridhar.**

Signature




Yumi Shridhar, Assistant Planner for Jonathan Lange, AICP, CFM, 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

LOT COVERAGE CALCS.
 (FOR AREA WITHIN SHORELINE JURISDICTION)
 LOT AREA: 69,920 SF
 LOT AREA W/ SHORELINE JURISDICTION: 56,308 SF

PROPOSED IMPERVIOUS SURFACES:
 (LOCATED WITHIN 200' OF OHWM)
 BUILDING & PORCHES (ROOF AREA): 5,068 SF
 PERM. PAYER WALKWAY & PARKING PAD: 50% OF 1,112 = 556 SF
 TOTAL: 5,624 SF (10.0%)

-  STEEP SLOPE AREA
-  PROPOSED BUILDING WITHIN 200' SHORELINE BOUNDARY
-  PROPOSED PERVIOUS DRIVEWAY AND WALKWAY

EXISTING HOUSE

- PROPOSED COVERED PORCH
- PROPOSED BUILDING FOOTPRINT
- PROPOSED COVERED BREEZEWAY
- PROPOSED ROOF OVERHANG
- PROPOSED FRONT WALKWAY
- PROPOSED PARKING PAD (PERVIOUS PAVERS)
- PROPOSED SEPTIC & PUMP TANK

- PROPOSED GRAVEL DRIVEWAY
- PROPOSED CONNECTION TO COMMUNITY DRAINFIELD

EXISTING HOUSE



LOT 6
 1.60 AC
 246 REEDER BAY LN

REEDER BAY LANE

OHWM PER COUNTY MAPS

PENN COVE

15'-0" MARINE FISH AND WILDLIFE SETBACK
 25'-0" SHORELINE SETBACK
 15'-0" ARCHEOLOGY ZONE
 20'-0" SIDE YARD SETBACK

TOE OF SLOPE PER PLAT SURVEY
 638°44'49"E 391.88'

200' SHORELINE BOUNDARY
 20'-0" SIDE YARD SETBACK
 N44°51'13"E 308.01'

20'-0" STREET SETBACK
 S86°51'47"W 38.00'

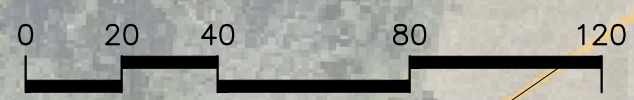
PROPOSED DECK (MAX. 30" ABOVE GRADE)
 COLLECT ALL D.S. & FTG. DRAINS & ROUTE TO EXIST. DISPERSION TRENCH



PLOT PLAN

09.24.2024

SCALE: 1" = 40'



1" = 40'



Neighboring Home to the Southwest



Neighboring Home to the Southeast



Neighboring Home to the Southeast



Neighboring Home to the Southeast



View North from end of Reeder Bay



View South from end of Reeder Bay



View East from Proposed Home Site



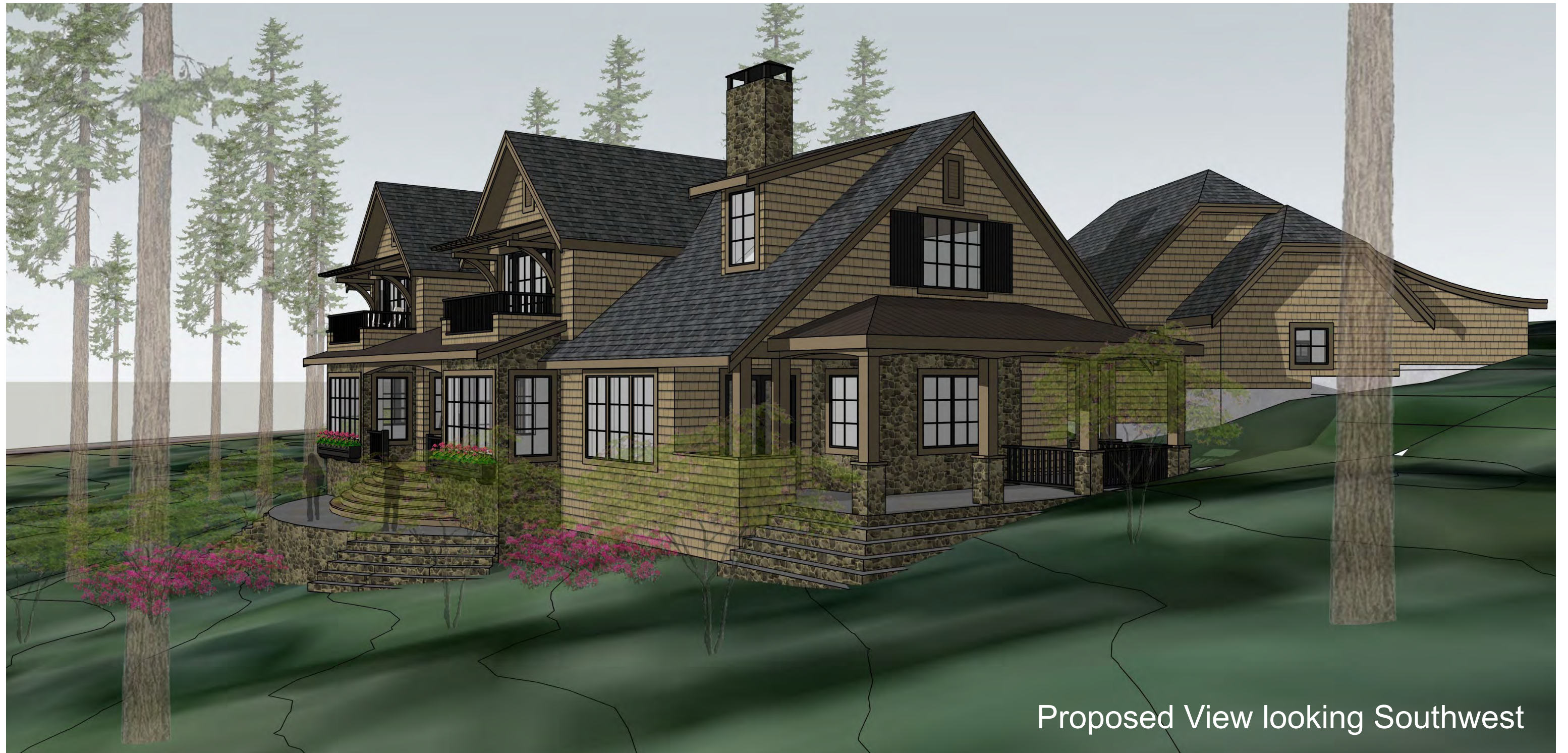
Site
Aerial Photo from Saratoga Passage



Proposed View looking North



Proposed View looking West from Bluff



Proposed View looking Southwest





- Cement Board Fascia
- Steel Garage Doors
- Cement Board Window Box
- Wood Trellis
- Concrete Retaining Wall

Asphalt Composition Shingle Roofing

Covered Breezeway

Cement Board Shingle Siding

Dark Clad Wood or Fiberglass Windows

- Standing Seam Metal Roof (Dark, Non-Reflective)
- Cement Board Trim Band
- Stone Veneer Cladding

- Cement Board Trim
- Cement Board Shutter
- Wood Steps to Deck
- Deck



- Sheet Metal Chimney Cap (Dark, Non-Reflective)
- Stone Veneer Chimney
- Cement Board Trim Band
- Bay Window
- Covered Breezeway
- Fiberglass or Clad Wood Door
- Concrete Steps between Garage and Home

- Cement Board Fascia
- Standing Seam Metal Roof (Dark, Non-Reflective)
- Dark Clad Wood or Fiberglass Windows
- Cement Board Window Box
- Cement Board Shingle Siding
- Wood or Composite Wood Bracket
- Cement Board Trim
- Cement Board Shutters
- Stone Veneer Cladding
- Wood Trellis



Ebey's Landing National Historical Reserve

Certificate of Appropriateness

Chris & Corina Silva

Christopher A Silva Revocable Trust

101 NE Ninth Street, Coupeville, WA 98239

COA-24-042

Level A or B (HPC review requested)

Level C

Jurisdiction:

Town of Coupeville

X

I – PROJECT SUMMARY

The applicants are seeking a Certificate of Appropriateness for a second story addition. This project was originally heard and tabled by the HPC on August 22, 2024. Figure 2 was provided to the Commission for reference at the August 22, 2024 Meeting.

The applicants submitted three new components for this project:

1. Homeowner Narrative of the project.
2. Revised Elevations and 3D rendering of the proposed addition
3. Timeline of additions to the Historic Resource.

Additionally, the Department of Archeology and Historic Preservation submitted comments to Staff.

The original Staff Report is attached alongside previously submitted (and still current) application materials. Updated discussion is provided in the following pages.

Ultimately, Staff believes that our original analysis is unchanged and that this project meets the Guidelines.



Figure 1: 101 NE Ninth St. Project Location



Figure 2: Photo containing the Thomas Griffith house prior to the 1960/70's additions

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	COA-24-042
Application Date	July 22, 2024
Applicant/Owner	Chris & Corina Silva Christopher A Silva Revocable Trust

III – SITE DATA

Address	101 NE Ninth Street, Coupeville, WA 98239			
Location	Review Area 1			
Parcel Number(s)	S6415-00-12001-0			
Size of parcel(s)	0.25 acres			
Historic Structure?	Yes	X	No	
Proximity to Historic Structures?	Yes	X	No	
Zoning Designation	Medium Density Residential			
Critical Areas/Overlays?	Yes		No	X
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes		No	X

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Assistant Planner	Lisa Walsh	360-678-4461 Ext 104	assistantplanner@townofcoupeville.org
Community Planning Director	Joshua Engelbrecht	Ext. 103	planner@townofcoupeville.org

V. DISCUSSION

The applicants propose to build a second-story addition onto the Thomas Griffith House. The proposed addition will be the fifth addition on this site. Below is a breakdown of the timeline of construction:

- In 1869, Thomas Griffith built the first structure, a small house, on this property.
- Later (1870's), the larger "front portion" was added on and rented out while Griffith lived in the original rear portion.
- The extension to the south was later added and rebuilt in 1962.
- Finally, the addition on the east façade and attached garage was built in 1978

Staff received comments from the Department of Archeology and Historic Preservation related to this proposal (email attached). Ultimately, the DAHP outlined that they have no authority over review of this project, but highlighted concerns similar to the HPC's concerns from the public hearing. Namely, height, design, and connectivity to the historic resource.

Staff met with the applicants to discuss comments made at the public hearing on August 22, 2024 and determine a path forward. As a result, the above materials were resubmitted. While no major alterations to the design were made, Staff believes that the 3D rendering and the removal of windows in the storage portion / connection to the 1870 house demonstrate a sufficient demarcation between the Historic Resource and proposed addition to be consistent with the Design Guidelines. Staff also believes that a proposal without the connection would likely result in a design that detracts from the historic resource overall.

Additionally, while specific measurements to define heights of additions associated with historic resources could be a useful tool to set expectations for projects in the future, the Guidelines do not include anything so specific as the methodology outlined by the DAHP.

Overall, Staff believes this proposal complies with the guidelines for an addition to a historic building. While acknowledging that the size of the addition is substantial, Staff believes that the proposal has made a commendable effort to align with the guidelines while addressing the needs of the property owner.

VII. RECOMMENDED MOTION

Based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, staff finds application to COA-24-042 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, I move to recommend granting a Certificate of Appropriateness.

VIII. 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-24-042.

1. An application was submitted for a Certificate of Appropriateness on July 22, 2024.
2. The site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as an addition or alteration to a historic building or structure, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On August 1, August 15, September 6, September 20, and October 3, 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 meetings on August 22, 2024, and October 10, 2024. All wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.6.1 the buildings are 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.

IX. 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.

Re-submitted Materials

October 10, 2024

RE: 101 NE Ninth St. Coupeville, WA - Addition to a historic building

From Roldan, Jeronimo (DAHP) <jeronimo.roldan@dahp.wa.gov>

Date Thu 9/19/2024 5:18 PM

To Joshua Engelbrecht <planner@townofcoupeville.org>

Cc Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>

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

Hi Joshua,

Just to be clear, DAHP does not appear to have any review authority for this project. That said, I can give you some feedback on how I would approach this if I were reviewing it for federal or state projects, or a tax credit project. So, I would disagree that this addition meets SOI Standards. Architects often cite Standard 9, "The new work shall be differentiated from the old.." However, they miss the second part, which states that new buildings should be compatible with the massing, size, and scale of the historic building. I sometimes summarize this by using the word 'deferential'- the new building should defer to the historic building and not appear as the primary building on the property. I'd say this building does not meet Standard 9 for the following reasons.

- The proposed addition is taller than the historic building. It looks as if the height of the historic building as established as a limit, but then measured from the higher level of the site. Some cities use the median height of the historic roof as the height limit for additions. I typically use the height of historic buildings as the height limit across the site, with exceptions if it's a super high slope and if the proposed building is clearly visually separate and/or behind the historic building. As a corner building, the proposed addition will be very visible.
- The second story on the hyphen and clerestory pop-up is out of scale with the historic building; the complex plan, multiple façades, and intersecting roofline will distract from the historic house. The historic building is very simple, so an addition should be equally simple and limited to the garage under a single-direction gable roof, leaving the 1962 addition alone. The large double-hung windows on the second story of the hyphen are also out of scale with the small windows on the original house.
- Finally, the clerestory pop-up roof on the hyphen appears to pose a risk to the structure of the saltbox roof; even if it is not proposed to pierce the structure, it will need to be supported on something, and the various intersecting roof angles will likely create water drainage problems in the future. Given these issues, the proposal would not meet Standards 5 and 10, in addition to Standard 9.

With all that said, I don't have any issues with the garage remodel aside from the height. Even the height would be appropriate if the ADU were more clearly understood as a simple separate

structure from the original house. So, the main issue here is the multi-story hyphen. I hope that this is helpful.

Best regards,

Jeronimo Roldan Intl Assc AIA (He/Him) | *State Historical Architect*
Ph: 360-584-5900 | Jeronimo.Roldan@dahp.wa.gov

Dept. of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 S. Capitol Way, Suite 30 | Olympia, WA 98501



Like [DAHP on Facebook!](#)

From: Joshua Engelbrecht <planner@townofcoupeville.org>
Sent: Friday, September 13, 2024 1:59 PM
To: Levesque, Maddie (DAHP) <Maddie.Levesque@dahp.wa.gov>
Subject: 101 NE Ninth St. Coupeville, WA - Addition to a historic building

External Email

Good afternoon,

The Town of Coupeville has also received an application for an addition to a Historic Resources that we would like your feedback on. Attached please find the submitted elevations w/ timeline of additions to this property and 3D renderings of the proposed addition. Staff here feel comfortable with the addition - especially given that the small connection on the 2nd story is not piercing the roof of the saltbox and is otherwise additions to previous additions. I'd love to hear your thoughts. Have a great weekend!

All the best,

Joshua Engelbrecht (*he/him/his*)

Community Development Director, Town of Coupeville

4 NE Seventh St. Coupeville, WA 98239

360-678-4461 ext. 103



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Email is subject to public disclosure requirements per RCW 42.56

Dear HPC Members,

We wish to provide you background on our home at 101 NE 9th Street and our personal reasons for adding more space.

We moved to Coupeville in 2019 to help care for our elderly parents. It was a sensible solution at the time. We planned to be here part-time, share elder care with our sister, but mostly return home to family, friends, and retirement. Our father's Alzheimer's diagnosis changed everything. We now spend most of our time here and plan to be here long-term. We have made many wonderful friends and have a strong supportive network to help us navigate this challenging reality.

We now find ourselves in a home that cannot accommodate our family of nine. We're unable to go to them as before so they often come to us. To be clear, we're not seeking change for frivolous reasons. We simply need to have the space for our family to gather and enjoy our time together. The suggestion that we build horizontally or add an ADU in the backyard is not a desirable option. We have a historic garden and orchard and have spent much time and effort bringing it back from an overgrown and neglected state to the idyllic little spot it is now. Please note that we have significantly improved the house and yard from its decaying state (reference pictures provided). We have been and will continue to be good stewards of this property.

Our planned addition will have the same footprint of the existing home and be approximately 40% of the current mass. We will provide 3D rendering of the addition (900 square feet) to better illustrate this relatively small mass increase. Anyone looking at the home from 9th Street, will have no problem seeing Tommy Griffith's addition to his original cabin. To be clear, the original cabin was built first then a storey-and-a-half addition added (reference picture of the two buildings provided). It is the only view of the house that could be considered as historic because the view from Center Street is mostly the newer dining room and garage built in 1962 and 1978 respectively. Thus, the new addition above the garage will simply be an extension of the 1962 and 1978 buildings and not the historic portion of the home. Importantly, it is our understanding that town historic preservation is not meant to freeze the house in time, but rather to carefully accommodate expansion while respecting its historical significance. Our design provides the space we need while clearly contrasting the old with the new (e.g. no shutters, different cedar planking, and more).

We respectfully request the HPC approve the COA as submitted. We believe this approval is consistent with previous COAs granted in Coupeville and complies with Ebey's Reserve Design Guidelines. Denial of this request will cause us undue hardship and we believe will not be based on a proper interpretation of the code which we meet and which is documented in the town planner report (reference COA-24-042), which recommends approval.

Thank you,

Chris & Corina Silva
101 NE 9th Street



WEST ELEVATION



SOUTH ELEVATION

1/8" = 1'-0"



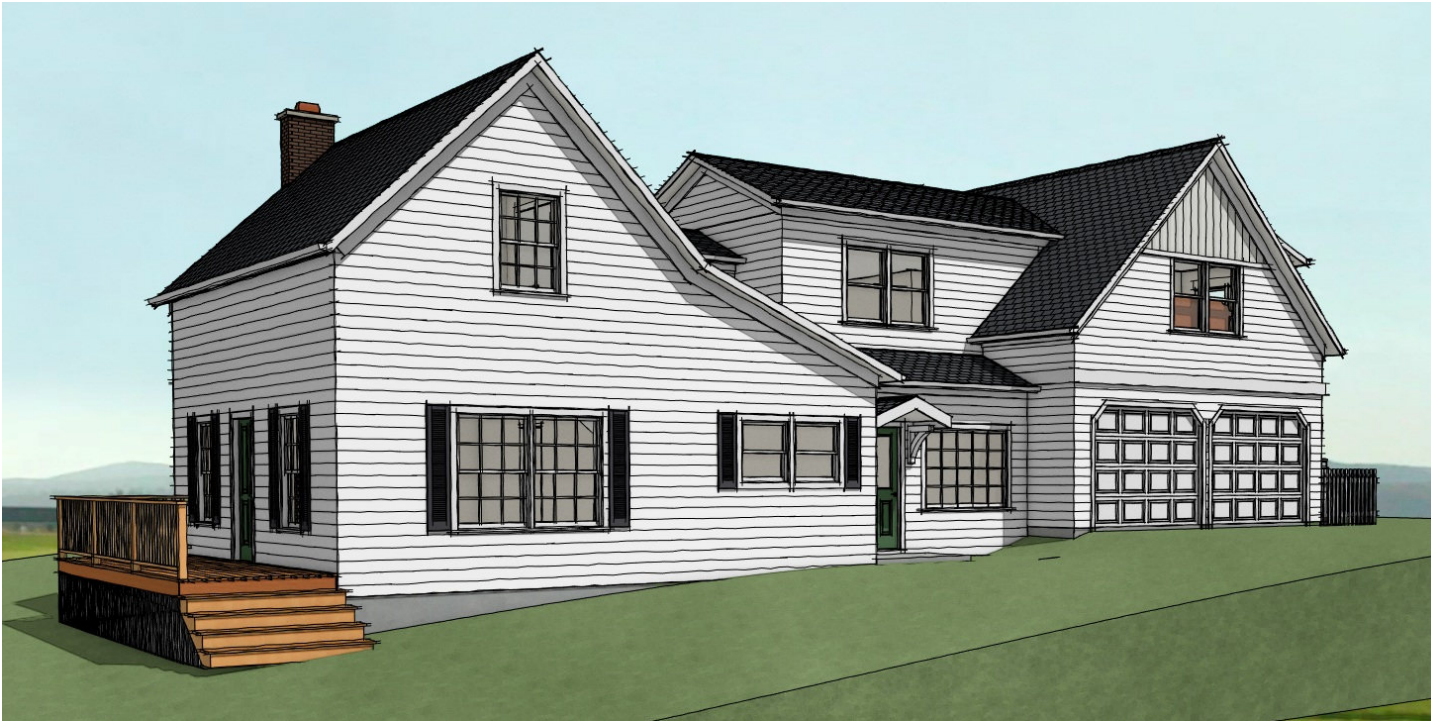
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST PERSPECTIVES

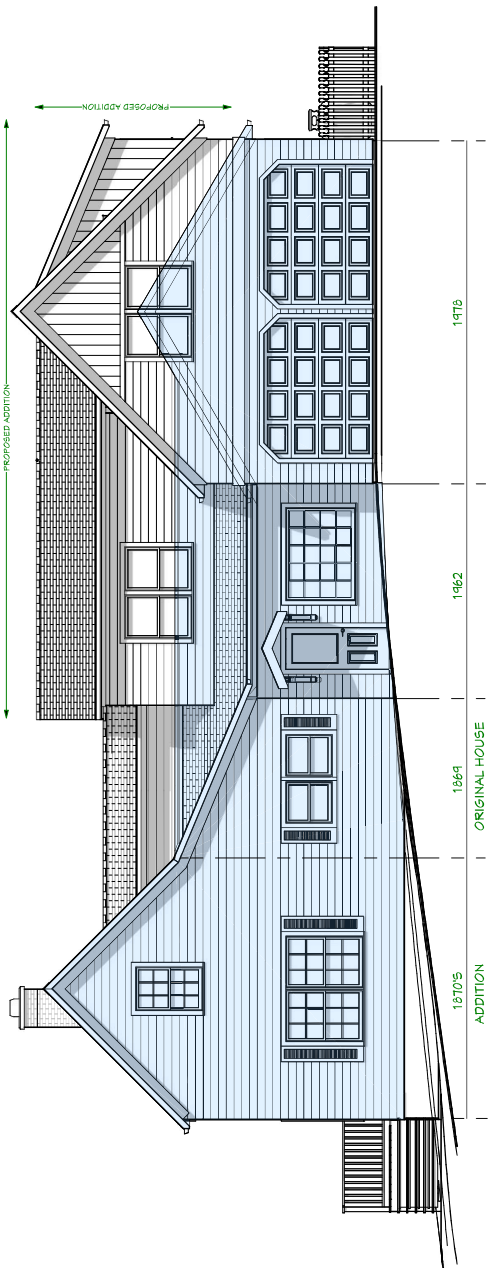


NORTH PERSPECTIVES



DESIGNED BY: JON D. ROBERTS
CASCADÉ
CUSTOM HOMES & DESIGN
35 NW Birch Street
Coupeville, WA 98239, 360-675-0491

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RESPONSIBILITY FOR COST TO RECTIFY.
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ORIGINAL HOUSE & ADDITION BUILT BY THOMAS GRIFFITH
EBEY'S LANDING HISTORICAL RESERVE PRND INVENTORY, SUMMER 1483

WEST ELEVATION OVERLAY

1/8" = 1'-0"

Original Staff Report and Packet Materials

August 22, 2024



Ebey's Landing National Historical Reserve

Certificate of Appropriateness

Chris & Corina Silva

Christopher A Silva Revocable Trust

101 NE Ninth Street, Coupeville, WA 98239

COA-24-042

Level A or B (HPC review requested)

Level C

Jurisdiction:

Town of Coupeville

I – PROJECT SUMMARY

The applicants are seeking a Certificate of Appropriateness for a proposal to extend their home by constructing an addition over the south garage and middle section, both of which are additions to the original historic property. Their plan involves removing the existing roof to create a second story above the garage and add a partial second story with bump-out on the backside above the middle section.



Figure 1: 101 NE Ninth St. Project Location

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	COA-24-042
Application Date	July 22, 2024
Applicant/Owner	Chris & Corina Silva/ Christopher A Silva Revocable Trust

III – SITE DATA

Address	101 NE Ninth Street, Coupeville, WA 98239			
Location	Review Area 1			
Parcel Number(s)	S6415-00-12001-0			
Size of parcel(s)	0.25 acres			
Historic Structure?	Yes	X	No	
Proximity to Historic Structures?	Yes	X	No	
Zoning Designation	Medium Density Residential			
Critical Areas/Overlays?	Yes		No	X
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes		No	X

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Assistant Planner	Lisa Walsh	360-678-4461 Ext 104	assistantplanner@townofcoupeville.org

V. DISCUSSION

The applicants propose to build a second-story addition onto the Thomas Griffith House. In 1869, Thomas Griffith built the first structure, a small house, on this property. Later, the “front portion” (year unknown) was added on and rented out while Griffith lived in the original rear portion. The extension to the south was later added (year unknown) and was used as a kitchen, woodshed and buggy barn); that extension was rebuilt in 1962. Finally, the addition on the east façade was built in 1978 (from Ebey’s Landing National Historical Reserve PWRO Inventory). The proposed addition will be the fifth build on this site.

Overall, Staff believes this proposal complies with the guidelines for an addition to a historic building. While acknowledging that the size of the addition is substantial, Staff feels that the proposal has made a commendable effort to align with the guidelines while addressing the needs of the property owner.

VI. APPLICABLE DESIGN GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards apply:	Yes	X	No	
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EBEY'S RESERVE DESIGN GUIDELINES

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

CHAPTER 4.3 - ADDITIONS

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.

CHAPTER 4.3.1 – Additions to All Buildings

Guideline	Staff Analysis
4.3.1.1	<p><i>Character-defining Features</i> – <i>The character-defining features of the property include the north and west-facing facades, the saltbox-style sloping roofline, and the traditional grille-patterned windows with shutters. These features reflect the historic design and craftsmanship unique to this property.</i></p> <p><i>Staff believes that the proposed addition does not interfere with the character-defining features of the original historic property. The north façade will be largely preserved, and the west façade will retain the distinctive saltbox roofline.</i></p>
4.3.1.2	<p><i>Retain the view of other historic structures</i> – <i>There are three historic structures within 100 feet of the subject property; the Wanamaker/Youderian House, located 55 feet to the south; the Methodist Parsonage building, located 70 feet to the west; and the Wangness/Ryan house, located 100 feet to the north.</i></p> <p><i>Staff believes that the proposed addition will not obscure the view of the above-listed historic structures.</i></p> <p><i>Impacts of massing, scale, size and height addressed in 4.3.2.6, below.</i></p>
4.3.1.3	<i>Historic style</i> – <i>Addressed below in 4.3.2.9</i>
4.3.1.4	<i>Overall design</i> – <i>Addressed below in 4.3.2.5</i>
4.3.1.5	<i>Existing street pattern</i> – <i>Addressed below in 4.3.2.6</i>
4.3.1.6	<p><i>Rooflines and roof pitch</i> – <i>The proposed addition includes a roofline that connects directly to the saltbox section of the historic building on the second floor. The roofline of the middle section of the addition is consistent with the original structure. The roofline over the two-car garage is oriented to face NE Center Street and features one open gable, with a shed dormer on the south elevation.</i></p> <p><i>Staff believes the proposed rooflines complement those of the first-floor addition, and the gable over the garage doors is complimentary to the gabled roof of the historic</i></p>

	<i>saltbox. The appearance of the shed dormer on the south elevation has minimal impact.</i>
4.3.1.7	Orientation – <i>The addition is oriented appropriately to the primary structure.</i>
4.3.1.8	Dormers – <i>Addressed below in 4.3.2.10.</i>
4.3.1.9-10	Material compatibility – <i>The windows and siding are visually compatible with those of the original structure. The wall-to-window ratio appears consistent.</i>
4.3.1.11	Garage or carport additions – <i>Does not apply.</i>
4.3.1.12	Garage doors – <i>Does not apply.</i>
4.3.1.13	Access – <i>Does not apply.</i>

CHAPTER 4.3.2 Additions to Historic Buildings

Guideline	Staff Analysis
4.3.2.1	Alternatives to an addition – <i>Alternatives to constructing an addition were not addressed in this proposal.</i>
4.3.2.2	Historic Building Fabric – <i>A section of the second-story addition will connect to the roof of the saltbox structure. The roof over the middle section and garage will be entirely removed. The fabric of the historic east side addition will remain unchanged.</i> <i>Staff believes the proposed loss of historic building fabric is acceptable to accommodate the placement of the addition.</i>
4.3.2.3a	Ground-level additions – <i>Does not apply.</i>
4.3.2.3b	Additions to the roof – <i>The proposed addition is located on the roof of the middle area and the two-car garage. The addition also attaches to the side and roof of the original saltbox structure.</i> <ul style="list-style-type: none"> i. Set back - <i>The middle section of the addition is set back from the original saltbox structure. The garage section of the addition is not set back from the garage.</i> ii. Modest in character – <i>The proposed addition is substantial in size but is complementary to the historic style.</i> iii. Dormer addition – <i>The addition over the garage is a gable roof with a shed dormer on the south elevation.</i> <i>Staff believes the proposed addition is substantial in size but modest in design. The roof placement does change the form of the west elevation but does not interfere with the original saltbox portion of the structure.</i>

4.3.2.4	Storefront Alignment – Does not apply.
4.3.2.5	<p>Overall design – The proposed design consists of a set of windows over the middle section and a gable roofline over the double garage. The proposed addition is placed on top of the middle section and garage, which are additions to the original saltbox. The gable roofline of the garage addition is very similar to the gable roofline of the saltbox. The addition is very similar in height to the original structure.</p> <p>Staff believes that the addition’s scale is significant, and the overall form of the historic addition is altered, especially from the west elevation; however, Staff also believes the overall design is compatible with the architectural features of the historic structure.</p>
4.3.2.6	<p>Existing street pattern – The two properties directly west of the Thomas Griffith house on NE Ninth Street (Anchorage Inn and the Methodist Parsonage house) are also two-story structures.</p> <p>Staff believes the proposed addition flows with the existing pattern along the street and with the other two-story properties in the immediate vicinity.</p>
4.3.2.7.a	Compatible with original foundation – The proposed addition does not appreciably exceed the original structure in height and it is made of compatible materials.
4.3.2.7.b	<p>Removal of addition – The proposed addition requires removing the roof above the middle section and garage, and penetrates the roof of the saltbox structure.</p> <p>Staff believes that if the addition were removed, the historic saltbox structure would remain unimpaired. The historic additions would also remain intact.</p>
4.3.2.7.c	Not overwhelm main building – The proposed addition is significant, but staff feels the proposed addition does not overwhelm the main historic building based on its mass.
4.3.2.8	Character of the Setting – Staff believes the proposed addition does not significantly impact the character of the setting as seen from the public right-of-way.
4.3.2.9	<p>Historic style - The proposed addition does not have any “saltbox” architectural features. The windows in the addition are distinct from the historic portion of the property in that they do not have any of the traditional grille patterns, nor do they have shutters.</p> <p>Simple additions – “Keep the new addition simple so the historic structure stands out.”</p> <p>Staff believes that the addition reduces the impact of the historic saltbox structure and the historic addition by broadening the visual plane.</p>
4.3.2.10	<p>Dormers – There is one shed dormer in the proposed addition on the south elevation.</p> <p>Staff feels the dormer is appropriate in scale and proportion and is of minimal impact because it is not on a façade that faces the right-of-way.</p>
4.3.2.11	Sliding glass doors – Does not apply.

4.3.2.12	<i>Decks – Does not apply.</i>
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VII. RECOMMENDED MOTION

Based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, staff finds application to COA-24-042 to be consistent with the Ebey’s Landing National Historical Reserve Design Guidelines at this time.

I move to recommend granting a Certificate of Appropriateness.

VIII. 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-24-042.

1. An application was submitted for a Certificate of Appropriateness on July 22, 2024.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is classified as an addition or alteration to a historic building or structure, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On August 1 and August 15, 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 August 22, 2024, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.6.1 the buildings are 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.

IX. 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.

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

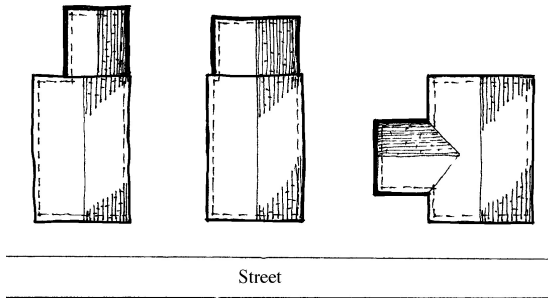
Guiding Principles: *For both historic and non-historic buildings, additions should be*

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

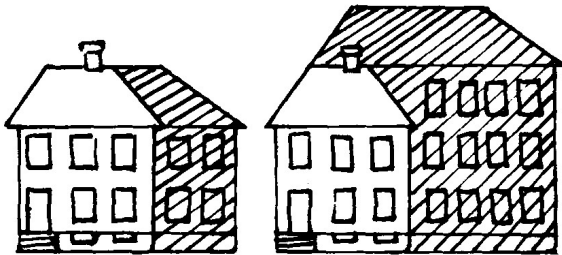
1. Before beginning work on any building, identify the building's characteristics and its character-defining features. Even on a non-historic building, it is usually better to retain the distinctive features of the building.
2. Additions to any building within 100 feet of an historic building must not 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.

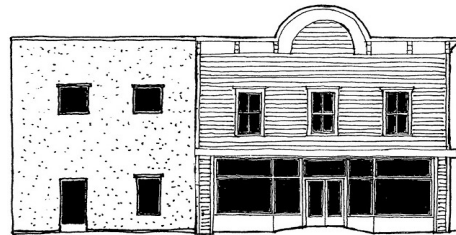
2. When planning an addition to a historic building, minimize the loss of the historic building fabric.
3. Three distinct types of additions should be considered.
 - a. Ground-level additions that expand the footprint of a structure are preferred. Such an addition should be to the rear or inconspicuous 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

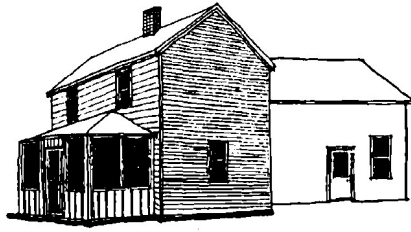


Not Recommended

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.

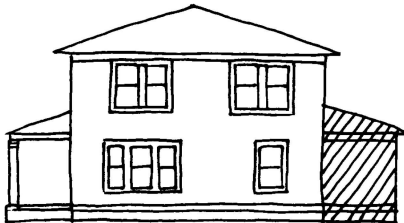
5. Design the addition so that it is compatible with the massing, size, scale and architectural features of the building, but subordinate in height, massing, color, and overall appearance.
6. Respect the rhythm of the existing pattern along the street, including building spacing, setback, height, size, 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.



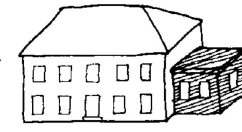
Recommended



Recommended



Recommended



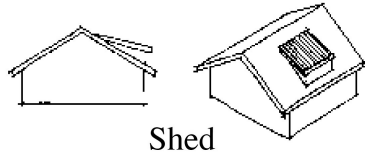
Not Recommended

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.

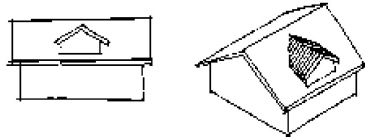
9. An addition is to be compatible with the original building but not convey a false sense of history by mimicking the original building. The addition should not be more ornate or of an earlier appearance than the original building. The evolution of the building over time should be clear. Some techniques 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.

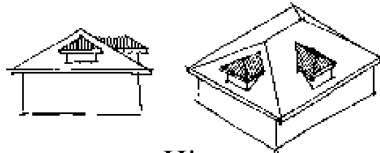
Dormer Types



Shed



Gabled



Hip

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



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:

1. **Applicant(s) (main contact person):** *Agent for owner must complete the authorization on page 4*
Chns & Corina Silva

Address: 101 NE 9th Street, Coupeville, WA 98239
Phone: 781-405-8469 **E-mail:** C3Silva@outlook.com

2. **Property Owner(s):**
Chns & Corina Silva

Address: 101 NE 9th Street, Coupeville, WA 98239
Phone: 781-405-8469 **E-mail:** C3Silva@outlook.com

3. **Address of Subject Property:**
101 NE 9th Street, Coupeville, WA 98239

4. **Assessor's Parcel Number:**
Sle415-00-12001-0

5. **Zone:** Review Area 1

Present Use of Property (check all that apply):

Residential	<u>X</u>	Agricultural	
Commercial		Institutional	

DESCRIPTION OF PROPOSED WORK:

Remove roof over south garage and middle section of home. Both areas were added to the original and 1962 renovation in 1978. Build a second story on top of the garage and a partial second story on top of the middle section. A small addition to the east on the backside of the middle section will also be added.

Note: Please refer to the checklist on page 3 of this application for required submittal materials

Existing & Proposed Materials:

Doors: (existing) <u>wood</u>	(proposed) <u>reuse wood door, wood for others</u>
Windows: <u>wood</u>	<u>wood</u>
Deck/Railing: <u>wood</u>	<u>none proposed</u>
Stairs/Ramp: <u>none</u>	<u>none proposed</u>
Siding: <u>wood shiplap</u>	<u>wood shiplap</u>
Roofing: <u>composition</u>	<u>composition</u>
Fence: <u>wood</u>	<u>none proposed</u>

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.

Casil Date 7/22/2024

Applicant's Signature

Typically, applications require the following information

For projects that are not complex, feel free to ask if the standard submittal requirements are necessary.

- Clear color photographs of the building, overall site, nearby structures, and any adjacent properties.
- A complete description of the intended work.
- A scaled site plan depicting existing and proposed structures and improvements; including significant trees, tree planting, vegetative buffering, and landscaping. Include driveways and nearby roads for context and an "N" (north) arrow.
- Scaled design elevations of new structures or improvements, alterations, and additions. (Show both existing and proposed).
- Samples of construction materials (when requested). For historic buildings, submit new material samples for comparison with the existing or the original building materials.
- Any supplemental information deemed necessary and requested by the County or Town for review of the application (this usually relates to complex or large-scale projects.)
- Agent Authorization Form (page 4 if needed)
- Applicable Planning & Review Fees
 - *Level A applications; please provide original signed application and 1 copy*
 - *Level B applications; please provide original plus 3 copies*
 - *Level C applications; please provide original plus color 14 copies*

Review fees are generally \$50 for Level A; \$100 for Level B; \$150 for Level C (check with staff to confirm appropriate application fee)

FOR STAFF USE ONLY

Review Authority - based upon the application description and project location within the Reserve

Staff: _____ Level A

HRC: _____ Level B

HPC decision: _____ Level C

HPC recommendation: _____ Level D

Land Use _____ Construction _____

ADDITIONAL NOTES:

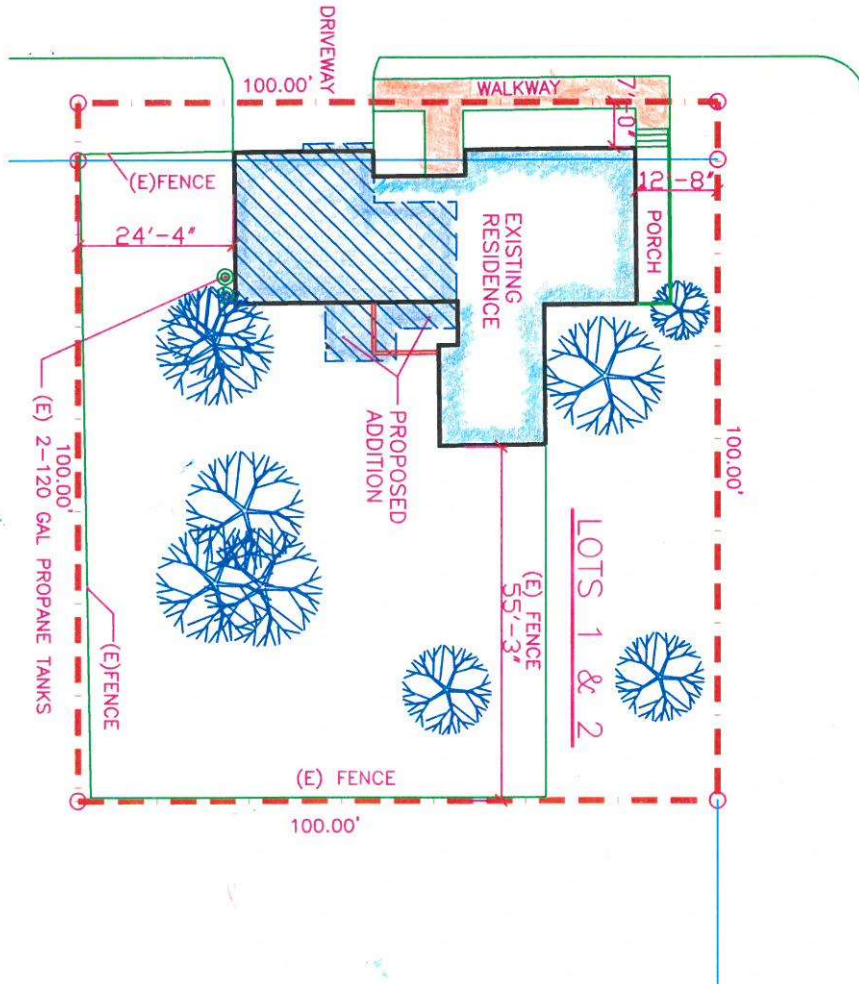


NORTH

PLAT OF COUPEVILLE

NE 9TH STREET

NE CENTER STREET



LEGAL DESCRIPTION

Assessor Parcel # 56415-00-12001-0
 LOTS 1 & 2, BLOCK 12 T1GW EAST 9'
 PLAT OF COUPEVILLE
 SEC. 35 TWP. 32 N. RANGE 1 E. W.M.
 COUPEVILLE, WASHINGTON

SITE PLAN

1" = 30'-0"

PAGE NO.

1

7-19-24

SILVA SITE.DWG

DRAWN FOR

SILVA

NE 101 9TH STREET, COUPEVILLE, WA
 REVISED:

DESIGNED BY:

CASCADE CUSTOM HOMES & DESIGN

35 NW BIRCH STREET, COUPEVILLE, WA 98239
 (360) 675-0491



SW Elevation



NW Elevation



NE Elevation



West Elevation (Center Street)

101 NE 9th Street, Coupeville, WA



North Elevation (9th Street)



Methodist Parsonage (East Elevation)

101 NE 9th Street, Coupeville, WA