



**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION**  
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)  
1 NE 6<sup>th</sup> St., COUPEVILLE, WA  
November 14, 2024

**10:00: Roll Call**

**Approval of Minutes** – Minutes from October 24, 2024

**Public Comment on items not on the agenda -**

**Public Hearings:**

- **COA-24-069:** Lois & Jeff Horst 404 NE Haller Street. Fence Installation
- **EBY-24-059:** Froines, R13222-114-3380; 935 View Ridge Dr., Oak Harbor. Alterations and addition to historic bungalow.
- **COA-24-064:** Town of Coupeville, 901 NW Alexander St. Installation of Bathroom facilities.
- **COA-24-068:** Port of Coupeville, 26 NW Front St. Replacement of dock floats.

**Other Discussion items:**

- Coupeville 2025 Comprehensive Plan, Follow-up discussion.

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

Join Zoom Meeting <https://zoom.us/j/91304102115?pwd=ajlTWjJxODdRbUd3cXNwQXY2QkQ2UT09>

Meeting ID: 913 0410 2115 Passcode: 509725 Dial by your location +1 (253) 215-8782,

Meeting ID: 913 0410 2115 Passcode: 509725



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

A recording of this meeting can be found on Coupeville's website: [www.townofcoupeville.org](http://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 10:00am

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

- ✓ 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 Turkington, seconded by Commissioner Huffine, to approve the agenda of the October 24, 2024 meeting as submitted. *The motion passed unanimously.*

**APPROVAL OF MINUTES**

Action: A motion was made by Commissioner Huffine, seconded by Commissioner Turkington, to approve the minutes of the October 10, 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.

- Commissioner **Saul** visited all sites

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

***COA-24-062 (5m. 34s.) – Replace retaining wall – 1204 Burnham Place***

Coupeville Assistant Planner Lisa Walsh presented on the proposed project. Elements of the presentation included the size, use, proposed materials, applicable guidelines, and location with the Reserve.

***DISCUSSION***

Chair Baxter opened the floor for discussion.

Questions were asked and answered about visibility of the retaining wall, how building codes address the materials used, and the role of the HPC regarding future retaining walls and slope stabilization projects on the Reserve.

***MOTION (14m. 50s.)***

Action: A motion was made by Vice-Chair Bishop, seconded by Commissioner Huffine, based on the record developed to date, including application materials, staff report, evidence presented, and comments made that the public meeting, and finding application COA-24-062 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

**OTHER BUSINESS**

Coupeville Planning Director Joshua Engelbrecht lead a discussion with the Commission about the Historic Preservation and Community Design elements of the Comprehensive Plan update. The presentation summarized the overarching goals of the elements. Commissioners raised questions about how the Comprehensive Plan can work to protect historic resources, how many lots have the potential for development, conservation easement policies, how to emphasize the Town's historic context, growth capacity, workforce housing, parking availability and congestion, and creating and preserving affordable housing.

**ADJOURNMENT**

The meeting was adjourned at 11:20am.

Respectfully submitted,

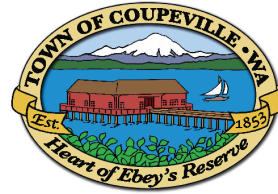
Community Planning Director

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Deputy Clerk Chris Jolly

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Joshua Engelbrecht



## Ebey's Landing National Historical Reserve

### Certificate of Appropriateness

Lois & Jeff Horst

404 NE Haller Street, Coupeville, WA

COA-24-069

Level A or B (HPC review requested)

Level C

Jurisdiction:

Town of Coupeville

X

### I – PROJECT SUMMARY and BACKGROUND

The applicants request a Certificate of Appropriateness for a proposal to install multiple sections of fence around their property. The applicants are the homeowners at the Polly Harpole Maternity Home at 404 NE Haller Street.



*Fig. 1 – Location of the Polly Harpole Maternity Home*

There are three distinct areas and types of fencing being proposed for this project:

**Area 1** – The north property line between the applicant's property and the parking lot owned by Island County. The applicants propose to install fencing along the property line, with the written consent of Island County, to reduce the headlight glare from vehicles parking in the adjacent parking

lot. This section of fence will be 4'6" tall and will be a natural stained horizontal cedar fence to blend well with the existing vegetation.



*Fig. 2 – Fence location between subject property and Island County parking lot, and sample fence concept.*

**Area 2** – The properties to the west of the Polly Harpole Home currently have chain link and dilapidated wooden fences. The applicant would like to install 6' cedar fencing stained white along those areas to screen their property. One of their neighbors has an apple tree with branches that extend over the fence line, and the applicants will accommodate the tree by reducing the fence height below the lowest branches.



*Fig. 3 – White cedar fence location with sample fence concept.*

**Area 3** – The applicants would like to fence off their garden area to keep the deer out. This portion of the fence will be built with 4 x 4 cedar posts, fine black mesh and cedar top rails. The applicants would like to make this portion of the fence 7 feet high.



*Fig. 4 – Fine mesh fencing, currently tacked in place temporarily to control deer.*

**II – PERMIT DATA**

<b>Building or Land Use Permit Type</b>	Certificate of Appropriateness
<b>Application Number</b>	COA-24-069
<b>Application Date</b>	October 28, 2024
<b>Applicant/Owner</b>	Lois & Jeff Horst

**III – SITE DATA**

<b>Address</b>	404 NE Haller Street, Coupeville			
<b>Review Area</b>	Review area 1			
<b>Parcel Number(s)</b>	S6415-00-32006-0			
<b>Size of parcel(s)</b>	0.2053 Acres			
<b>Historic Structure?</b>	Yes	<b>X</b>	No	
<b>Proximity to Historic Structures?</b>	Yes	<b>X</b>	No	
<b>Zoning Designation</b>	Medium Density Residential			
<b>Critical Areas/Overlays?</b>	Yes		No	<b>X</b>
<b>Shoreline Jurisdiction?</b>	Yes		No	<b>X</b>
<b>NPS Easements?</b>	Yes		No	<b>X</b>

**IV – STAFF CONTACTS**

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

**V. DISCUSSION**

The guidelines for fences on sites containing a historic building primarily seeks to maintain an obstructed view of the building from the right-of-way. The Polly Harpole Maternity Home is a corner lot; therefore, public view must be preserved from two directions.

In Staff’s view, the proposed fence project is not anticipated to interfere with the view of the historic home and will provide a screen of adjacent chain-link fencing.

Overall, staff believes this project complies with the Ebey’s Landing National Historical Reserve Design Guidelines.

**VI. APPLICABLE DESIGN GUIDELINES**

**SECRETARY OF THE INTERIOR’S STANDARDS**

<b>The Secretary of the Interior’s Standards apply:</b>	Yes	<b>X</b>	No	
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The Polly Harpole Maternity Home is a contributing structure in Ebey’s Landing National Historical Reserve Inventory. The house was built in 1927 and was sold to Polly Harpole in the mid-1930’s. There was no hospital in Coupeville at the time, so most of the children in the area born from the mid-1930’s to the mid-1950’s were born in this house.

**DESIGN GUIDELINES**

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

**CHAPTER 4.10 – Fences**

**Guiding Principle:** Historically, many Coupeville homes had picket fences. While these are less common today, wood is still the most appropriate fencing material for retaining the historic character of the town.



#### 4.10.1 Sites Containing Historic Homes

Guideline	Staff Analysis
4.10.1	<p><i>Fences may not be more than six feet high, except to provide screening for commercial activities as required by state, county or town law or ordinances.</i></p> <p>The proposed project includes fences that are 6 feet high or less, except for Area 3, which will have a maximum height of 7 feet. The applicants are requesting a taller fence height because deer have been jumping the six-foot temporary fence, and they would like to have a garden in the back yard.</p> <p>Staff believes the impact on the view of the Polly Harpole Home will be minimal and is therefore an acceptable exception to the 6-foot height restriction. Only the cedar posts and top rail will be noticeable from the right-of-way, and those are expected to be minimally visible. The proposed cedar fence posts are anticipated to blend in well with the nearby garden shed and will be located between the garden shed and the house.</p>
4.10.2	<p><i>Fences, within front yard setback or corner side yards which could obstruct visibility, shall be no more than 3.5 feet high. Fences in rear yards and interior side yards shall not exceed six feet in height.</i></p> <p>The proposed fence will not be placed in the front yard setback. The portion of the fence that is in the side yard will not obscure the view of the historic structure from the right-of-way and will not interfere with views of the defining architectural features of the Home. No fencing is proposed along the property lines on the south or west side of the property, leaving view of the Home completely unobstructed.</p> <p>Staff believes the fence and its supporting structures will have minimal to no impact on the view of the south elevation of the Home.</p>
4.10.3	<p><i>Use simple wood (boards or split-rail) fences, either painted or allowed to weather naturally. Use a vertical or horizontal orientation of the boards, not a diagonal orientation. Post-and-wire fencing is also acceptable. Chain link is not acceptable in front yards or on historic sites.</i></p> <p>The proposed project includes cedar fencing that is stained or painted along Areas 1 and 2, and all fencing is oriented either vertically or horizontally. No vertical board placement is proposed. This project will serve to screen existing chain link fencing visible from adjoining properties.</p>

#### **VII. 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-24-069 to be consistent with the Ebey's Landing National Historic 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-24-069:

1. An application was submitted for a Certificate of Appropriateness on October 28, 2024, for a

proposal to install fencing around their property.

2. The site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as a 6-foot high fence within Review Area 1 requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On November 7, 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 November 14, 2024, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.10.1 the fence will not obstruct the view of the Polly Harpole Maternity Home.
6. 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 subject to conditions.

## **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.



### Ebey's Landing National Historical Reserve Certificate of Appropriateness Application

REVIEWED TO THE EBEBY'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 EBEBY'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

Lois Horst and Jeff Horst  
Address: 404 NE Haller St.  
Phone: 845-229-2270 E-mail: loie.horst@gmail.com

2. Property Owner(s):

above  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Address of Subject Property:

404 NE Haller St.

4. Assessor's Parcel Number:

56415-00-32006-0

5. Zone: \_\_\_\_\_

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:**

Fencing of property between neighbouring parcels to provide deer protection for gardens and to neaten the view.

Full description attached with photos.

Removal of willow tree that affects sewer line,

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: (existing) \_\_\_\_\_ (proposed) \_\_\_\_\_

Windows: \_\_\_\_\_

Deck/Railing: \_\_\_\_\_

Stairs/Ramp: \_\_\_\_\_

Siding: \_\_\_\_\_

Roofing: \_\_\_\_\_

Fence: chainlink, picket Cedar boards, plastic deer fence

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.

Chris D. Norst

Date 21 Oct. '24

Applicant's Signature



Ebey's Landing National Historic Reserve

<b>Staff Report &amp; Findings for:</b>	
<b>Permit Number:</b>	EBY-24-059
<b>Applicant:</b>	Eric Froines
<b>Agent:</b>	N/A
<b>Project Description:</b>	
Alterations and small addition to existing 1912 bungalow. A gable dormer addition is proposed for the 2nd floor to create adequate headroom for the bedroom and office as well as utilize attic space. Alterations to existing doors and windows.	
<b>Level:</b>	Level C (HPC COA Decision)
<b>Jurisdiction:</b>	Island County
<b>Determination:</b>	To Approve the project with Conditions.

<b>I - Project Summary:</b>	
Property owner Eric Froines requests a Certificate of Appropriateness for: Alterations and small addition to existing 1912 bungalow. A gable dormer addition is proposed for the 2nd floor to create adequate headroom for the bedroom and office as well as utilize attic space. Alterations to existing doors and windows.	
The project is located within Ebey's Design Review Area 1. The project fits within the scope of Ebey's Landing Certificate National Historical Reserve Design Guidelines and requires a Level C (HPC COA Decision) of Appropriateness, per ICC 17.04A.110.	
The project did not receive public input during the public comment period from October 30, 2024, to November 13, 2024.	

<b>II – Permit Data:</b>	
<b>Permit Type:</b>	Type II
<b>Permit Number:</b>	EBY-24-059
<b>Application Date:</b>	October 17, 2024
<b>Applicant</b>	Eric Froines

<b>III – Site Data</b>	
<b>Site Address:</b>	935 View Ridge Dr
<b>Location:</b>	Oak Harbor
<b>Parcel Number:</b>	R13222-114-3380
<b>Size of Parcel(s):</b>	9.76 acres
<b>Zoning:</b>	Rural (R)
<b>RAID:</b>	N/A
<b>Historic Structure:</b>	Yes
<b>Proximity to Historic Structure:</b>	Yes

Allowable Density:	
Critical Areas/Overlays:	Yes – Shoreline jurisdiction, Ebey’s review area 1,
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
<b>CHAPTER 4.2 Alterations to All Buildings</b>		
<b>4.2.1 Alterations to All Buildings Design Guidelines</b>		
<ul style="list-style-type: none"> <li>- <b>Guiding Principle:</b> Ebey’s Reserve contains older buildings that are not currently considered historic buildings. While “non-historic,” they are still part of the fabric of the Reserve. These buildings, as well as newer buildings, may be located in close proximity to historic buildings. Changes should be compatible with the neighborhoods and small-town character. Major alterations of older non-historic buildings should also follow the Guidelines for new buildings to be more compatible with any nearby historic buildings.</li> </ul>		
<b>4.2.1.1</b>	Yes	The wooding siding on the historic house will be preserved and will remain the dominant building material.
<b>4.2.1.3</b>	Yes	The front area of the bungalow will be preserved. The chimney will be removed in the proposed addition; however, it was discovered by the Reserve Staff that the chimney was an addition in the past.
<b>4.2.1.5</b>	Yes	The window sash colors and materials will remain appropriate to the historic house.

<b>CHAPTER 4.3 Additions to All Buildings</b>		
<b>4.3.1 Additions to all Buildings</b>		
<ul style="list-style-type: none"> <li>- <b>Guiding Principle:</b> 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.</li> </ul>		
<b>4.3.1.1</b>	Yes	The applicant identified the building’s characteristics and its character-defining features to aid them in the design of the audition.
<b>4.3.1.2</b>	Yes	If the windows at the top on the proposed addition of the house do not contribute to any light pollution on Penn Cove, then the addition would not overwhelm the historic building in massing, size, scale height, or color.
<b>4.3.1.3</b>	Yes	The applicant will use material that is similar, but clearly different from the original house that will be recognized as a product of its own time. At the same time, the proposed addition will be compatible with the original building.

<b>4.3.1.4</b>	Yes	The size of the addition is small as the proposed work is to expand the dormer so that there is adequate headspace on the second floor of the house.
<b>4.3.1.5</b>	Yes	The applicant shows in their design that they recognize and respect the existing pattern along the street. The proposed addition, facing the street, expands the width of the dormer. Additionally, the addition would be screened by the vegetation along the road.
<b>4.3.1.6</b>	Yes	The proposed addition also uses an open-gable roof.
<b>4.3.1.8</b>	Yes	The addition includes the expansion of the existing dormer. The new dormer will retain the same height as the existing one, and only expand horizontally.
<b>4.3.1.10</b>	Yes	The proposed building material on the addition are primarily wood. The roofing will be composition shingles, similar to the existing roof.
<b>4.3.2 Additions to Historic Buildings</b>		
<b>4.3.2.2</b>	Yes	The addition proposed to the historic house will have a minimal loss of the historic building fabric. The siding and the first floor's roof will remain the same and the proposed additions will use materials that are similar to the original building.
<b>4.3.2.3.B.2</b>	Yes	The design of the proposed addition will not detract from the historic façade of the house. The windows on the proposed work, so long as they do not significantly contribute to light pollution, will not take any focus away from the historic portion of the house.
<b>4.3.2.3.B.3</b>	Yes	The applicants chose to expand the existing dormer in order to increase headroom in an attic and enhance the useable space on the second floor of the historic house.
<b>4.3.2.5</b>	Yes	The addition is design so that it is compatible with the massing, size, scale, and architectural features of the building. The windows of the proposed addition, if it does not contribute to any light pollution, may allow the addition to appear subordinate in comparison to the original house.
<b>4.3.2.7.A</b>	Yes	As the proposed addition is on the second floor of the historic house, the foundation will remain unchanged after the addition.
<b>4.3.2.7.B</b>	Yes	If this addition were removed in the future, the essential form and historic integrity of the property will be mostly unimpaired.
<b>4.3.2.7.C</b>	Yes	The windows may help the additions not overwhelm the original structure.
<b>4.3.2.8</b>	Yes	Only the extension of the rear dormer will be seen from the public right of way. The house can be seen from both Scenic Heights Rd. and View Ridge Dr.; the view of the house from either road is screened by vegetation and trees.
<b>4.3.2.9</b>	Yes	This addition will not mimic the original building's features as their features differ from each other but will still be compatible using similar materials.
<b>4.3.2.10</b>	Yes	The proposed addition uses the roofline of the second floor's aft roof to determine the height and pitch of the roof and is reflected onto the front of the house. The extension of the dormer is on the

		rear, public-facing side of the house, where the changes are small and screened by trees and vegetation.
<b>4.3.2.11</b>	Yes	The scope of the proposed work does not include any contemporary designs that will be visible from the street.

<b>VI – Discussion</b>

<b>VII – Conditions</b>

<b>IX – Findings of Fact</b>
Based on the analysis presented above, staff proposes the following findings of fact with respect to Application # EBY-24-059
1. The applicant submitted an application for a Certificate of Appropriateness on October 17, 2024, that was deemed complete on October 22, 2024 to permit: Alterations and small addition to existing 1912 bungalow. A gable dormer addition is proposed for the 2nd floor to create adequate headroom for the bedroom and office as well as utilize attic space. Alterations to existing doors and windows.
2. This site is within Review Area 1 of Ebey's Landing Historical Reserve and is classified as a(n) Residential Addition which requires a Level C (HPC 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 November 7, 2024 and reviewed the project within Ebey's Landing National Historical Reserve.
4. The Director and the Historic Reserve Committee have reviewed the application based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the Design Guidelines for construction within Ebey's Landing National Historical Reserve and all development regulations.
5. All parameters of this project should comply with Ebey's Landing National Historical Design Guidelines.

<b>X – Appeal Process</b>
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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 November 14, 2024.  
to be Approved with Conditions by Yumi Shridhar.**

**Signature**

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**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





Barn from SE



Shed from SE



Barn from SW



Shed from E



House from South



House from E



House from W



House from N

# Froines-Harper Residence - Remodel | Photos of Existing House and Buildings

H3\*081 | October 16, 2024 | 2

BJARKO  
ARCHITECTURE  
DESIGN P.S.

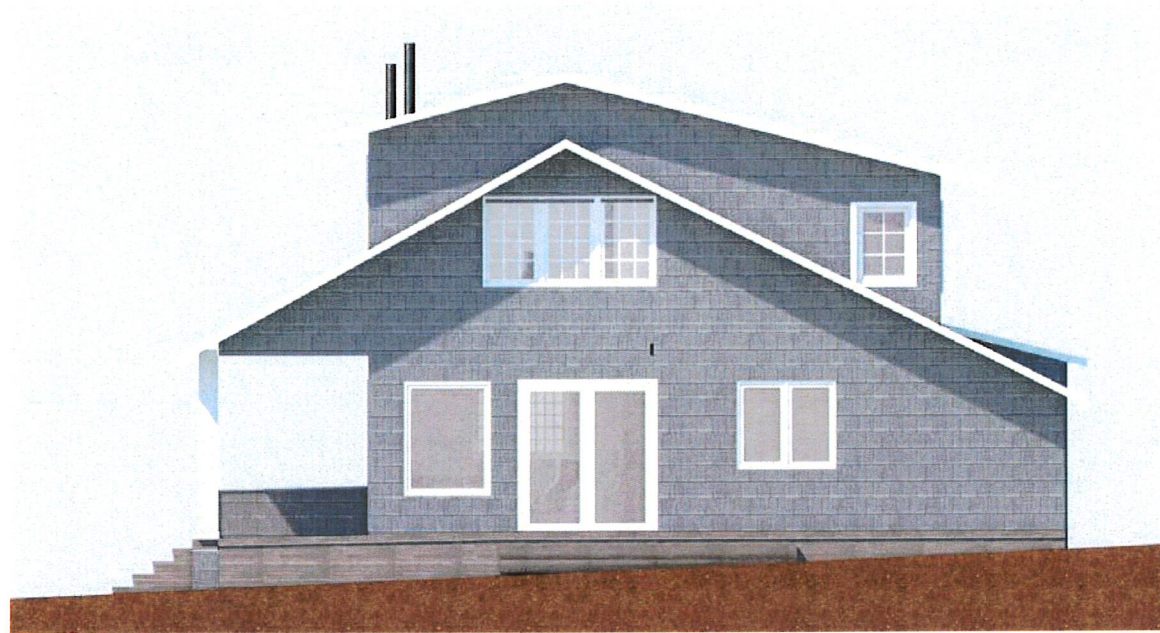


View from SE

## Froines-Harper Residence - Remodel | Exterior Image



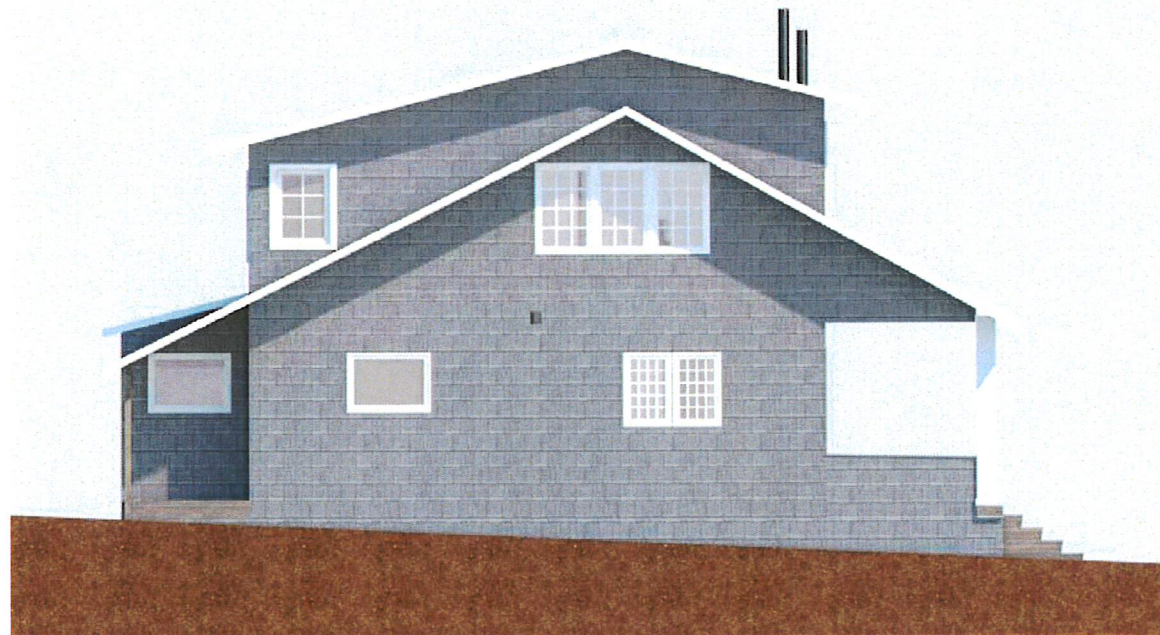
① South Elevation



② East Elevation

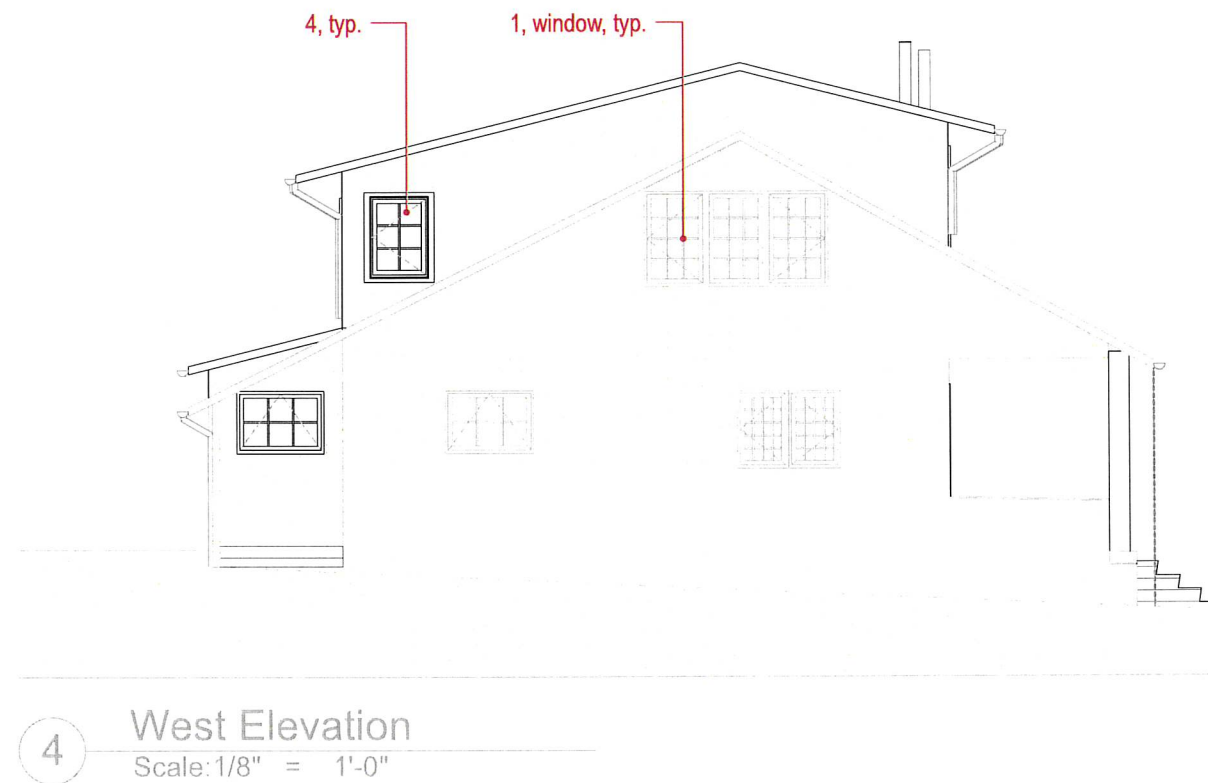
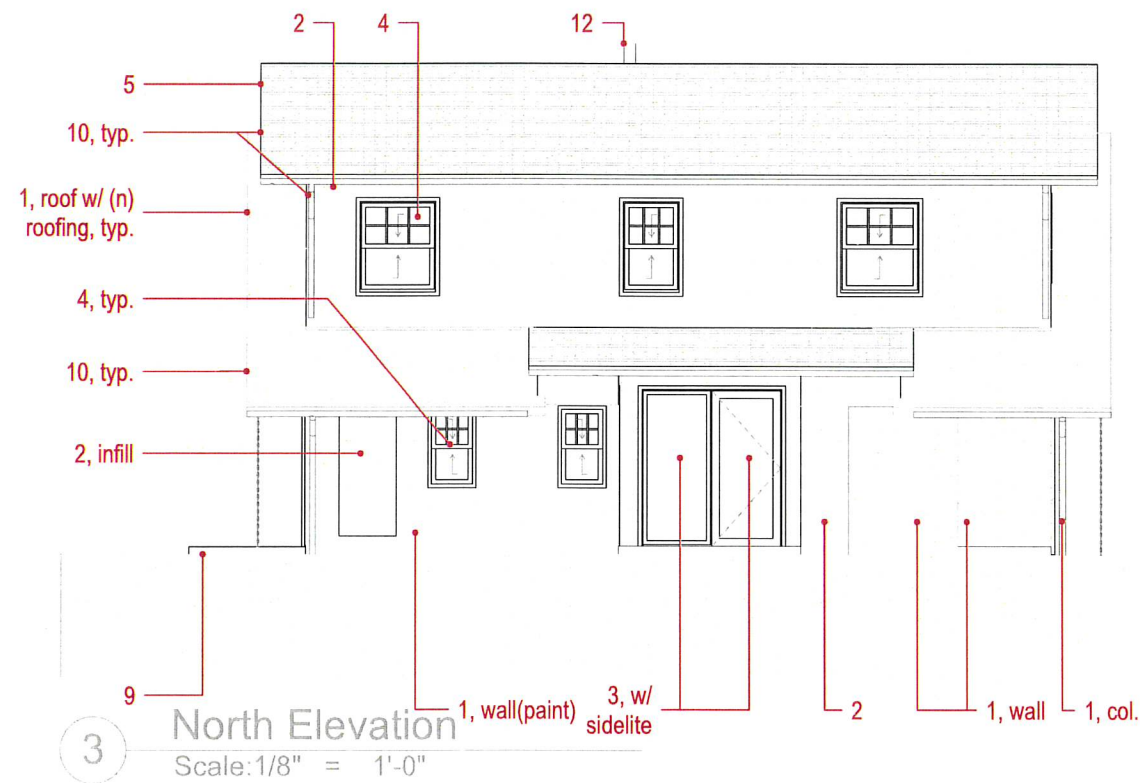
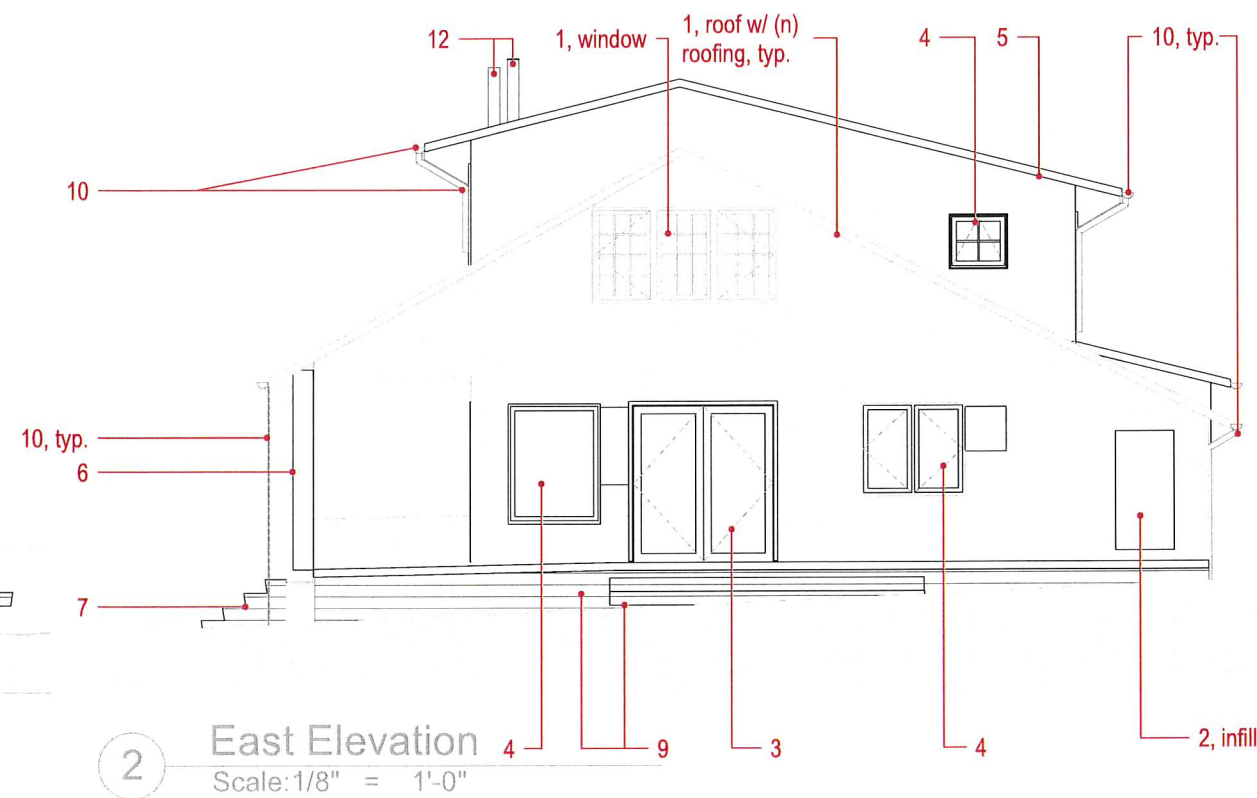
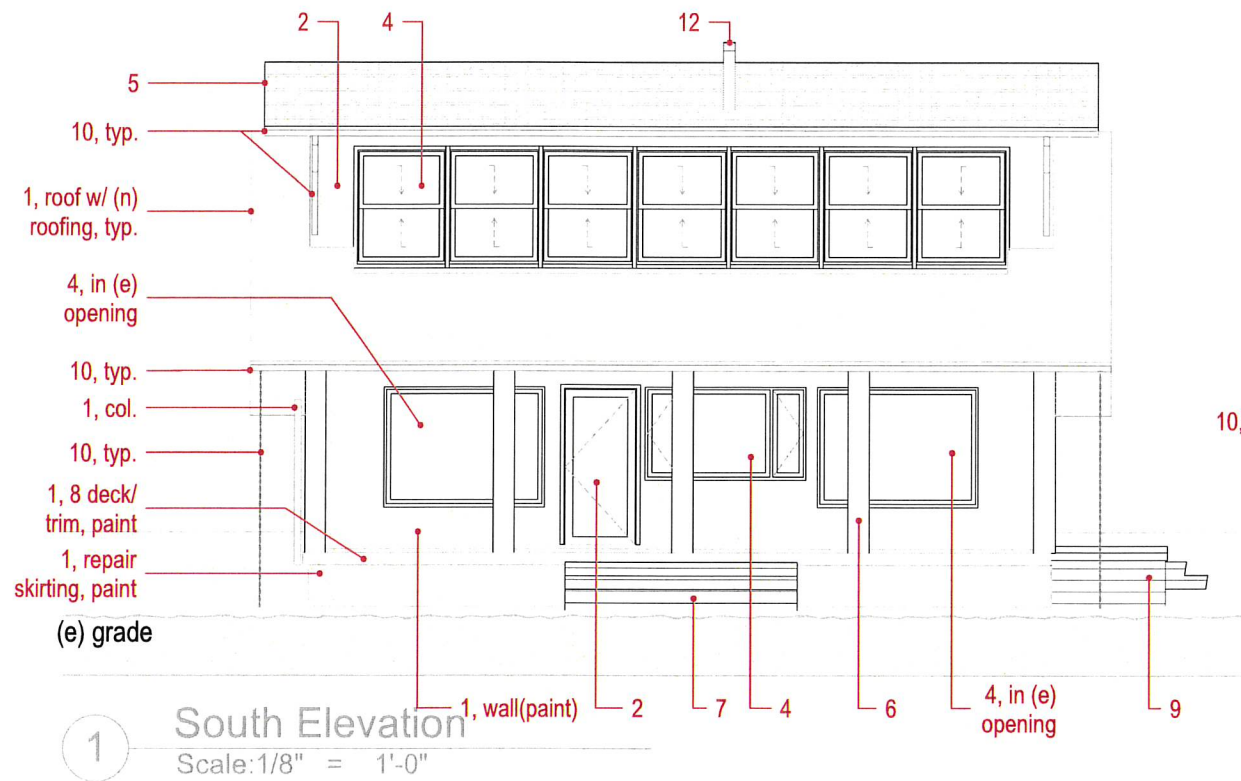


③ North Elevation



④ West Elevation

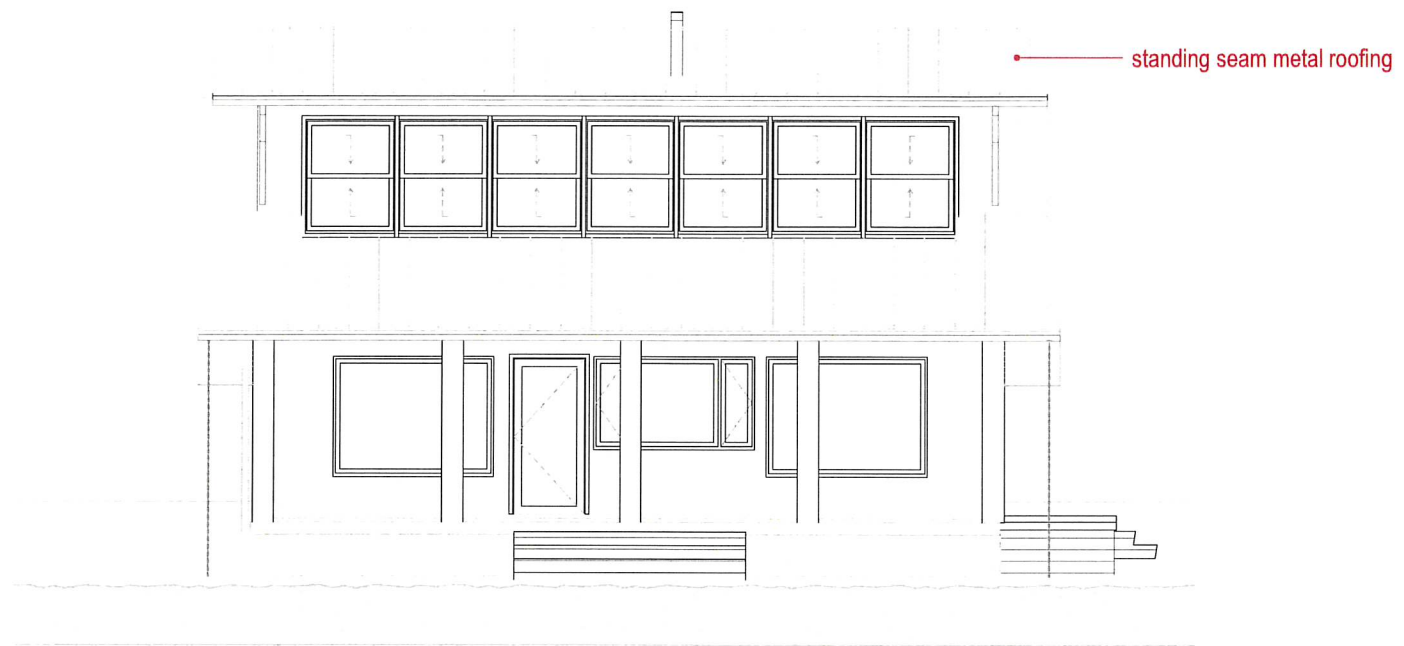
## Froines-Harper Residence - Remodel | Exterior Elevations - Rendered



### Exterior Elevation Notes

- 1 (e) construction to remain
- 2 (n) wall/siding(paint)
- 3 (n) door
- 4 (n) window
- 5 (n) roof
- 6 (n) columns to replace deteriorated columns
- 7 (n) stair to replace deteriorated stair
- 8 (n) decking to replace existing
- 9 (n) deck and steps
- 10 (n) gutter/downspout/chain
- 11 (n) wood stove
- 12 (n) wood stove flue
- 13 (n) cabinet
- 14 (n) sink
- 15 (n) range
- 16 (n) shelves
- 17 (n) lavatory
- 18 (n) toilet
- 19 (n) bathtub
- 20 (n) shower
- 21 (n) vanity
- 22 (n) washer/dryer
- 23 (n) window shelf

## Froines-Harper Residence - Remodel | Exterior Elevations - Proposed



1 South Elevation  
Scale: 1/8" = 1'-0"



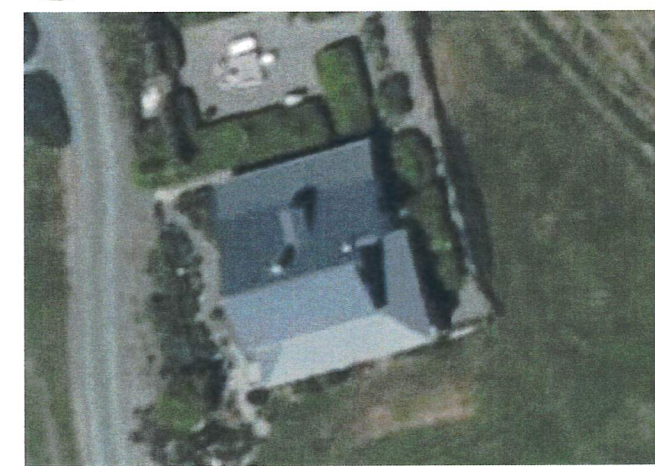
2 North Elevation  
Scale: 1/8" = 1'-0"



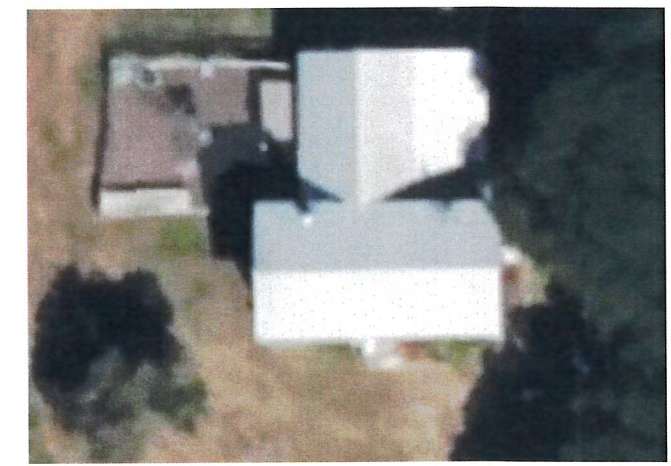
3 1293 Penn Cove Rd.



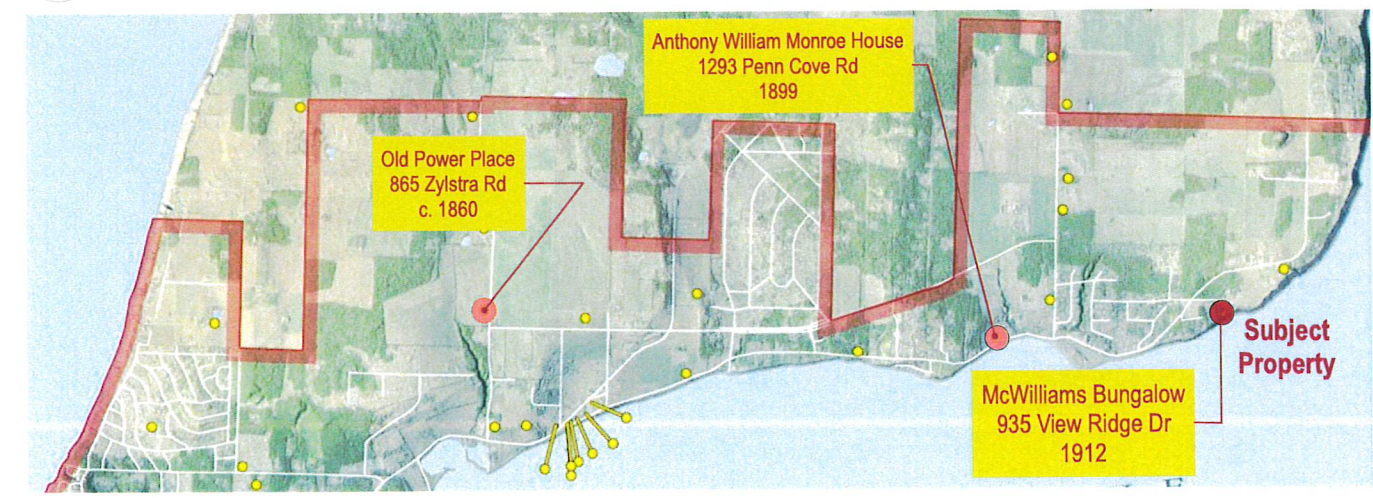
4 865 Zylstra Rd.



5 1293 Penn Cove Rd.

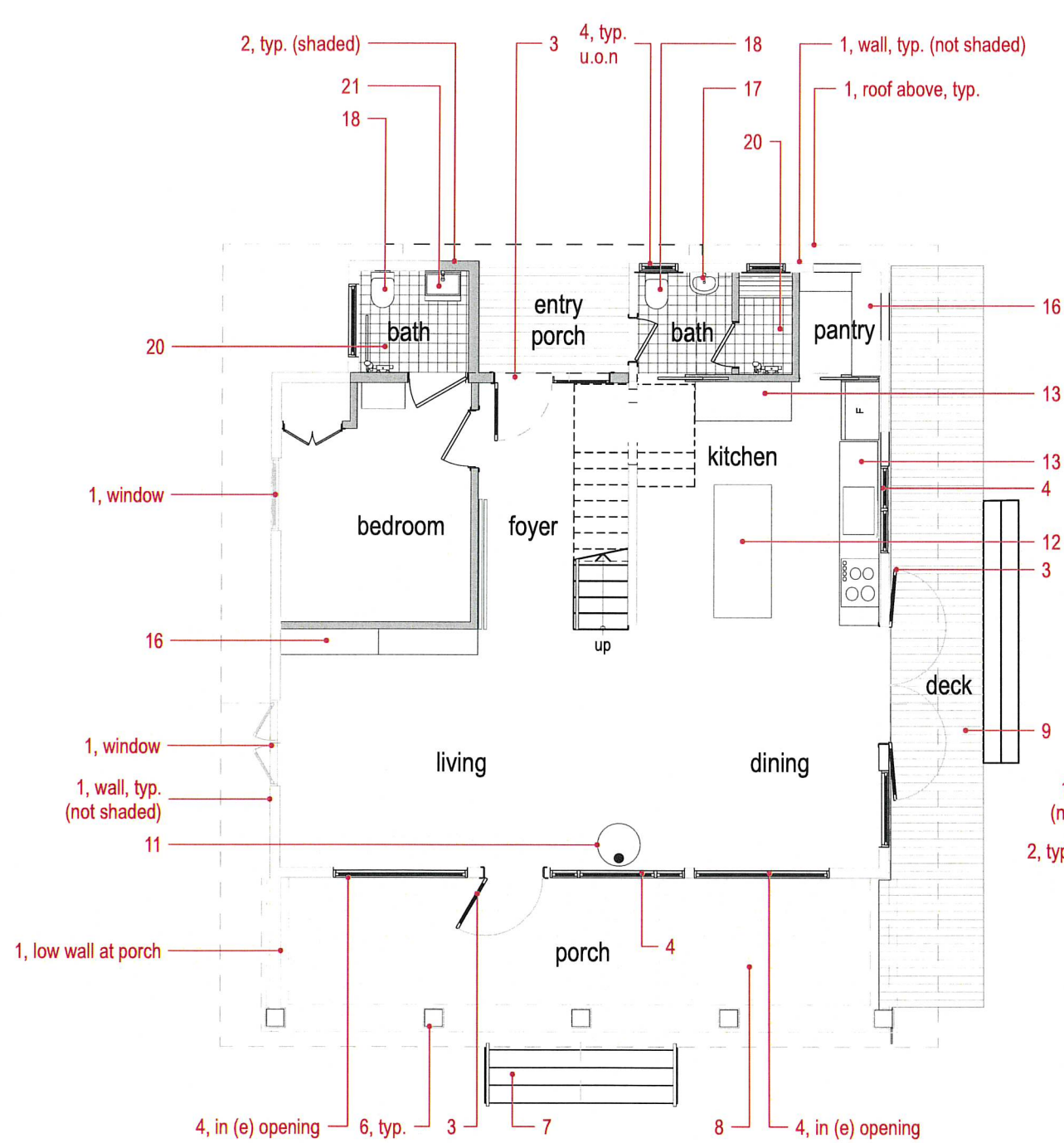


6 865 Zylstra Rd.

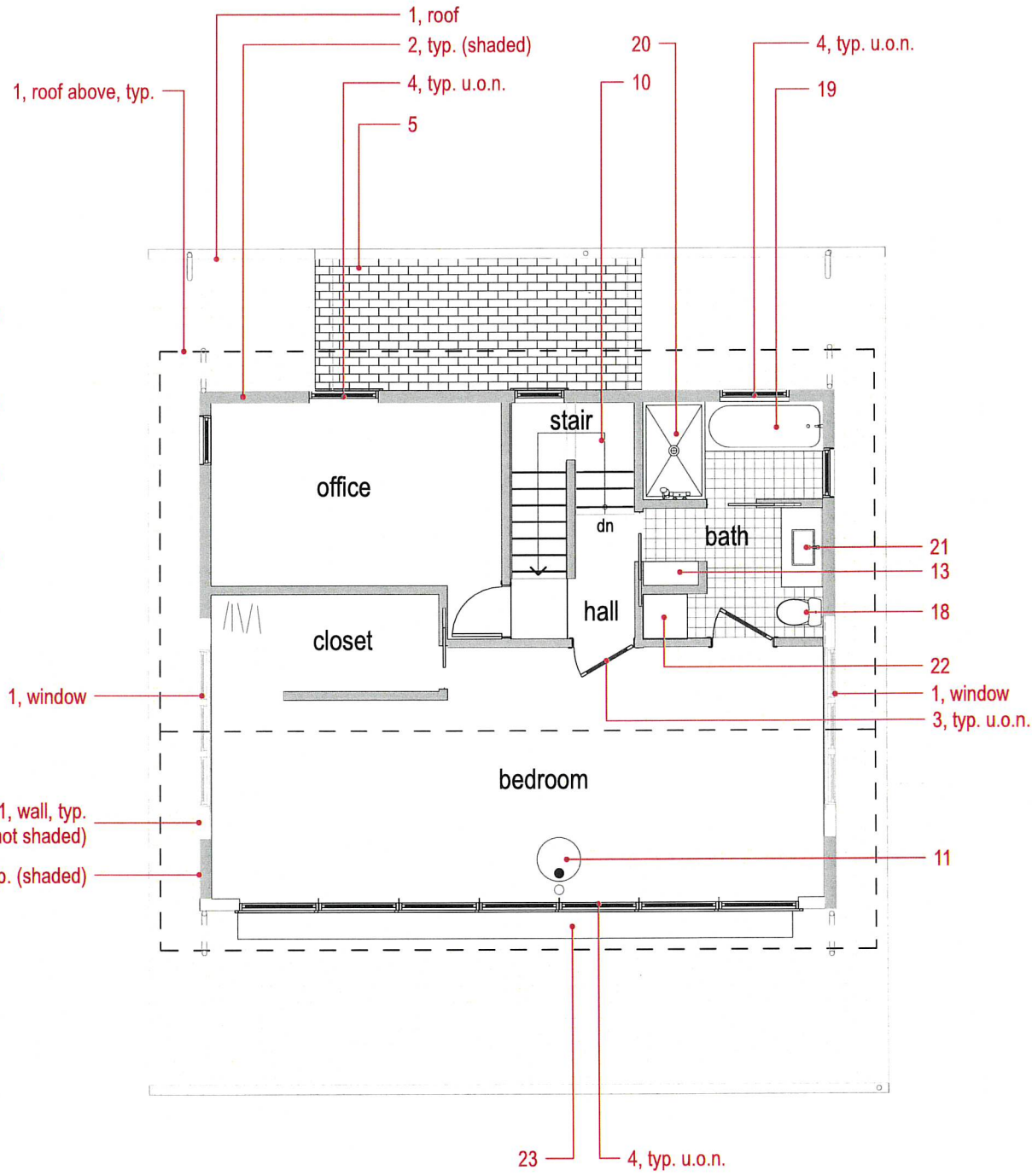


7 North Portion of Ebey's Landing National Historical Reserve Map

Froines-Harper Residence - Remodel | Exterior Elevations - Preferred



1 First Floor Plan - Proposed  
Scale: 1/8" = 1'-0"

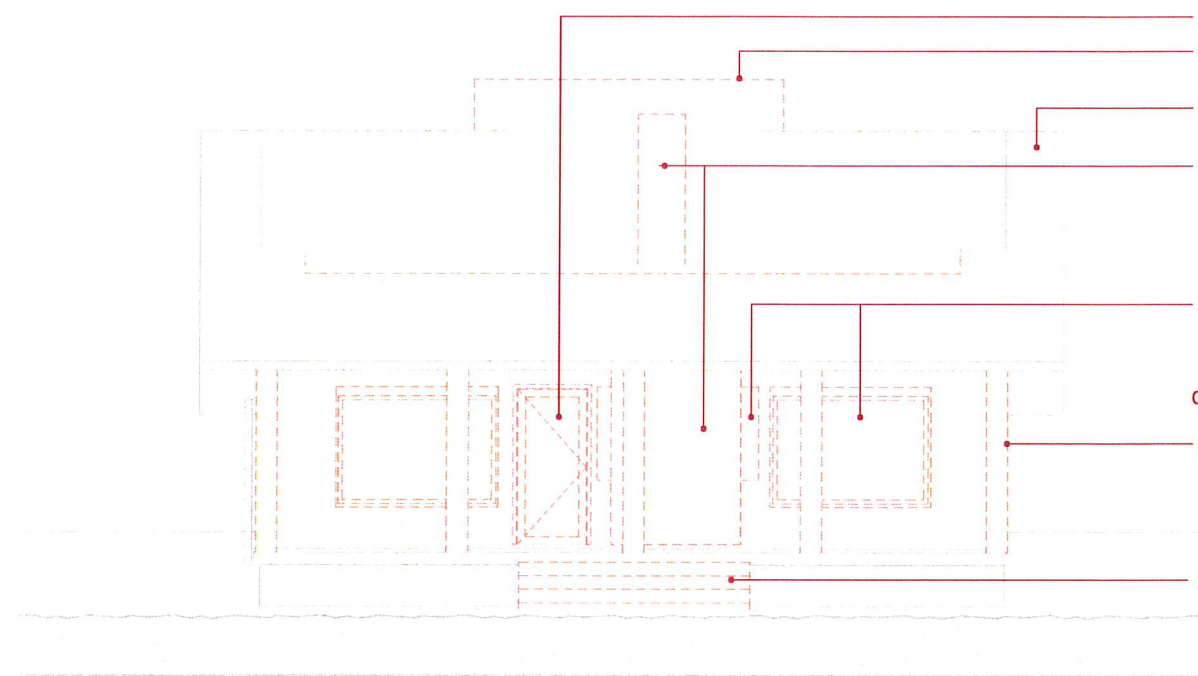


2 Second Floor Plan - Proposed  
Scale: 1/8" = 1'-0"

### Floor Plan Notes

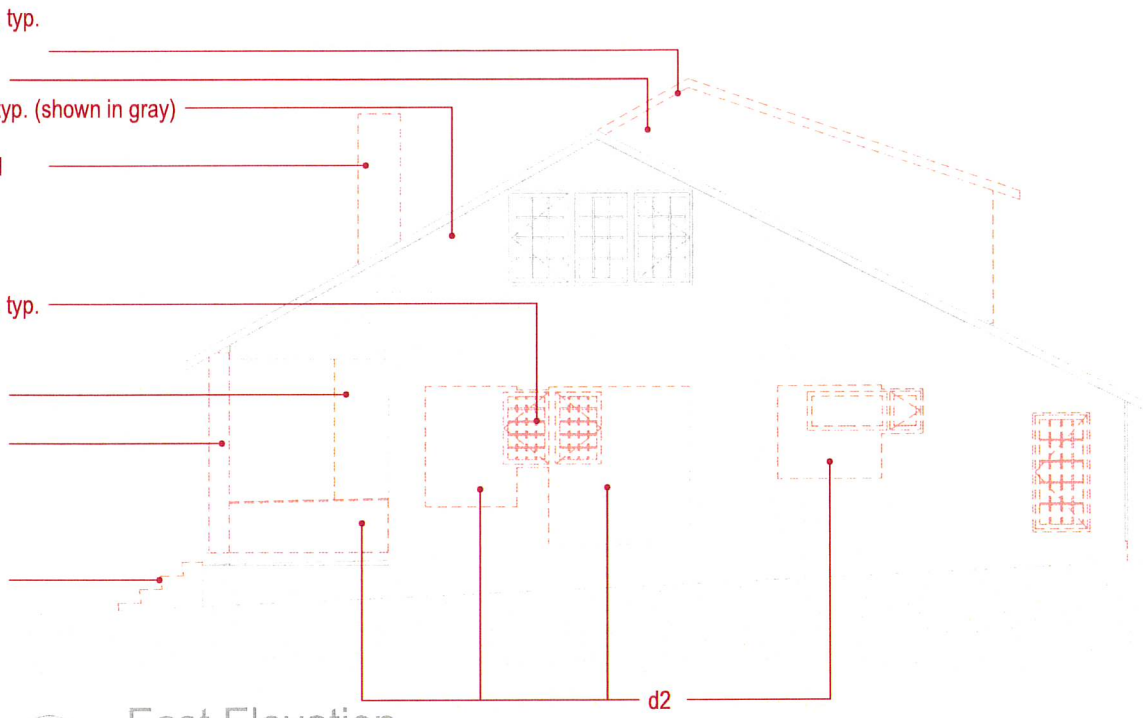
- 1 (e) construction to remain
- 2 (n) wall
- 3 (n) door
- 4 (n) window
- 5 (n) roof
- 6 (n) columns to replace deteriorated columns
- 7 (n) stair to replace deteriorated stair
- 8 (n) decking to replace existing
- 9 (n) deck and steps
- 10 (n) stair
- 11 (n) wood stove
- 12 (n) island
- 13 (n) cabinet
- 14 (n) sink
- 15 (n) range
- 16 (n) shelves
- 17 (n) lavatory
- 18 (n) toilet
- 19 (n) bathtub
- 20 (n) shower
- 21 (n) vanity
- 22 (n) washer/dryer
- 23 (n) window shelf

# Froines-Harper Residence - Remodel | Floor Plans - Proposed



d3, typ.  
d5  
d2  
1, typ. (shown in gray)  
d11  
d4, typ.  
d11  
d6  
d7

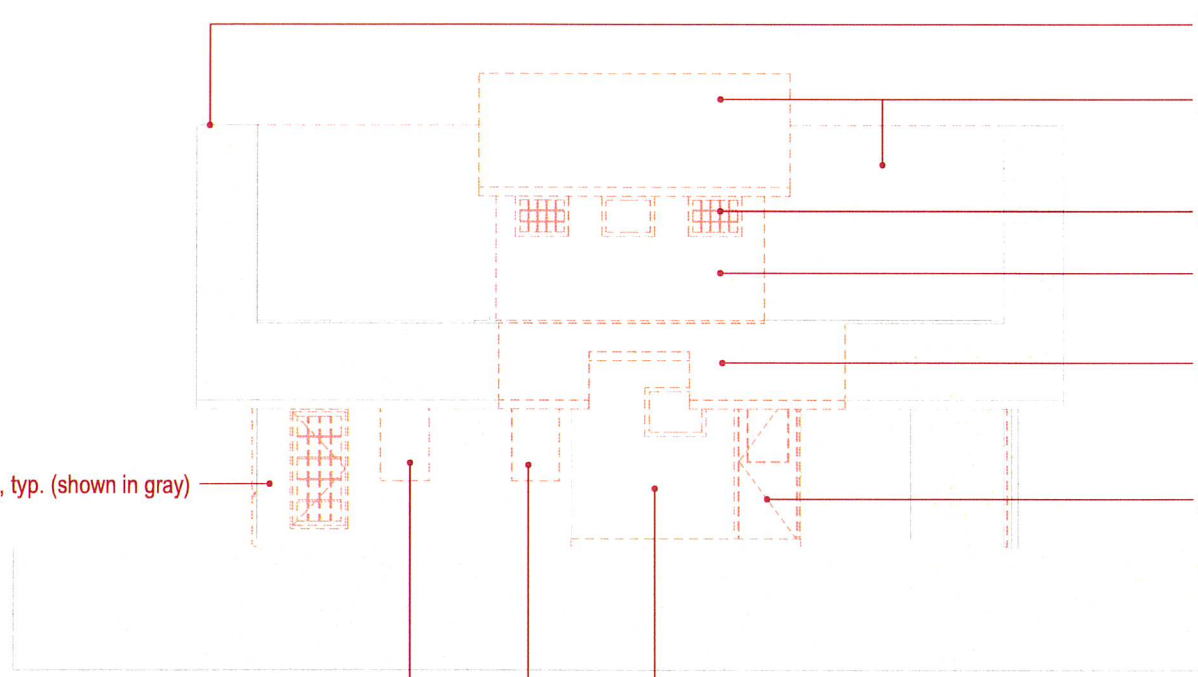
1 South Elevation  
Scale: 1/8" = 1'-0"



2 East Elevation  
Scale: 1/8" = 1'-0"

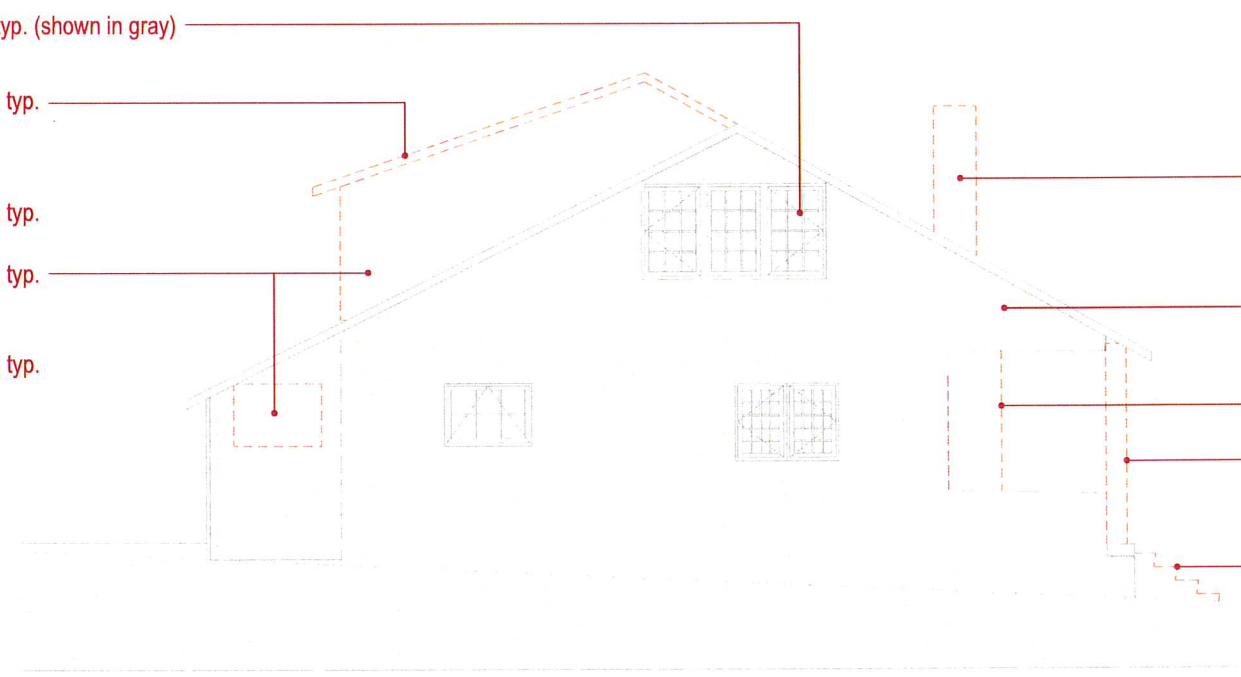
**Demo Notes**

- 1 (e) construction to remain
- d2 remove (e) wall/portion of wall
- d3 remove (e) door
- d4 remove (e) window
- d5 remove (e) roof/portion of roof
- d6 remove (e) deteriorated columns/  
replace
- d7 remove (e) deteriorated stair/replace
- d8 remove (e) deck
- d9
- d10 remove (e) stair
- d11 remove (e) fireplace/chimney
- d12
- d13 remove (e) cabinet
- d14 remove (e) sink
- d15 remove (e) range
- d16 remove (e) shelves
- d17 remove (e) lavatory
- d18 remove (e) toilet
- d19 remove (e) bathtub
- d20 remove (e) shower
- d21 remove (e) vanity



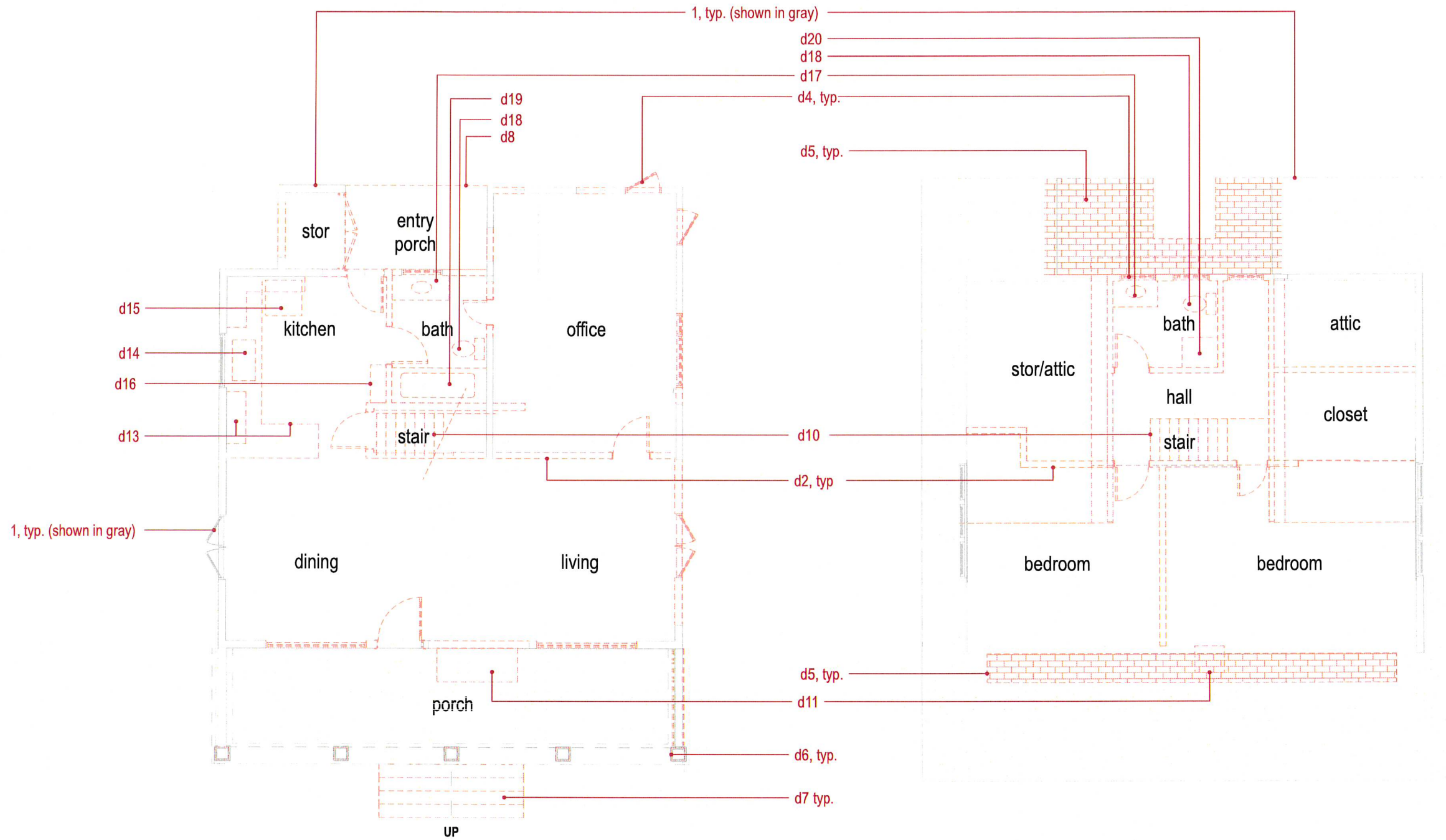
1, typ. (shown in gray)  
d5, typ.  
d4, typ.  
d2, typ.  
d5, typ.  
d3  
d2

3 North Elevation  
Scale: 1/8" = 1'-0"



4 West Elevation  
Scale: 1/8" = 1'-0"

Froines-Harper Residence - Remodel | Exterior Elevations - Demo



## Demo Notes

- 1 (e) construction to remain
- d2 remove (e) wall/portion of wall
- d3 remove (e) door
- d4 remove (e) window
- d5 remove (e) roof/portion of roof
- d6 remove (e) deteriorated columns/replace
- d7 remove (e) deteriorated stair/replace
- d8 remove (e) deck
- d9 (e) stair
- d10 remove (e) stair
- d11 remove (e) fireplace/chimney
- d12 (e) cabinet
- d13 remove (e) cabinet
- d14 remove (e) sink
- d15 remove (e) range
- d16 remove (e) shelves
- d17 remove (e) lavatory
- d18 remove (e) toilet
- d19 remove (e) bathtub
- d20 remove (e) shower
- d21 remove (e) vanity

1 First Floor Plan - Demo  
Scale: 1/8" = 1'-0"

2 Second Floor Plan - Demo  
Scale: 1/8" = 1'-0"

# Froines-Harper Residence - Remodel | Floor Plans - Demo



**Ebey's Landing National Historical Reserve**  
**Certificate of Appropriateness**  
**Town of Coupeville**  
**Alexander & Coveland (Rec Hall), Coupeville, WA**  
**COA-24-064**

Level A or B (HPC review requested)

X
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Level C

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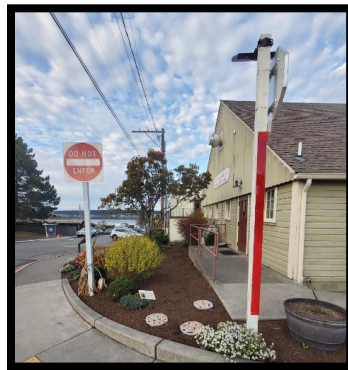
Jurisdiction:

Town of Coupeville

**I – PROJECT SUMMARY and BACKGROUND**

The applicant is seeking a Certificate of Appropriateness for a proposal to install temporary portable restrooms and a fast-charging station at the Coupeville Rec Hall, located at the corner of Alexander and Coveland.

Public Works proposes to install three **temporary restrooms** on the Rec Hall parcel near NW Alexander Street to address the high demand for public restrooms on Front Street. The proposal includes two general access restrooms and one ADA-compliant restroom. Public Works selected this location to leverage existing infrastructure, as it allows for an efficient and cost-effective placement. These are temporary restrooms and are expected to have a life span of three years.



*Fig. 1 – Proposed location*



Fig 2: Two general-access and one ADA restroom units

Public Works is also pursuing a grant for a **fast-charging station**, which would be installed in the Rec Hall parking lot, directly behind Fire Station 903. This location was chosen for its capacity to support upgraded power service. The addition of this charging station, which accommodates two vehicles, will not reduce the number of available public parking spaces at the Rec Hall, as it will utilize the cross-hatched area that is currently unused.



Fig 3: Proposed charging station.

**II – PERMIT DATA**

<b>Building or Land Use Permit Type</b>	Certificate of Appropriateness
<b>Application Number</b>	COA-24-064

<b>Application Date</b>	September 30, 2024
<b>Applicant/Owner</b>	Town of Coupeville

### **III – SITE DATA**

<b>Address</b>	Northeast corner of NW Alexander Street and NW Coveland Street			
<b>Ebey’s Design Review Area</b>	Review area 1			
<b>Parcel Number(s)</b>	S6025-00-07009-1			
<b>Size of parcel(s)</b>	0.4395 Acres			
<b>Historic Structure?</b>	Yes		No	<b>X</b>
<b>Proximity to Historic Structures?</b>	Yes	<b>X</b>	No	
<b>Zoning Designation</b>	Civic			
<b>Critical Areas/Overlays?</b>	Yes		No	<b>X</b>
<b>Shoreline Jurisdiction?</b>	Yes		No	<b>X</b>
<b>NPS Easements?</b>	Yes		No	<b>X</b>

### **IV – STAFF CONTACTS**

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

### **V. DISCUSSION**

The guidelines for accessory structures emphasize the importance of ensuring that new structures are compatible with the main building in terms of design, materials, and color.

While Staff recognizes that the proposed location for the temporary **restroom facility** is not ideal, the pressing demand for public restrooms on Front Street, along with the site’s proximity to Front Street, ADA accommodation, and cost-effectiveness and timeliness of installation at this location, lead Staff to conclude that this solution is acceptable given the temporary nature of the structure.

Overall, staff believes this project aligns with the Ebey’s Landing National Historical Reserve Design Guidelines, with the condition that the restrooms be addressed again for potential removal in three years’ time after installation is complete or before January 31, 2028, whichever is sooner.

Staff believes the proposal to install a **charging station** behind the fire station will not detract from the view of the historic building from the public right-of-way, will not reduce available parking and will accommodate the increased demand for fast charging stations in the area.

Staff believes both projects align with Ebey’s Landing National Historical Reserve Design Guidelines.



Figure 4: Green area is proposed temporary restroom placement; yellow area is proposed charging station placement.

**VI. APPLICABLE DESIGN GUIDELINES**

**SECRETARY OF THE INTERIOR’S STANDARDS**

<b>The Secretary of the Interior’s Standards apply:</b>	Yes		No	X
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This project is within 100 ft. of Fire Hall 903 in Ebey’s Landing National Historical Reserve. Coueville Rec Hall was constructed in 1930.

**DESIGN GUIDELINES**

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

**CHAPTER 4.6.7 New Accessory Structures**

**Guiding Principle:** Accessory structures should be designed to be compatible with the primary building and the setting.

**4.6.7 – New Accessory Structures**

Guideline	Staff Analysis
4.6.7.1	<i>Historic accessory structures should be preserved or rehabilitated.</i>  Does not apply.
4.6.7.2	<i>New accessory structures should be designed to be compatible with the historic context and setting, and the structure should be secondary to the main historic building.</i>

	<p>The <b>restrooms</b> are secondary to the Rec Hall, which was built in 1930. The restroom facility is not designed to be compatible with the historic setting. Public Works has proposed painting the structure to match the Rec Hall building and will ask the Coupeville Garden Club to install vegetative screening to soften the impact of the structure.</p> <p>The <b>charging station</b> will be placed behind the fire station. It is not illuminated from the inside, nor does it have an overhead lamp; only the LED user screen will be lit. Placement of the charging station in the back corner of the fire station will completely screen it from public view from NW Coveland and NW Alexander.</p>
4.6.7.3	<p><i>Place accessory structures in the rear yard or at the rear of the side yard, so they are only minimally visible from the street.</i></p> <p>Placement of the <b>restroom</b> facility is dependent upon access to infrastructure to support the restroom. Public Works has determined that this specific location has access to required utilities and is the most cost effective.</p> <p>Placement of the <b>charging station</b> is proposed to be behind the fire station and will not obstruct the view from either NW Alexander or NW Coveland streets.</p>
4.6.7.4	<p><i>Spacing and size of window and door openings.</i></p> <p>Not applicable</p>
4.6.7.5	<p><i>New accessory structures, when visible from the public view, should have design and materials compatible with the primary structure. Stock or kit outbuildings, fabric buildings, cargo containers, and carports are inappropriate when visible from the public view.</i></p> <p>The design and materials of the <b>restroom</b> facility are not inherently compatible with the Coupeville Rec Hall; however, the structure will be painted to match the Rec Hall and will be screened by vegetation. As a prefabricated building, the restroom facility does not blend seamlessly with its surroundings, but its essential function is critical for accommodating tourists attracted by the businesses on Front Street.</p> <p>Staff believes that, given the temporary nature of the facility and the pressing demand for public restrooms, this structure presents an acceptable and cost-effective short-term solution that addresses community needs.</p> <p><b>Charging station</b> is minimally visible from the right-of-way.</p>
4.6.7.6-7	<p><i>Materials used on accessory buildings should reflect the use and function of the accessory building and not that of the primary building. Within the Town, fabric structures are not appropriate.</i></p> <p>The temporary <b>restrooms</b> are constructed of steel and fire-resistant panels.</p> <p>Does not apply to the <b>charging station</b>.</p>

4.6.7.8	<p><i>Within the Town, cargo containers that have not been architecturally modified to the historic setting are not appropriate.</i></p> <p>Does not apply.</p>
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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, and finding application to COA-24-064 to be consistent with the Ebey’s Landing National Historic Reserve Design Guidelines, I move to recommend granting a Certificate of Appropriateness with the following condition:

1. The portable restrooms be addressed again or removed in three years’ time after installation is complete.

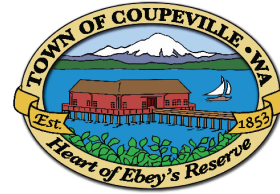
**VIII. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application No. COA-24-064:

1. An application was submitted for a Certificate of Appropriateness on September 30, 2024, to place temporary restroom facilities and a single, 2-port charging station on the Coupeville Rec Hall parcel at the northeast corner of NW Alexander and NW Coveland streets.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is classified as an accessory structure to a non-historic building; staff are requesting recommendation on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On October 17, 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 November 14, 2024, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.6.7, the restroom facilities will be painted and screened with vegetation to soften the impact on the neighboring structures, and fulfill an urgent need for public restrooms, and are therefore an acceptable, temporary addition to the Reserve.
6. 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 subject to conditions.

**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.



**Ebey's Landing National Historical Reserve**  
**Certificate of Appropriateness**  
**Port of Coupeville/Coupeville Wharf**  
**Doug Thomspson/Thompson Environmental Services**  
**26 NW Front Street, Coupeville, WA**  
**COA-24-068**

Level A or B (HPC review requested)

Level C

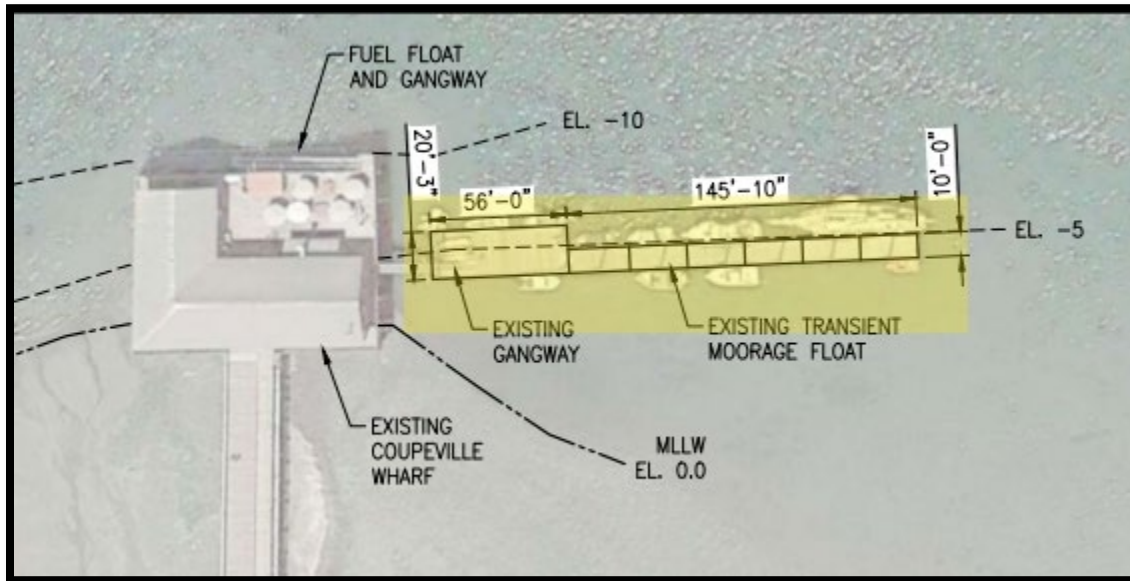
Jurisdiction:

X

Town of Coupeville

**I – PROJECT SUMMARY and BACKGROUND**

The applicant is requesting a Certificate of Appropriateness for proposed upgrades to the Coupeville Wharf, located at 26 NW Front Street. The proposal includes replacing the existing gangway, landing and moorage floats, and ten timber piles with upgraded components. The new dock will be identical in size and external dimensions to the existing dock.



*Fig. 1 – The project affects the gangway and dock area highlighted above.*

### Part 1: The Gangway

The existing 3' x 40' steel gangway with timber decking will be upgraded to a 4' x 60' aluminum gangway with fully grated decking.

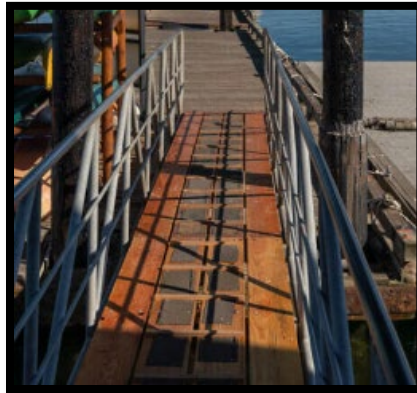
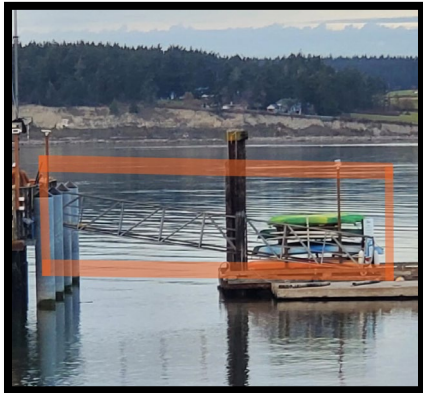


Fig. 2 – Existing gangway with metal side rails and timber decking material

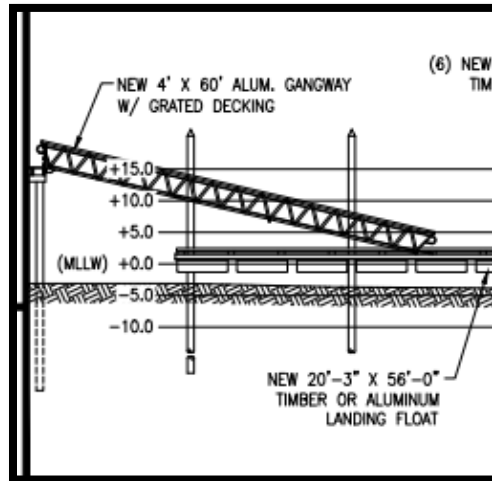
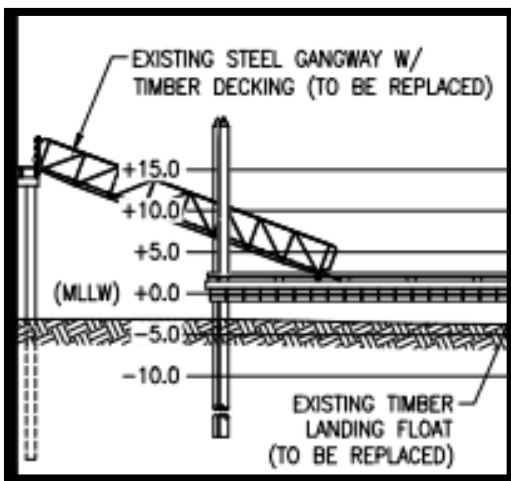


Fig. 3 – Existing and proposed gangway

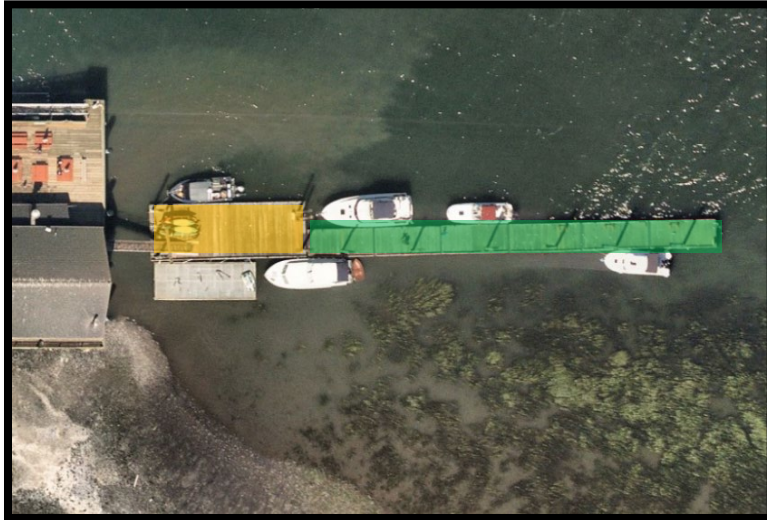
The required upgrade to steel grated decking will enhance light penetration, resulting in a healthier aquatic environment beneath the dock. The wider and longer gangway will improve accessibility and will make the area less hazardous to traverse during low tides.



Fig. 3 – Steel grated decking sample, and decking on site

## **Part 2: Landing and Moorage Floats**

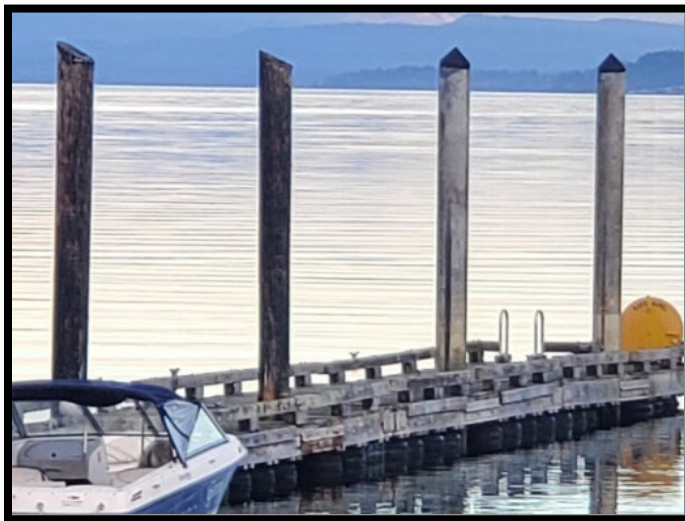
The existing 1,134 square foot solid-decked landing float and the existing 1,495 sq ft solid-decked moorage float will both be upgraded to new, fully grated moorage floats using the same material as shown above.



*Fig. 4 – The landing float is the wide dock area closest to the wharf building (highlighted in yellow); the moorage float is the longer, narrower dock area shown above (highlighted in green).*

## **Part 3: Timber Piles**

Ten existing 12” diameter creosote treated timber piles will be replaced with nine, 12” diameter steel piles, as prescribed by Salish Sea Nearshore Programmatic Consultations #6 – “*Repair or replace existing structures*”. All new steel piles will be driven using a vibratory hammer, as per Washington Department of Natural Resources Derelict Creosote Piling Removal – Best Management Practices for Pile Removal and Disposal. The wood piles are being replaced with steel piles to improve the health of Penn Cove.



*Fig. 5 – Two creosote piles on the left and two galvanized steel piles on the right at Coupeville Wharf*

**II – PERMIT DATA**

<b>Building or Land Use Permit Type</b>	Certificate of Appropriateness
<b>Application Number</b>	COA-24-068
<b>Application Date</b>	October 11, 2024
<b>Applicant/Owner</b>	Doug Thompson/Thompson Env Services Port of Coupeville

**III – SITE DATA**

<b>Address</b>	26 NW Front Street, Coupeville, WA			
<b>Location</b>	Coupeville Wharf, Review Area 1			
<b>Parcel Number(s)</b>	R13233-416-3480			
<b>Historic Structure?</b>	Yes	<b>X</b>	No	
<b>Proximity to Historic Structures?</b>	Yes	<b>X</b>	No	
<b>Zoning Designation</b>	Historic Commercial Center			
<b>Critical Areas/Overlays?</b>	Yes	<b>X</b>	No	
<b>Shoreline Jurisdiction?</b>	Yes	<b>X</b>	No	
<b>NPS Easements?</b>	Yes		No	<b>X</b>

**IV – STAFF CONTACTS**

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

**V. DISCUSSION**

The guidelines for alterations to all buildings primarily seek to ensure that any changes to a building, whether new or old, be compatible with the building itself and be compatible with its setting and surrounding.

The Port of Coupeville and Thompson Environmental Services intend to follow Best Management Practices for pile removal and disposal, and Salish Sea Nearshore Requirements for repair and replacement of existing structures, as required by state and federal agencies, as reported by Thompson Environmental Services.

Public view of the wharf, Front Street and Penn Cove are not expected to be impacted by this project.

Overall, Staff believes, the proposed improvements align with Ebey’s Design Guidelines.

**VI. APPLICABLE DESIGN GUIDELINES**

**SECRETARY OF THE INTERIOR’S STANDARDS**

<b>The Secretary of the Interior’s Standards apply:</b>	Yes		No	<b>X</b>
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This project includes the dock portion of the Coupeville Wharf Warehouse. The Wharf was built in 1905 to accommodate rapid growth in area after activation of Fort Casey with funds raised by local businesses and farmers. The mooring floats were added almost a century later; three mooring floats were attached to the Wharf for the use of pleasure boats in 1996, and two additional floats were added in 2001<sup>1</sup>.

**DESIGN GUIDELINES**

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

**CHAPTER 4.2 – Alterations to All Buildings**

**Guiding Principle:** Changes to any building, whether new or old, should respect the building itself and be compatible with its setting and surrounding.

**4.2.1 – Alterations to All Buildings**

<b>Guideline</b>	<b>Staff Analysis</b>
4.2.1.1	<p>Historic building materials and craftsmanship add textural qualities to public views and should be preserved.</p> <p><i>The proposed project is not anticipated to obstruct the view of the Coupeville Wharf building in any way. The new components in this project are made of non-reflective steel components and will not detract from the historic Wharf building, the causeway or any nearby structures along Coupeville’s historic waterfront district.</i></p>
4.2.1.2-9	<i>Not applicable</i>

**VII. 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-24-068 to be consistent with the Ebey’s Landing National Historic 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-24-068:

1. An application was submitted for a Certificate of Appropriateness on October 11, 2024, for removal and replacement of various components of the dock at Coupeville Wharf, as outlined above.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is classified as an alteration to an existing structure within Review Area 1, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On November 7, 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 November 14, 2024, and all wishing to be heard were heard.

5. In accordance with Guidelines in Chapter 4.2.1 the alterations are necessary repair and maintenance, and they will not interfere with the fabric of the Coupeville Wharf or Ebey's Reserve.
6. 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.

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<sup>1</sup> Information about the history of Coupeville Wharf can be found at <https://portoc.org/coupeville-wharf/coupeville-wharf-history/>.



## 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*  
Doug Thompson, Thompson Environmental Services

**Address:** 17994 Cobahud Rd., La Conner, WA 98257

**Phone:** (360) 302-0120

**E-mail:** thomp\_dst@wavecable.com

- Property Owner(s):**  
Port of Coupeville

Chris Michalopoulos, Executive Director

**Address:** P.O. Box128, Greenbank, WA 98253

**Phone:** (360) 222-3688

**E-mail:** executivedirector@portofcoupeville.org

- Address of Subject Property:**  
26 Front St., Coupeville

- Assessor's Parcel Number:**  
R13233-416-3480

- Zone:** \_\_\_\_\_

**Present Use of Property (check all that apply):**

Residential	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Other	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	Institutional	<input type="checkbox"/>		

**DESCRIPTION OF PROPOSED WORK:**

The Port of Coupeville is proposing to replace the existing landing and moorage float located at the Coupeville Wharf with a new Landing and moorage float of the same size and outside dimensions. The existing 1,134 sq ft solid decked landing float will be replaced with a with a new 100% grated landing float with a 45% max floatation footprint and 55% open space. The existing solid decked 1,495 sq ft moorage float will be replaced with a new 100% grated deck with a 40% max floatation footprint and 60% open space. The 3' x 40' existing steel gangway with timber decking will be replaced with 4' X 60' aluminum gangway with fully grated decking. Ten existing 12" diameter creosote treated timber piles will be replaced with nine 12" diameter steel piles. All new steel piles will be driven using a vibratory hammer.

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: (existing) n/a (proposed) \_\_\_\_\_  
Windows: n/a \_\_\_\_\_  
Deck/Railing: n/a \_\_\_\_\_  
Stairs/Ramp: n/a \_\_\_\_\_  
Siding: n/a \_\_\_\_\_  
Roofing: n/a \_\_\_\_\_  
Fence: n/a \_\_\_\_\_

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

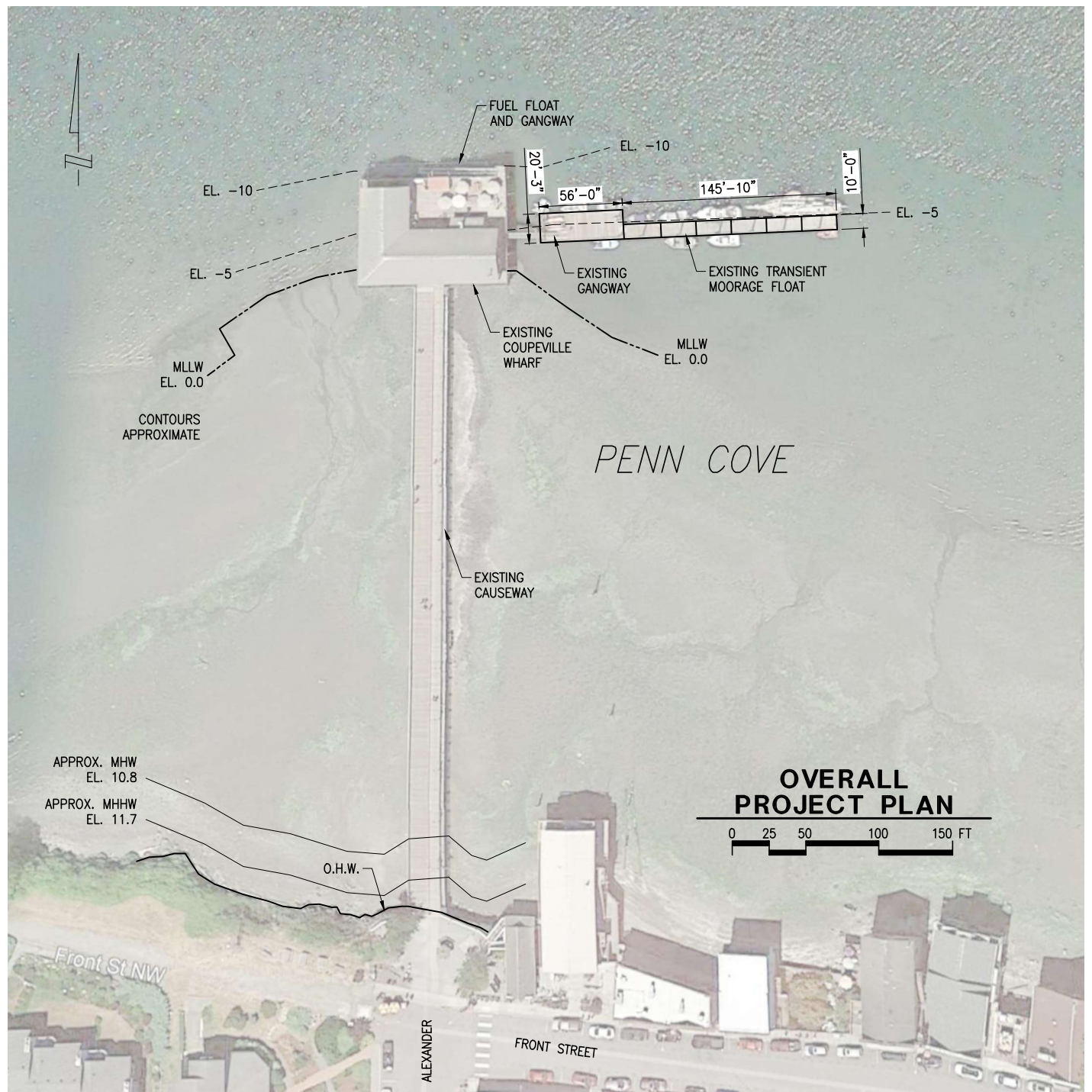
If yes, please include easement information with application packet

**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.

Way Ryan  
Applicant's Signature

Date 10/2/2024



21 AUG 2024

**PURPOSE:**  
 REPLACE DETERIORATED TIMBER  
 PILES AND MOORAGE FLOATS.

**DATUM:** M.L.L.W.

**ADJACENT PROPERTY OWNERS:**  
 1) TOWN OF COUPEVILLE

## COUPEVILLE WHARF MOORAGE FLOAT REPLACEMENT

PORT OF COUPEVILLE  
 P.O. BOX 128  
 GREENBANK, WA 98253-3484

**PROPOSED:**  
 NEW ALUMINUM GANGWAY, TIMBER  
 MOORAGE FLOATS, STEEL PILES.

**IN:** PENN COVE

**AT:** COUPEVILLE, WA, ISLAND CO.  
 NE 1/4 SEC. 33, T32N, R01E, W.M.

**APPLICATION BY:**  
 PORT OF COUPEVILLE

**SHEET 2 of 7 DATE:** 08/24  
**APPLICATION:**