



**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION**  
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)  
1 NE 6<sup>th</sup> St., COUPEVILLE, WA  
December 12, 2024

**10:00: Roll Call**

**Approval of Minutes** – Minutes from November 14, 2024

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

**Public Hearings:**

- **EBY-24-062** - R13232-122-3500: 1741 Madrona Way, Coupeville– Wolford & Tucker – Addition to an existing non-historic log cabin within proximity to a historic structure.

**Other Discussion items:**

- The HPC wishes to discuss their selections for a new chairperson and vice-chair to conduct future HPC meetings.

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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  
November 14, 2024**

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 10:02am

**COMMISSIONERS PRESENT**

- ✓ Chair **Katherine Baxter**
- ✓ Vice-Chair **Danielle Bishop**
- ✓ Commissioner **Jay Adams**
- ✓ Commissioner **Marshall Bronson**

**STAFF PRESENT**

- ✓ Ebey's Landing National Historical Reserve Preservation Coordinator **Josh Pitts**
- ✓ Island County Long Range Planner **John Lanier**
- ✓ 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 Bronson, seconded by Vice-Chair Bishop, to add a discussion related to public notice procedures and approve the agenda of the November 14, 2024 meeting as revised. *The motion passed unanimously.*

**APPROVAL OF MINUTES**

Action: A motion was made by Vice-Chair Bishop, seconded by Commissioner Bronson, to approve the minutes of the October 24, 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 **Adams** visited all sites
- Commissioner **Bronson** visited all sites

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

***COA-24-069 (5m. 28s.) – Maternity House Fence installation***

Coupeville Assistant Planner, Lisa Walsh, presented on the proposed fence installation. Elements of the presentation included the size and location of proposed fence, proposed materials, applicable guidelines, and location within the Reserve.

Preservation coordinator Josh Pitts spoke briefly in support of the COA.

***DISCUSSION***

Chair Baxter opened the floor for discussion.

Questions were asked about historically appropriate fencing options.

***MOTION (15m. 37s.)***

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Adams, 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-24-069 to be consistent with the Ebey's Landing National Historical Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

***EBY-24-059 (16m. 27s) – 935 View Ridge Dr. – Addition and Alteration to Historic Resource***

Island County Current Use Planner, Yumi Shridar, presented on the proposed addition and alteration. Elements of the presentation included size, use, and location of the proposed addition, proposed materials, applicable guidelines, and location within the Reserve.

Preservation coordinator Josh Pitts discussed the addition. Through research it was determined that the chimney and dormer were additional to the home after 1945. Josh recommended differentiating the addition from the existing home, thorough documentation of the process, retaining the two single-pane windows on the south façade, retaining or replacing with in-kind materials the porch pillars, spacing between second-story windows. Pitts also stated the metal roofs are prohibited on historical structures.

***DISCUSSION***

Chair Baxter opened the floor for discussion.

Questions were asked and answered regarding how to enforce light pollution recommendations, window placements, character-defining features, contributing status, and exterior lighting.

The applicant spoke the problems facing the house and clarified the view of the house from the surrounding properties and streets. The architect spoke about the upstairs lighting in order to be respectful of the light pollution concerns and the windows on south facing second floor.

***MOTION (52m. 55s.)***

Action: A motion was made by Commissioner Bronson, seconded by Vice-Chair Bishop, based upon the staff report, the evidence presented, comments made at the public meeting, and finding application no. EBY-24-059 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness with the following conditions; distinct siding on the upstairs addition, documentation, salvaging original materials, no metal roof, replacement of materials in-kind, and separating the windows of the addition on the south-facing façade. *The motion passed unanimously.*

***COA-24-064 (1h. 10m. 10s.) – Rec Hall Restrooms and Charging Station***

Coupeville Community Planning Director Joshua Engelbrecht, presented on the proposed temporary restroom addition and charging station. Elements of the presentation included the size and use of the addition, proposed materials, applicable guidelines, and location within the Reserve.

Preservation coordinator Josh Pitts spoke about the project. While it is not ideal, it appears to be the best solution available currently. Josh would like the project to be revisited in three years' time.

***DISCUSSION***

Chair Baxter opened the floor for discussion.

Questions were asked about whether the Town has a specific intent to build a permanent bathroom site within the next three years, what level COA it is, and how the Town plans to work with the Garden Club.

Coupeville Public Works Director Joe Grogan spoke to the commission about the proposal and about notice the Town gave to the downtown businesses. Lee Madison of the Garden Club spoke about the proposal and said they were not told about the proposal and that they do not have budget funds for screening vegetation, as suggested in the presentation. Brendan Farris spoke to the commission in opposition to the project. Chris Michalopoulos of the Port of Coupeville spoke in support of the proposal, citing the issues with the Wharf's septic system and other issues that have come up due to Front St. not having accessible public restrooms aside from the wharf and some unappealing porta-potties by the Museum.

***MOTION (1h. 36m. 0s.)***

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Adams, 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-24-064 to be consistent with the Ebey's Landing National Historical

Reserve Design Guidelines, to approve the Certificate of Appropriateness with the following conditions; the portable restroom will be addressed again in three years' time after the installation is complete. *The motion passed unanimously.*

***COA-24-068 (1h. 38m. 08s.) – Float Replacement – Coupeville Wharf***

Coupeville Community Planning Director Joshua Engelbrecht presented on the float replacement. Elements of the presentation included size, use, and location of the proposed float replacement, proposed materials, applicable guidelines, and location within the Reserve.

Preservation coordinator Josh Pitts had no issues with the float replacement.

***DISCUSSION***

Chair Baxter opened the floor for discussion.

Questions were asked about whether the ramp meets ADA requirements.

The applicant spoke about the project and the future maintenance of the floats.

***MOTION (1h. 46m. 11s.)***

Action: A motion was made by Vice-Chair Bishop, seconded by Commissioner Adams, 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-24-068 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

**DISCUSSION**

The Commission and staff discussed timelines for public comment period and how public comments are worked into the staff reports. Chair Baxter recommended QR Codes be added to project signs that would provide photos of the proposed project and make public comment easier.

Coupeville Community Planning Director Joshua Engelbrecht presented on the Town of Coupeville's Comprehensive Plan Update, specifically relating to the Historic Preservation and Community Design Element. Chair Baxter commented that the Town's historic character being a defining feature should be clearly spelled out in the Comprehensive Plan.

**ADJOURNMENT**

The meeting was adjourned at 12:19pm.

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**  
**Tucker & Wolford**  
**1741 Madrona Way, Coupeville**  
**EBY-24-062**

Level A or B (Review requested)

Level C (Decision requested)

Level C (Recommendation requested)

Jurisdiction: Island County

X

**I – PROJECT SUMMARY and BACKGROUND**

Property owners and applicants Alexander Tucker and Monica Wolford request a Certificate of Appropriateness for a proposal for an addition to an existing log cabin. The addition is two stories with a basement and will use the same engineered logs as the existing log cabin. The proposed addition abuts the existing cabin, and the roofs will be connected by a saddle roof.

The proposed project is located within the Ebey's Design Review Area 1, and within proximity to a historic structure, the A. Kineth House. After thoroughly reviewing the materials submitted by the applicant, staff has determined that the proposed development will comply with all applicable Ebey's Landing Design Guidelines.

The application has a public comment period from November 27, 2024, to December 11, 2024. While the public comment period is still active, no public comments have been submitted to the staff yet, and staff will update the HPC if any comments are received.

**II – PERMIT DATA**

<b>Building or Land Use Permit Type</b>	Certificate of Appropriateness
<b>Application Number</b>	EBY-24-062
<b>Application Date</b>	November 14, 2024
<b>Applicant/Owner</b>	Alexander Tucker & Monica Wolford

**III – SITE DATA**

<b>Address</b>	1741 Madrona Way
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<b>Location</b>	Coupeville			
<b>Parcel Number(s)</b>	R13232-122-3500			
<b>Size of parcel(s)</b>	0.5 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>				
<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>
Current Use Planner	Yumi Shridhar	(360) 678-7817	y.shridhar@islandcountywa.gov

**V – DISCUSSION**

While the site of proposed development is along Madrona Way, a scenic vista significant to the Reserve, the log cabin as well as the A. Kineth House are completely screened by the trees and vegetation from the public view. In Staff’s review of the site, it is difficult to located Alexander Tucker & Monica Wolford’s house along Madrona Way, and

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**

**1. 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 is within 100 ft. of the A Kineth House, a contributing structure in the Ebey’s Landing National Historical Reserve’s Inventory. The A Kineth House was built in 1916 as a residential structure to Albert Kineth and remains as a residential unit today.

**2. EBHEY’S RESERVE DESIGN GUIDELINES**

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

**CHAPTER 4.3 – Additions to All Buildings**

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

#### 4.3.1 Additions to All Buildings

Guideline	Staff Analysis
4.3.1.1	<p><i>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.</i></p> <p>The applicants have identified that the key feature of the existing structure is that it the material of the structure, the engineered log. With this in mind, the applicants propose to use the same engineered logs in their addition as the existing log cabin for an addition that is compatible to the original part of the house.</p>
4.3.1.2	<p><i>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.</i></p> <p>The log cabin is completely screened from Madrona Way as well as from the A. Kineth House. The proposed additions will occur on the side of the log cabin that is the furthest away from the historic structure so that the addition will be more discreet if it is possible to see the log cabin from the A. Kineth House.</p>
4.3.1.3	<p><i>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.</i></p> <p>In the existing log cabin, the house uses metal half lite doors, wood frame windows, and completely wood decks and railings. The addition to the log cabin uses materials that are slightly different than the original cabin in order to be recognized as a product of its own time. The first new door will be full lite exterior fiberglass, the second new door will be fiberglass exterior French doors, and the third door will be a patio sliding door. For the new desk and railings of the addition, while the original house uses all wood, the addition will use a mix of wood and metal.</p>
4.3.1.6	<p><i>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.</i></p>

	The original log cabin uses open gable roofing. The addition will use open gable roofing as well, and also will include hip roofing and a saltbox-shaped roof. All of the roof shapes in the proposed addition are appropriate roof shapes in the Reserve and will be compatible with the existing log cabin.
4.3.1.9	<i>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.</i>  The windows in the elevation plans of the addition look as though they will be compatible with the windows of the original building. Additionally, the wall-to-window ratio of the addition is consistent with the original house and looks balances throughout the entire final elevation plans.
4.3.1.10	<i>Use building materials that are compatible with the original building and its surroundings.</i>  Most of the new building material in the addition will be the same as the materials in the original log cabin with small differences in material so that the addition and the original structure will be completely compatible.
4.3.1.13	<i>Locate fire exits, stairs, landings, and ramps at the rear or in inconspicuous side locations.</i>  The existing exterior stairs will remain on the log cabin and will be the only exterior stair on the final log cabin design.

**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 **EBY-24-062** 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 conditions.

**VIII – CONDITIONS**

Below are listed the various conditions that will be applied from the review of this application:

1. 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 AND CONCLUSIONS OF LAW**

Based on the analysis presented above, staff proposes the following findings of fact with respect to Application No. EBY-24-062:

1. An application was submitted for a Certificate of Appropriateness on November 4, 2024 for an addition to an existing log cabin.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is

classified as a residential addition within Review Area 1, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.

3. On **December 12, 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 December 12, 2024 and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.3.1, Additions to All Buildings, the proposed addition uses primarily the same materials as the original structure so that the addition will be compatible with the existing development. Additionally, the proposed additions will not be seen from the closest road, Madrona Way, or from the historic A Kineth House.
6. After review of the proposed application and consideration of public comment and staff’s recommendation, the Historic Preservation Commission finds the application **consistent** the applicable Ebey’s Landing National Historical Reserve Design Guidelines subject to conditions.

**X – 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.

**XI – DECISION OR RECOMMENDATION**

**The Historic Preservation Commission approves this Certificate of Appropriateness, signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Historic Preservation Commissioner

Attested by:

\_\_\_\_\_  
Yumi Shridhar, Current Use Planner, Island County

**Attachments:**

- A. COA Application
- B. Site Plan
- C. Elevations
- D. Photos of Surrounding Structures
- E. Photos of Existing Log Cabin on Parcel



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

### **DETERMINING IF A PROPERTY IS WITHIN AN EBHEY'S DESIGN REVIEW AREA**

#### **STEP ONE: LOCATING THE PARCEL USING ISLAND COUNTY GEO MAP**

- Go to: <https://icgeomap.islandcountywa.gov/Html5Viewer/Index.html?viewer=ICGeoMap>
- Type the parcel number or address (number and street only) into the search bar in the upper right corner above the map.
- Click the "Layers" tab in the lower left corner and find "Site Review"
- Click the box to turn on the Site Review Layer and then click the plus sign to open the Site Review options
- Click the box next to "Ebey's Design Review Areas" and "Ebey's Historic Properties"

After completing the above steps identify whether the parcel is within Design Review Area 1 or 2 and whether it is within 100 feet of a contributing historic structure as that vicinity may impact how a project is reviewed.

#### **STEP TWO: PROCESS AND EXEMPTIONS**

Depending on the scale and type of project it may be exempt from review under the design review guidelines (note most projects are NOT exempt from a review process). Check to see if your project is exempt under [Island County Code 17.04A.090](#).

If your project is not exempt it will need a Level A, B, or C Certificate of Appropriateness (COA).

Contact Island County Planning to help determine what level applies to your project. You can email at [planningdept@islandcountywa.gov](mailto:planningdept@islandcountywa.gov).

- **LEVEL A COA** – ministerial decision that is processed quickly, usually within 7 and 14 days.
- **LEVEL B COA** – includes a 14 day public comment period and is reviewed by the Historic Reserve Committee.
- **LEVEL C COA** – includes a 14 day public comment period, a review by the Historic Reserve Committee and a public hearing with the Historical Preservation Commission followed by a recommendation or decision from the HPC.

#### **STEP THREE: DESIGN REVIEW GUIDELINES**

All projects within the Ebey's Historical Reserve must meet the design guidelines. It is the applicant's responsibility to be familiar with the design guidelines. The guidelines contain standards for repair, maintenance, new construction, additions and alterations to buildings, and standards for site design, sustainability, and subdivisions.

Ebey's Design Guidelines can be found [here](#).

(<https://www.islandcountywa.gov/Planning/Pages/Ebeys.aspx>)

#### **STEP FOUR: APPLYING FOR A CERTIFICATE OF APPROPRIATENESS**

You can access the COA application along with all other Land Use permits at:

<https://www.islandcountywa.gov/Planning/Pages/LandUsePermitApplications.aspx> All COA levels require an electronic copy and the original. The electronic copy can be submitted at

[planningdept@islandcountywa.gov](mailto:planningdept@islandcountywa.gov) where you can also contact Island County Planning with any submittal questions.



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321- 5111  
■ FAX: (360) 679-7306 ■ 1 NE 7th St., Coupeville, WA 98239-5000 ■ 121 N East Camano  
Drive, Camano Island, WA 98282 ■ Phone (360) 387-3443  
[www.islandcountywa.gov/planning](http://www.islandcountywa.gov/planning)

### INSTRUCTIONS FOR FILLING OUT AND SUBMITTING AN APPLICATION

- Type or neatly print all information.
- Only fill out those portions that are not shaded in gray.
- If someone other than the landowner is applying for the permit, the application must be accompanied by a notarized "Applicant Authorization Form". Without this form, the application will be incomplete and will not be accepted by County staff. The "Applicant Authorization Form" is attached to this application.

### ELECTRONIC SUBMITTAL PROCESS

It is preferred for applicants to use the electronic submittal process to submit application documents. Please submit documents in **PDF file format**, to [planningdept@islandcountywa.gov](mailto:planningdept@islandcountywa.gov). Emails over 7 MB should be sent through a file sharing application, portable USB, or contact the Planning Department for an FTP sharing link. One of our planners will look over your documents to determine if your application can be submitted or if modifications are required. When the planner approves the electronic application for submission, we will provide you with a fee estimate. Please mail in the original signed application, fee estimate, and a check. (If the application form requests more copies, please disregard. The original is sufficient). Once Planning and Community Development receives the hard copies and payment, the applicant can expect to receive a letter of completeness indicating that the review period has begun, or is incomplete and requires changes.

#### **Mailing address for USPS deliveries is:**

Planning & Community Development  
1 NE 7th St.  
Coupeville, WA 98239

#### **For FedEx or UPS deliveries, mail to:**

Planning & Community Development  
1 NE 6th St.  
Coupeville, WA 98239

**IF APPLICANT CHOOSES IN PERSON SUBMITTAL AN APPOINTMENT IS PREFERRED**

**PLEASE BRING ORIGINAL APPLICATION AND DOCUMENTS AND ELECTRONIC COPIES (USB)**

**Whidbey: call 360-679-7339**

**Camano: call 360-387-3443**

**Please plan for up to 60 minutes for a submittal appointment.**

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS REVIEW BY ISLAND COUNTY AND THE TOWN OF COUPEVILLE, IN COOPERATION WITH  
THE TRUST BOARD OF EBHEY'S LANDING NATIONAL HISTORICAL RESERVE AND THE HISTORIC PRESERVATION COMMISSION

Application # \_\_\_\_\_ Date Rec'd \_\_\_\_\_ Receipt # \_\_\_\_\_  
 Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Mixed-Use \_\_\_\_\_ Historical \_\_\_\_\_  
*The above is for Staff Purposes Only*

<b>Owner</b>	Phone
Address	E-Mail
City, State, Zip	Signature
<b>Owner</b>	Phone
Address	E-Mail
City, State, Zip	Signature
<b>Applicant/Agent*</b>	Phone
Address	E-Mail
City, State, Zip	Signature

**PROPERTY INFORMATION**

<b>Project Address (include city):</b>				<b>Design Review Area</b> <input type="checkbox"/> 1 <input type="checkbox"/> 2		
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
Do you own contiguous parcels? ____ Yes (if yes, list) ____ No						

**Present Use of Property (Check All that Apply)**

Residential:	Agricultural:	Other: _____
Commercial:	Institutional:	

**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. The planning staff has permission to copy materials, including architectural drawings, necessary for the review of my application.

Signature \_\_\_\_\_ Date \_\_\_\_\_



**APPLICANT AUTHORIZATION FORM**

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted.

I/We, \_\_\_\_\_ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize \_\_\_\_\_ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

**ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM**

1) \_\_\_\_\_  
Property Owner Name(s) (print)

\_\_\_\_\_  
Signature(s)

2) \_\_\_\_\_  
Property Owner Name(s) (print)

\_\_\_\_\_  
Signature(s)

3) \_\_\_\_\_  
Property Owner Name(s) (print)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Date

State of Washington )  
County of \_\_\_\_\_)

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated \_\_\_\_\_  
Signature of \_\_\_\_\_  
Notary Public \_\_\_\_\_

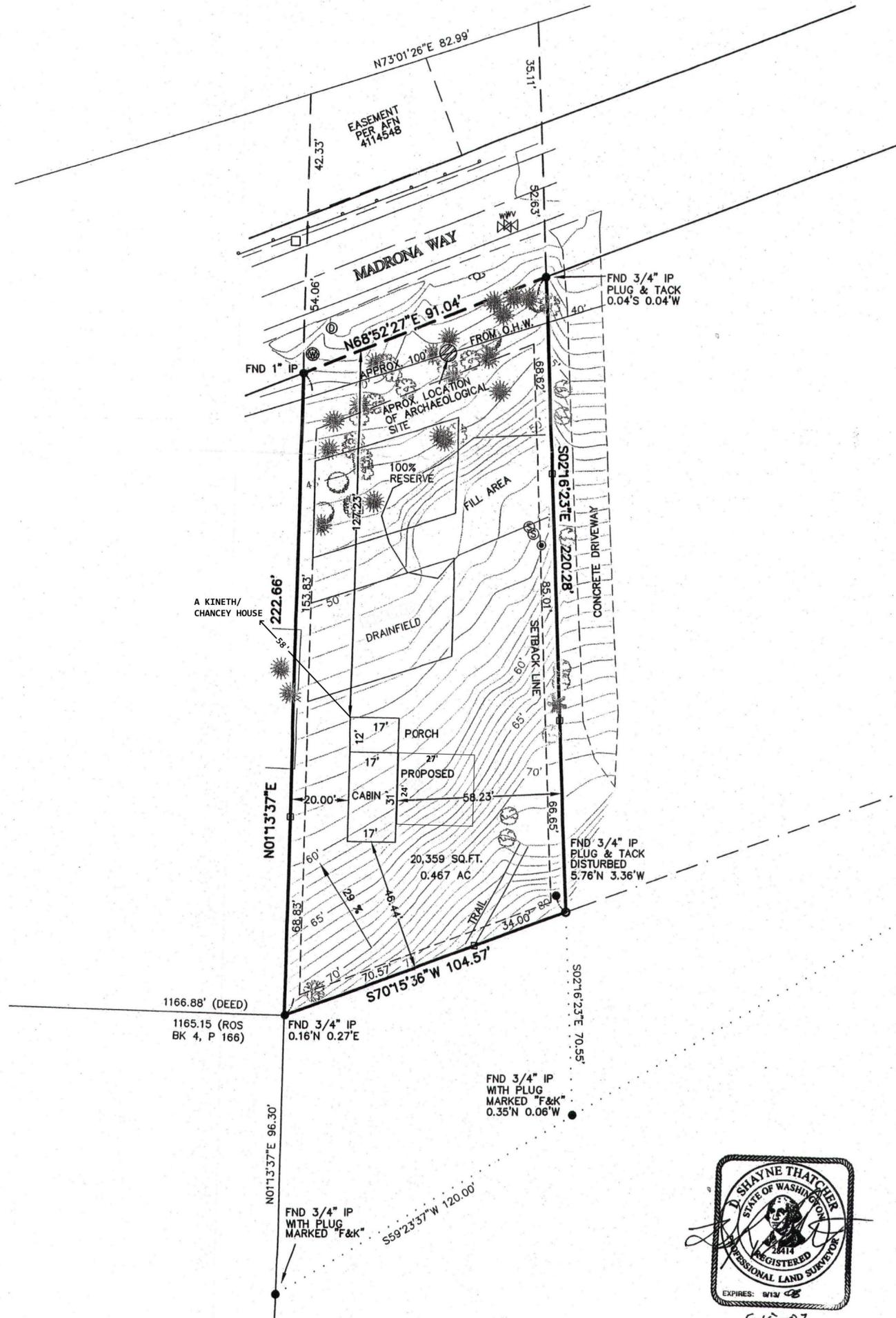
Printed Name \_\_\_\_\_  
Residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

Stamp

Applicant Use	<b>Application Requirements:</b> Please use the following checklist to ensure you provide all the items required under Island County Code. If you believe that an item is not applicable, write N/A and explain why in the blank. <u>All blanks under “Applicant Use” must be filled in for this application to be accepted as complete</u>	County Use Only
	1. Fees, as established by the Board of Island County Commissioners	
	2. Electronic copy via email, thumb drive, or file-sharing link containing the complete application and associated reports. Please send separate documents as separate files.	
	3. Clear Color Photographs of the building, overall site, nearby structures, and any adjacent properties.	
	4. Scaled design elevations of the new structure, improvements, alterations, and/or additions.	
	5. A legible plot plan that shows the following	
	a. Drawn to a standard <u>engineering</u> scale. Indicate scale.	
	b. North arrow	
	c. Boundaries, dimensions, and area of lot (square feet or acres)	
	d. Name of road(s) bordering the property and their width	
	e. Land features. Show the top and toe of all slopes, the direction of slope, the percentage of slope, seasonal drainage ways, soggy areas, ditches, ravines, lakes, the ordinary high-water mark of shoreline, etc.	
	f. Critical Areas. Show protected species habitats, geologically hazardous areas, floodplains, aquifer recharge areas, streams, wetlands, and <u>all of their associated buffers onsite or off-site when they may affect the proposal</u> . If the proposal is in an archaeological area, a report must be submitted identifying resources and how they will be protected. <i>(note: if a feature is shown on the County’s Critical Areas map, it must be shown on the plot plan; if you do not believe that feature is present, please describe).</i>	
	g. Existing and Proposed Vegetation.	
	h. Existing and proposed structures, clearly labeled, including buildings, septic, drainfields, and any other appurtenances.	
	i. Distance to adjacent historic properties or structures, if applicable	
	6. Any supplemental information deemed necessary and requested by the County or Town for Review of the application (this usually relates to large-scale or complex projects and properties)	





**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED AFN 4150453)

THAT PORTION OF GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A FRACTIONAL CORNER OF THE J.C. DAVIS DONATION LAND CLAIM, WHICH CORNER IS 1166.88 FEET EAST OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 69°01'59" EAST A DISTANCE OF 104.57 FEET; THENCE NORTH 03°30'00" WEST TO THE SOUTH RIGHT OF WAY MARGIN OF MADRONA DRIVE; THENCE SOUTHWESTERLY ALONG SAID MARGIN TO A LINE THAT BEARS NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, DEEDED TO ISLAND COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED FEBRUARY 15, 1978 UNDER AUDITOR'S FILE NO. 327398, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS N01°13'37"E PER SURVEY MARKERS FOUND ON THE WEST LINE OF LOT A, AS SHOWN ON RECORD OF SURVEY, BOOK 4, PAGE 11, RECORDS OF ISLAND COUNTY, WASHINGTON.

**SURVEY REFERENCES**

RECORD OF SURVEY, RECORDED IN BOOK 4 OF SURVEYS, PAGE 166, RECORDS OF ISLAND COUNTY, WASHINGTON.

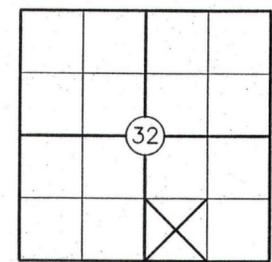
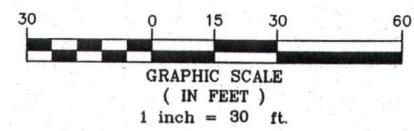
RECORD OF SURVEY, RECORDED IN BOOK 11 OF SURVEYS, PAGE 278, RECORDS OF ISLAND COUNTY, WASHINGTON.

**NOTES**

EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 METHOD OF SURVEY: FIELD TRAVERSE  
 ELEVATION DATUM: NAVD 1988

**LEGEND**

- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( TMI LS #28414 ) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- DENOTES SET HUB & TACK THIS SURVEY
- ⊕ DENOTES POWER POLE
- ⊙ DENOTES WATER METER
- ⊗ DENOTES WATER VALVE
- ⊙ DENOTES STORM DRAIN MANHOLE
- DENOTES STORM DRAIN CATCH BASIN
- ⊙ DENOTES SEPTIC TANK LID
- DENOTES SEPTIC PIPE
- ⊙ DENOTES FIR TREE
- ⊙ DENOTES SAPLING
- ⊙ DENOTES ALDER TREE
- ⊙ DENOTES YEW TREE
- ⊙ DENOTES HOLLY TREE
- ⊙ DENOTES MADRONA TREE



SEC. 32, TWP. 32 N., RNG. 1 E., W.M.



5-19-07

FOR: MONICA WOLFORD
SCALE: 1" = 30'
APPROVED BY: LST
DRAWN BY: RLS
FILE No. T&M 7417
F.B. No.: 89
PG.: 58

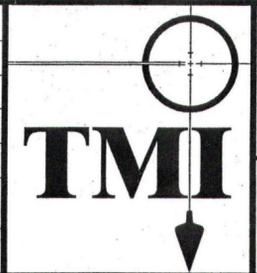
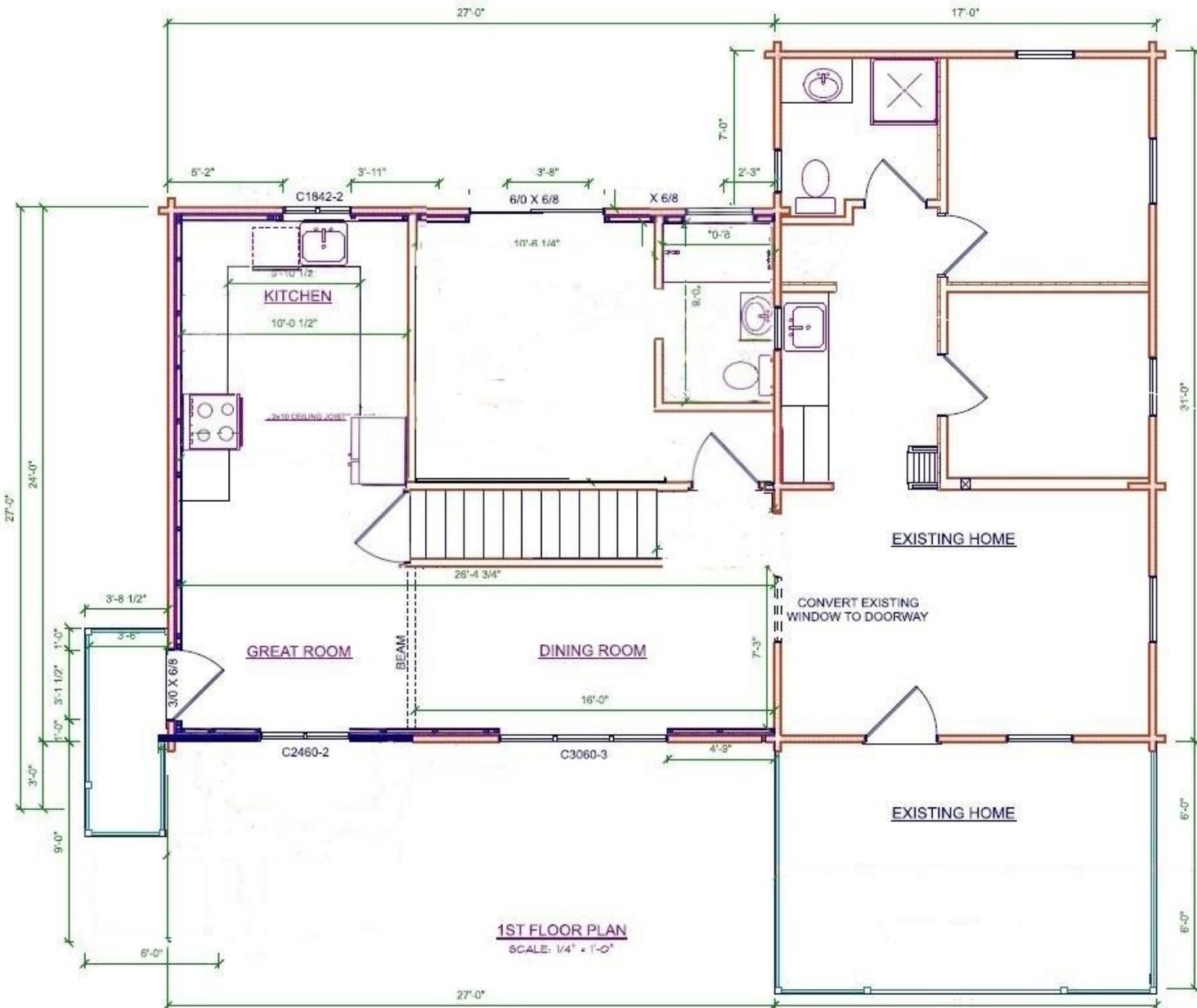


EXHIBIT MAP OF A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 32, TWP. 32 N., RNG. 1 E., W.M.

Island County Washington

**Thatcher & Morrison, Inc.**

P.O. box 1011  
 1796 Main Street, Suite 105  
 Freeland, Washington 98249  
 360-331-7393 Fax 360-331-7394



**1ST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



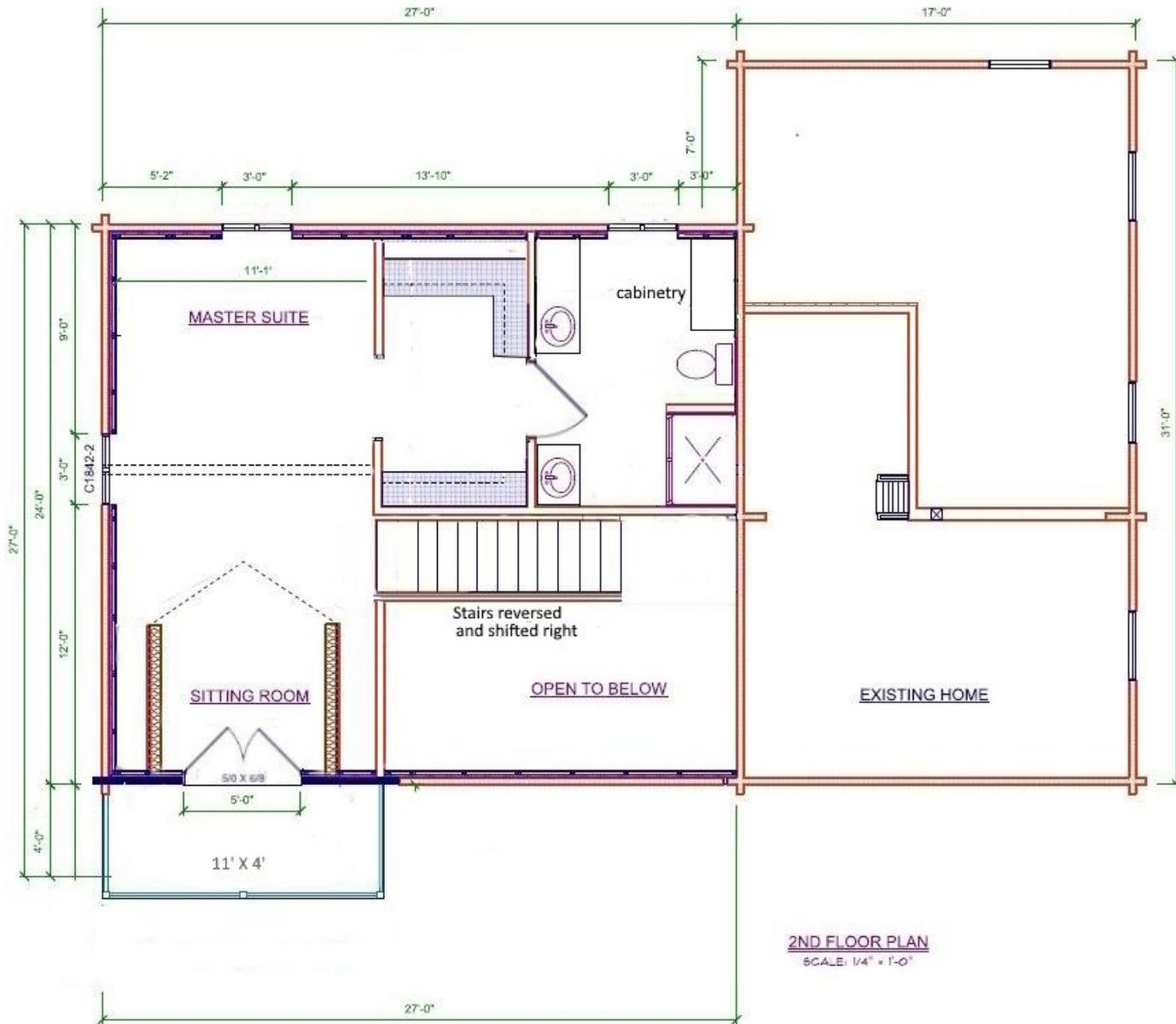
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

# PRELIMINARY PLANS



REAR ELEVATION









1743















Madrona Way

Ma



