



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION  
ISLAND COUNTY COMMISSIONERS HEARING ROOM  
COUPEVILLE, WASHINGTON  
DECEMBER 12, 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 10:00am

**COMMISSIONERS PRESENT**

- ✓ Chair **Katherine Baxter**
- ✓ Vice-Chair **Danielle Bishop**
- ✓ Commissioner **Jay Adams**
- ✓ Commissioner **Sheila Saul**
- ✓ Commissioner **Kevin Turkington**

**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**

**APPROVAL OF AGENDA**

Action: A motion was made by Commissioner Adams, seconded by Commissioner Turkington, to approve the agenda of the December 12, 2024 meeting as submitted. The motion passed unanimously.

**APPROVAL OF MINUTES**

Action: A motion was made by Commissioner Adams, seconded by Vice-Chair Bishop, to approve the minutes of the November 14, 2024 minutes as submitted. The motion passed unanimously.

**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 the site

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

***EBY-24-062 (5m. 54s.) – 1741 Madrona Way – Addition to existing non-historic log cabin within proximity to a historic structure***

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

Preservation coordinator Josh Pitts has no comments on the proposed addition and find the addition fitting.

***DISCUSSION***

Chair Baxter opened the floor for discussion and questions.

Questions were asked and answered about the age of the existing house, tree retention requirements,

***MOTION (16m. 19s.)***

Action: A motion was made by Commissioner Turkington, seconded by Vice-Chair Bishop, based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, and finding application to EBY-24-062 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to recommend granting a Certification of Appropriateness with the following condition:

- 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.

The motion passed unanimously.

**DISCUSSION**

The Commission and Planners discussed changes to the permit process to ensure consistency.

**Elections for HPC Chair and Vice-Chair for 2025**

**Commission Chair:** Danielle Bishop

Nominated by Commissioner Turkington, seconded by Commissioner Saul. Unanimously voted Commission Chair for 2025.

**Commission Vice-Chair:** Marshall Bronson

Nominated by Commissioner Turkington, seconded by Commissioner Saul. Unanimously voted Commission Vice-Chair for 2025.

**ADJOURNMENT:** 10:32am

Respectfully submitted,



Deputy Clerk Chris Jolly

Community Planning Director



Joshua Engelbrecht