



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
July 10, 2025

10:00: Roll Call

Approval of Minutes – Minutes from June 12, 2025

Public Comment on items not on the agenda -

Public Hearings:

- **EBY-25-025:** R13115-285-3400; 975 Fort Casey Rd, Coupeville. Mossman – New SFR
- **EBY-25-023:** R13114-120-5030; 433 Wanamaker Rd, Coupeville. Wood – After-the-Fact Historic House Remodel

Other Discussion items:

- Ebey's Forever Grant

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**

June 12, 2025

A recording of this meeting can be found on Coupeville's website: www.townofcoupeville.org. Timestamps (*hr. m. s.*) for the beginning of each item and motion are designated in the minutes.

CALL TO ORDER

Chair Bishop called the meeting to order at 10:07am

COMMISSIONERS PRESENT

- ✓ Chair **Danielle Bishop**
- ✓ Commissioner **Katherine Baxter**
- ✓ Commissioner **Eve Parrish**
- ✓ Commissioner **Sheila Saul**
- ✓ 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

COA-25-013, and the Ebey's Forever Grant Discussion were removed from the agenda.

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Baxter, to approve the agenda of the June 12, 2025 meeting as amended. *The motion passed unanimously.*

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Baxter, seconded by Commissioner Bronson, to approve the minutes of the April 24, 2025 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 Bishop 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 **Baxter** visited one site
- Commissioner **Saul** visited all sites – lives next door to one of the sites.

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

EBY-25-017 (5m. 41s.) – 935 View Ridge Dr. – 2-car carport

Island County Current Use Planner, Yumi Shridhar, presented on the proposed addition of a 2-car carport. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve. Ebey's Reserve Preservationist Josh Pitts has no concerns about the proposed carport.

DISCUSSION

Chair Bishop opened the floor for discussion.

No questions or comments were presented on the application.

No members of the public spoke at the meeting.

MOTION (13m. 44s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, based upon the staff report, the evidence presented, comments made at the public meeting, and finding application no. EBY-25-017 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, to recommend approval of the Certificate of Appropriateness. *The motion passed unanimously.*

EBY-25-018 (14m. 53s) – 650 Zylstra Rd. – Construction of a Barn

Island County Current Use Planner, Yumi Shridhar, presented on the proposed construction. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve. Ebey's Reserve Preservationist Josh Pitts commented that the placement of the barn is appropriate so that the schoolhouse remains the focus of the property. Pitts recommended conditioning the approval on the archaeological report.

DISCUSSION

Chair Bishop opened the floor for discussion.

Questions were asked and answered about mass and scale, long term use of the building, square footage, and materials being used.

No members of the public spoke at the meeting.

MOTION (36m. 02s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, based upon the staff report, evidence presented, comments made at the public meeting, and finding application no. EBY-25-018 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, to recommend approval of the Certificate of Appropriateness with the condition that the applicants must obtain an Archaeological Survey Report for the Building Permit's review. *The motion passed unanimously.*

Chair Bishop closed the Public Hearing portion of the meeting.

DISCUSSION

Coupeville Assistant Planner, Lisa Walsh, informed the Commission of a 12 foot addition to a house at 1108 NE Lovejoy St. The house is not on the Ebey's Reserve inventory of historic structures. Walsh presented on the size and use of the addition, proposed materials, applicable guidelines, and location within the Reserve. It was reviewed by staff as a level B COA. Commissioner Bronson commented that this property is a good example of why a new survey of historic structures should be done.

ADJOURNMENT

The meeting was adjourned at 10:58am.

Respectfully submitted,

Community Planning Director

Deputy Clerk Chris Jolly

Joshua Engelbrecht



Ebey's Landing National Historical Reserve
Certificate of Appropriateness
Mossman
975 Fort Casey Road
EBY-25-025

Level A or B (Review requested)

Level C (Decision requested)

Level C (Recommendation requested)

Jurisdiction:

Island County

X

I – PROJECT SUMMARY and BACKGROUND

On behalf of property owners Mike and Kyle Mossman, Jon Roberts from Cascade Custom Homes requests a Certificate of Appropriateness (COA) for a proposal to construct a new Single-Family Residence (SFR). The new single-family residence will be located on the western part of the parcel, along Fort Casey Road. Trees and other vegetation cover the view of the parcel from the road, and the proposed new construction will be located behind the wooded area. The site address is 975 Fort Casey Road in Coupeville.

The project site and surrounding area is located within Ebey's Review Area 1. The two new accessory structures will require a Level B Certificate of Appropriateness as listed in ICC 17.04A.110.1.

Notice was published in the Whidbey News Times on June 4, 2025. The public comment was June 4, 2025 to June 18, 2025. A sign was posted on the property by June 2, 2025. The County did not receive any public comments regarding the proposal.

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	EBY-25-025
Application Date	May 27, 2025
Applicant/Owner	Jon Roberts, on behalf of property owners Mike and Kyle Mossman

III – SITE DATA

Address	975 Fort Casey Road
Location	Coupeville

Parcel Number(s)	R13115-285-3400			
Size of parcel(s)	10 acres			
Historic Structure?	Yes		No	X
Proximity to Historic Structures?	Yes		No	X
Zoning Designation	Rural Agriculture (RA)			
Critical Areas/Overlays?	Yes		No	X
The parcel is located within a mapped wetland and mapped shoreline jurisdiction per ICGeoMap. A Critical Areas Reconnaissance written on November 8, 2023 states that no such critical areas were identified on the parcel.				
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes	X	No	
Scenic Easement deed for the purpose of historic preservation. Notes on the easement state that “structures should blend with landscape and be screened with plants”				

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Current Use Planner	Yumi Shridhar	(360)678-7817	y.shridhar@islandcountywa.gov

V – DISCUSSION

On behalf of property owners Mike and Kyle Mossman, Jon Roberts from Cascade Custom Homes requests a Certificate of Appropriateness (COA) for a proposal to construct a new Single-Family Residence (SFR).

On June 5, 2025, the Historic Reserve Committee (HRC) convened to discuss this project and the impacts the proposed work will have on the historic landscape. The HRC had no objections to the issuance of the COA and made the following observations.

It was noted during the Reserve Committee meeting that the parcel is located within a mapped wetland, per the wetland layer on ICGeoMap, and the proposed single-family residence was to be located within the footprint of the mapped wetland. During the septic permit review (PT2025-193) for this project, Staff received a Critical Area Reconnaissance written by DCG/Watershed (now known as Facet), dated November 8, 2023. The conclusion of the report states that “the site investigation did not identify any critical areas at the subject parcel. Therefore, the proposed project is not expected to impact any critical areas.”

The Historic Reserve Committee also discovered that this parcel is associated with a Conservation Easement. The purpose of this scenic farm easement is for historic preservation, with a goal to “protect the scenic, cultural, and other similar values of Ebey’s Landing National Historical Reserve and its immediate environment and to prevent any developments that would tend to mar or detract from these values. The conservation easement also states that the parcels associated with the easement “shall be maintained and kept in the same general condition, state, and character as exists at the time of signing this document”.

The conservation easement has the following requirements for new construction:

- New or additional buildings or structures may be constructed, erected, or moved onto said lands provided that:

- Single-family residences shall not exceed 35 feet in height from the natural ground to the peak of the roof. Outbuildings, including but not limited to barns, equipment sheds, garages, etc., shall not exceed 30 feet in height from the natural ground to the peak of the roof.
- Construction should be of nonreflective materials, and the color should be natural earth tones that blend with the native vegetation in the area.
- After a period of eight (8) years from the initiation of any such structural development, large plantings will obscure hard-edged lines and planes of structures visible from the southeast. Such plantings need not be similar to native vegetation or the background existing at the time of this easement.

In conformance to the conservation easement and the Island County Code requirements on building in the Rural Agriculture Zone (ICC 17.03.090), the proposed house will be roughly 18 feet tall, significantly below the height maximum. The roof will also be made of Pabco composition shingles, which is non-reflective and can blend into the site’s setting. As for the large plantings to obscure the new house, the existing trees along Fort Casey Road serve as adequate screening of the parcel from the public view.

After review of the project, staff finds that the proposal meets the design guidelines.

VI – APPLICABLE DESIGN GUIDELINES

A. SECRETARY OF THE INTERIOR’S STANDARDS

The Secretary of the Interior’s Standards apply:	Yes		No	X
---	-----	--	----	----------

This project **IS NOT** within 100 ft. of any historic resources within Ebey’s Landing National Historical Reserve.

B. EBHEY’S RESERVE DESIGN GUIDELINES

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

CHAPTER 4.5 – Site Development

Guiding Principles:

- Careful initial planning of a building site is vital to preserving the Reserve’s natural and historic character (particularly the sense of open space) while meeting the property owner’s needs. Consider the setting of the lot and its surroundings when making siting decisions. Collectively, landforms and features (hills, valleys, streams, wooded hilltops and ridgelines, and open fields) help define the context of historic resources and provide the Reserve’s character.
- New development should be designed to be consistent with the character of the area and to retain the distinctive features of the setting. Elements of an area’s character— such as building mass, height, scale, roof shape, roof pitch, building materials, and proportions between doors and windows— should be maintained.
- Distinctive features of an area— such as proximity to the street, views to historic structures, water and/or landscapes, and significant open spaces— shall be preserved

4.5.1 – Rural Settings

Guideline	Staff Analysis
4.5.1.1	<p><i>Site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. Consider the prominence of your building site and evaluate how new construction will affect the view of existing open land from the public right (s)-of-way. Every effort should be made to avoid locating new construction in the middle of fields, on hill and ridge tops, or where it would be silhouetted against the sky.</i></p> <p>The parcel is mostly flat, with a minor slope up to Fort Casey Road. Along the road is a wooded area that covers the view of the property. The proposed new construction of a single-family residence takes the natural conditions of the site into account as the proposed house will be no higher than 18 feet and will be juxtaposed behind the wooded area. As the road is slightly higher than the parcel, the house will appear very low to the ground and have little to no change on the landscape’s silhouette against the sky.</p>
4.5.1.2	<p><i>Plan the site layout (including buildings, roads, and other elements) to preserve scenic vistas, historical patterns of development, natural and historic landscape features (such as hills, trees, ponds, hedgerows, woodlands, or open fields), and visual relationships.</i></p> <p>Visual landscape features of the setting include the open field, trees and vegetation along the road, and the slight change in elevation. The construction of the new house will preserve these patterns as the house will be built low to the ground, allowing the large field to remain as the primary characteristic of the parcel. The trees will need to be cleared for access to the parcel, and the applicant proposed to an approximate 12 foot wide driveway, which is wide enough for one car to safely enter and exit the property.</p>
4.5.1.3	<p><i>Reflect, rather than obscure, natural topography. For instance, buildings should be designed to “step up” hillsides to accommodate significant changes in elevation. Where neighboring buildings have responded to similar topographic conditions in their sites in a consistent way, consider similar treatment for the new structure. Minimize the visual and environmental impact of development on hillsides by designing buildings and other elements to fit natural slopes rather than re-grading the slope. Plan to set buildings back from the edge of bluffs to protect views from scenic areas below.</i></p> <p>The design of the proposed house reflects the natural topography of the site. As the subject parcel is primarily flat with a minor slope up to Fort Casey Road, the proposed house will sit low on the parcel, unobtrusive to the historic landscape from the public view.</p>
4.5.1.8	<p><i>Maintain vegetative buffers, especially along scenic roadways, and hedgerows to screen new development and enhance wildlife corridors. Retain existing vegetation along ridgelines.</i></p> <p>Trees and other vegetation screen the parcel along Fort Casey Road. The applicants proposed to maintain these vegetative buffers to soften the appearance of a new structure. The only area of the vegetation that will be cleared will be for the access, wide enough for only one car to pass through.</p>

CHAPTER 4.5.2 – Landscape Alterations and Grading

Guiding Principles:

- Both woodlands, and the open vistas of the prairies and the shoreline, are essential to the historic character of the Reserve. Trees are essential to the rural character, especially those in sizeable, wooded areas, wooded ridgelines, wooded hilltops, and wooded buffers along scenic roads. They contribute to aesthetic character, provide habitat, and improve the health of the environment.
- Tree and vegetation retention provides substantial benefits, including erosion prevention, reductions in storm-water runoff, preservation of fish and wildlife habitat, improved water and air quality, energy conservation, reductions in the development impacts on the stormwater drainage system and hydrologic resources

4.5.2.1 – Reserve-wide Design Guidelines

Guideline	Staff Analysis
4.5.2.1.c	<p><i>Preserve the natural character of the wooded areas where they exist along the edges of public roads, especially the entrances into town.</i></p> <p>The wooded area along Fort Casey Road will be preserved with the exception of the area that will be cleared for the necessary access onto the property.</p>

4.5.4.3 – Design Guidelines: Tree Retention – Outside the Town

Guideline	Staff Analysis
4.5.4.3.a	<p><i>For predevelopment and development activities within the unincorporated area of the Reserve but outside of platted communities, 65 percent of the existing forest cover should be retained.</i></p> <p>Most of the trees on the subject property will be retained. The site plan shows that the proposed driveway leading into the property will be minimal to preserve as much trees as possible, only clearing what is necessary to access the parcel.</p>

CHAPTER 4.6 – New Construction

Guiding Principles:

- New development should respect the Reserve's rural character. A successful new building will have compatible scale, massing, size, materials, and color that allow it to blend into its site.
- New construction, particularly in Review Area 1, should continue the historical pattern of development with buildings that are compatible with their neighbors in terms of scale, massing, materials, and color.
- Accessory structures should be designed to be compatible with the primary building and the setting
- Accessory structures should be designed to be compatible with the primary building and the setting

4.6.1 – Architectural Character

Guideline	Staff Analysis
-----------	----------------

4.6.1.1	<p><i>The mass of larger buildings should be broken up into separate parts to give the appearance of a group of buildings rather than one large building. Use trees and other vegetation to soften their appearance. Design buildings to be generally horizontal in form in order to be less conspicuous.</i></p> <p>The proposed house will be located on the western area of the parcel, which is close to a cluster of structures on the parcel to the north. This contributes to the appearance of a cluster of low density structures. The trees and vegetation remaining on the site will serve as screening to help soften the appearance of the new house.</p>
4.6.1.2	<p><i>New buildings should be similar in general character, but they should also have subtle differences in design to distinguish them from historic structures. Contemporary designs which reflect the scale, materials, and color of surrounding development are appropriate. False historic structures are not appropriate. New buildings should be stylistically distinct from historic structures.</i></p> <p>The proposed house has a ranch-style design, which is distinct from the historic architecture seen throughout the Reserve. It features simple architectural characteristics that are still compatible with the Reserve's historic structures while maintaining a clear indication that it is a product of its own time.</p>
4.6.1.3	<p><i>Building materials should be similar to materials of the surrounding neighborhood or use other characteristics such as scale, form, architectural detailing, etc. to establish compatibility.</i></p> <p>The building materials are commonly seen in most of the non-historic structures seen throughout the Reserve. This proposed house will also be similar to other structures in the setting in terms of scale, form, and architectural details.</p>
4.6.1.4	<p><i>Buildings in wooded areas that are substantially and permanently screened from the road by trees may have greater flexibility in massing, scale, and materials.</i></p> <p>There is a wooded area on the parcel along Fort Casey Road which provides screening for the proposed new construction.</p>
4.6.1.5	<p><i>Buildings should be designed to be compatible with their surroundings in material, scale, mass, size and form. Those that seek to stand out from the surroundings are discouraged. Use simplified interpretations of architectural features that are common to historic buildings in the Reserve. Buildings or structures that are inconsistent with form or shape throughout the Reserve are not permitted in Review Area 1.</i></p> <p>The proposed new construction will not stand out from its surroundings as the house will be build low to the ground and will use materials that will help the new construction blend into the environment.</p>
4.6.1.7	<p><i>Wood is preferred as the primary exterior material, but fiber cement products may also be used. Metal in dark, non-reflective colors may be used in small amounts. Minimize the exterior use of bare concrete, aluminum or vinyl siding, stucco, or synthetic materials. Concrete blocks may be used only as a foundation material. Stone may be used in small amounts if it has a historically appropriate appearance.</i></p> <p>The proposed house uses Hardie lap siding, which is acceptable within the Reserve. No reflective materials will be used in the construction of this proposed house.</p>

4.6.3 – Special Site Conditions and Corner Lots

Guideline	Staff Analysis
4.6.3.1	<p><i>The siting of buildings should respond to specific site conditions and opportunities - such as unusually shaped lots, location at prominent intersections (corner lots), unusual topography, significant vegetation, and views or other natural features - but still be in keeping with historical patterns of development.</i></p> <p>A specific site condition of this parcel is that it is within a conservation easement. This conservation easement prioritizes the maintenance of the historic landscape and open fields. The proposed house will not hinder the easements requirements as the applicants propose for the house to be located in an area where it</p>

	would be the most hidden. The house will not be located in the middle of the open field, it will be built closer to the road and behind the wooded area. This is also where the parcel slopes down a small amount, helping to create an illusion that the house is lower to the ground.
--	---

4.6.4 – New Residential Construction

Guideline	Staff Analysis
4.6.4.1	<p><i>In Review Area 2, and for totally screened development in Review Area 1, greater flexibility in design and materials is permitted, as long as the building does not negatively impact the historic character of the Reserve. Use historic features as inspiration for infill design, not as a template.</i></p> <p>The parcel is a very screened location within Review Area 1. This allows for the use of non-historic materials to be significantly more inconspicuous.</p>
4.6.4.2	<p><i>New buildings should reflect the architectural character of surrounding buildings in the following ways:</i></p> <ul style="list-style-type: none"> <i>a. Similar proportions, scale, and roofline;</i> <i>b. Complementary architectural style and exterior finish materials;</i> <i>c. Complementary patterns and proportions of windows;</i> <i>d. Similar entry configuration and relationship to the street;</i> <i>e. Complementary architectural details or features without imitating historic features.</i> <p>The new building will reflect the architectural character of the closest buildings in the ways described above. The proposed new house will not stand out from the other buildings in the setting.</p>
4.6.4.3	<p><i>Building shapes should be compatible to historic residential structures in the Reserve</i></p> <p>The proposed house takes on a U-shape. L-shape and U-shape houses are very common within the Reserve.</p>
4.6.4.6	<p><i>Use gable and hipped roofs as primary roof forms. Avoid massing and building shapes that are inconsistent with those found in the Reserve. Avoid flat roofs except on small additions.</i></p> <p>The proposed house uses hip roofing, which is compatible and commonly seen in the Reserve.</p>
4.6.4.13	<p><i>Wood windows are preferred on buildings</i></p> <p>The proposed house will use vinyl windows, which is a common material seen throughout newer and non-historic construction within the Reserve.</p>

4.6.4.15	<p><i>Do not locate garages, parking lots, or carports in front of the building. Screen surface parking lots with appropriate vegetation. Provide parking at the rear of the lot, when feasible, and screen parking from adjacent properties</i></p> <p>The garage will be closer to the road than the house, however, the trees and vegetation along Fort Casey Road will provide enough screening such that the garage will not be noticeable.</p>
----------	--

CHAPTER 4.11 – Parking and Driveways

Guiding Principles:

- Parking should be designed to reduce visual and other impacts and to be as unobtrusive as possible. Driveways should be designed and located to be as unobtrusive as possible and to enhance pedestrian safety

4.11.1 – Residential

Guideline	Staff Analysis
4.11.1.3	<p><i>Driveways should be as narrow as possible. Generally, double-width or multiple entrances are not appropriate.</i></p> <p>The minimum allowable width of a driveway is 10 feet wide. The width of the proposed development’s driveway is 12 feet. This is the narrowest and safest width of the driveway for cars to be able to see the road entering and exiting the property.</p>
4.11.1.7	<p><i>Construct new driveways in locations that require a minimum of alteration to site features such as landscaping, retaining walls, curbs, and sidewalks</i></p> <p>The only way to access this parcel without an additional access easement is along Fort Casey Road. Establishing this access will allow a smaller presence of a driveway. The proposed driveway is very narrow so that only the minimum area of trees and vegetation that is needed to access the property will be cleared.</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 EBY-25-025 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:

- Applicants must adhere to the requirements listed in the Conservation Easement Deed.

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-25-025:

1. An application was submitted for a Certificate of Appropriateness on May 27, 2025 for the construction of a new single-family residence.
2. The site is within Review Area 1 of Ebey’s Landing National Historical Reserve and is classified as New Residential Construction within Review Area 1, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission.
3. On June 5, 2025, 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 17.04A of the Island County Code, the Historic Preservation Commission reviewed the application in an open and duly advertised public meeting on July 10, 2025, and all wishing to be heard were heard.
5. In accordance with Guidelines in Chapter 4.5.1 – Rural Settings, the project aligns with the design guidelines as the new construction will be behind the existing wooded area along Fort Casey Road. The house will also be built lower to the ground, and the topographic character of the parcel as seen from the public view will create the illusion of an even lower house.
6. In accordance with guidelines in Chapter 4.5.4 – Landscape Alterations and Grading, this project aligns with the design guidelines as most of the trees along Fort Casey Road will be retained. The proposed driveway will only clear the trees necessary for a narrow and safe driveway entering and exiting the parcel.
7. In accordance with guidelines in Chapter 4.6.1 – Architectural Character, the project aligns with the design guidelines as the materials and designs used in the proposed house is commonly seen throughout the newer construction within the Reserve.
8. In accordance with guidelines in Chapter 4.6.3 – Special Site Conditions and Corner Lots, the project aligns with the design guidelines as the parcel is within a Conservation Easement and the proposed construction conforms to the easement's requirements for new residential structures.
9. In accordance with guidelines in Chapter 4.6.4 – New Residential Construction, the project aligns with the design guidelines as the design, scale, and features of the proposed house are compatible with other residential structures in the setting.
10. In accordance with guidelines in Chapter 4.11.1 – Parking and Driveways: Residential, the project aligns with the design guidelines as the driveway is narrow enough to provide extra screening from the trees and vegetation, and wide enough for a car to safely enter and exit the property.
11. 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.
12. **PER ICC 16.19.185** – The construction, use, work, or activity authorized by this permit shall be commenced within one year of the effective date of this permit. The effective date of this permit shall be the date of the last required permit and approval that authorize the development to proceed, including all administrative and legal actions that may ensue. Island County may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and the department.

X – APPEAL PROCESS

Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.

The Historic Reserve Committee'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 C certificates are to be appealed consistent with Type II decisions pursuant to section 16.19.190.B.

XI – DECISION OR RECOMMENDATION

The Historic Preservation Commission approves this Certificate of Appropriateness, signed this _____ day of _____, 2025.

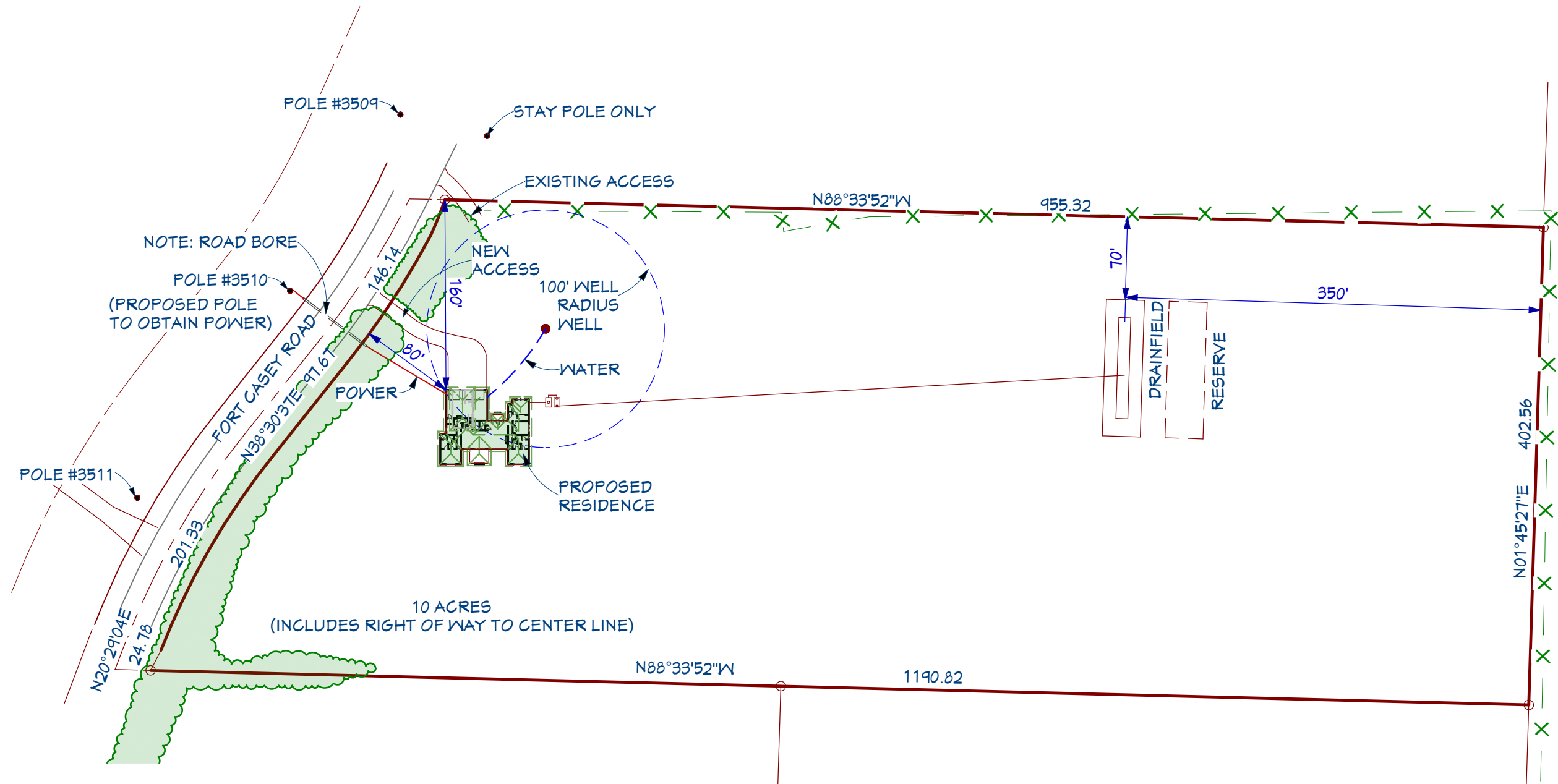
Historic Preservation Commissioner

Attested by:

Yumi Shridhar, Current Use Planner

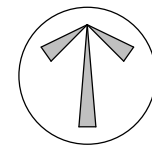
Attachments:

- A. Certificate of Appropriateness
- B. Site plan and elevations approved July 10, 2025
- C. Historic Reserve Committee Findings, dated June 5, 2025
- D. Conservation Easement Deed, pages 7-8
- E. Application Materials
- F. Inadvertent Archaeological and Historic Resources Discovery Plan for Island County



PARCEL NUMBER: R13115-285-3400

LEGAL DESCRIPTION:
 IN W CROCKETT DLC: B6 NWCR S CROCKETT DLC S01*W2177.84
 TPB S01*W402.56' N88*W1190 .82' TO CTRLN FT CASEY RD NELY TP
 N88*W FR TPB S88*E 955.32' TPB EX CO RD R/W TGW & SUB TO
 SCENIC EZ TGW EZ FR 200 2870 TR 1 - V5 SUR P451 TGW SCENIC
 EASEMENT AF#8501340

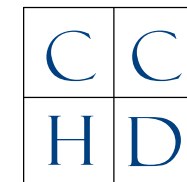


SITE PLAN

1" = 100'-0"

DRAWN FOR:
DAVID MOSSMAN
 975 FORT CASEY RD
 COUPEVILLE, WA

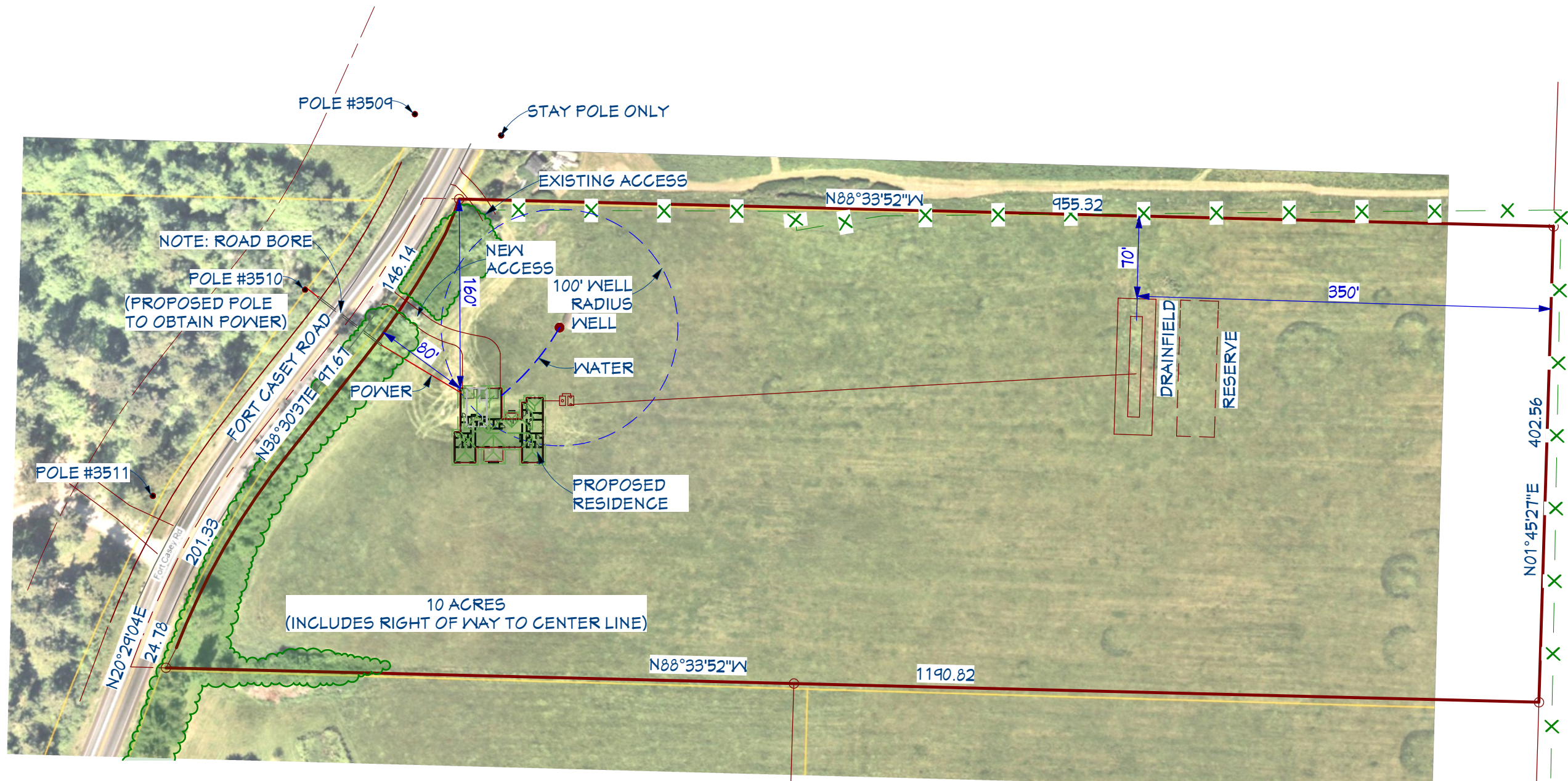
MAILING ADDRESS:
 31515 102ND AVE SE
 AUBURN, WA 98092



DESIGNED BY: JON D. ROBERTS
CASCADE
 CUSTOM HOMES & DESIGN

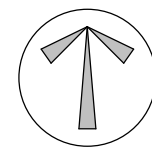
35 NW Birch Street
 Coupeville, WA 98239, 360-675-0491

DATE: 3/19/2025



PARCEL NUMBER: R13115-285-3400

LEGAL DESCRIPTION:
 IN W CROCKETT DLC: B6 NWCR S CROCKETT DLC S01*W2177.84
 TPB S01*W402.56' N88*W1190 .82' TO CTRLN FT CASEY RD NELY TP
 N88*W FR TPB S88*E 955.32' TPB EX CO RD R/W TGW & SUB TO
 SCENIC EZ TGW EZ FR 200 2870 TR 1 - V5 SUR P451 TGW SCENIC
 EASEMENT AF#8501340

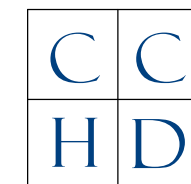


SITE PLAN

1" = 100'-0"

DRAWN FOR:
DAVID MOSSMAN
 975 FORT CASEY RD
 COUPEVILLE, WA

MAILING ADDRESS:
 31515 102ND AVE SE
 AUBURN, WA 98092

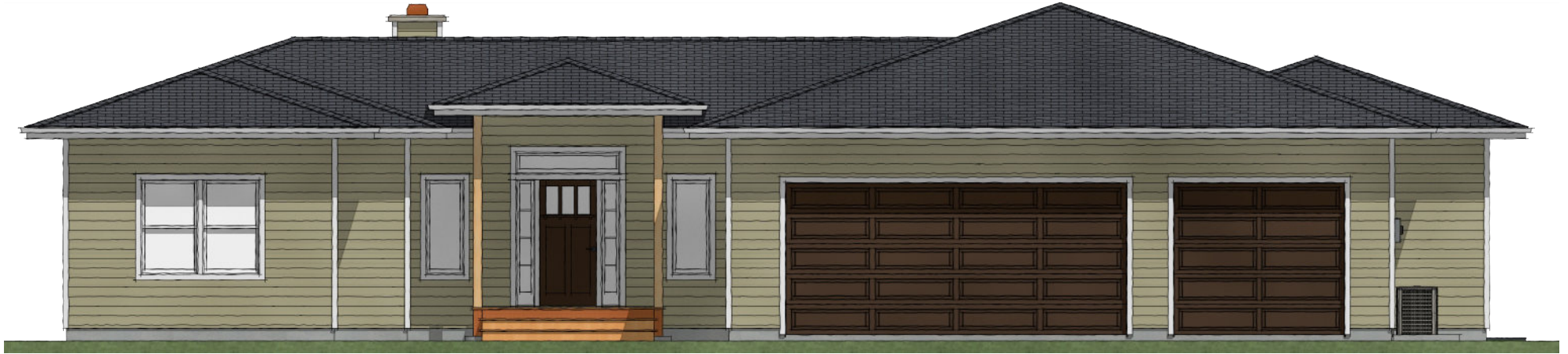


DESIGNED BY: JON D. ROBERTS

CASCADE
 CUSTOM HOMES & DESIGN

35 NW Birch Street
 Coupeville, WA 98239, 360-675-0491

DATE: 3/19/2025



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

Land Title Co. of Island County 85013408
P. O. Box 1138
Oak Harbor, WA. 98277

LT 30818

SCENIC EASEMENT DEED

THIS EASEMENT, by and between IRMA R. SCHOLZ, a widow on and before April 6, 1984, DALE E. SCHOLZ and ELIZABETH SCHOLZ, husband and wife; H. KARLI SCHOLZ, an unmarried woman; and HENRY A. SCHOLZ and KAREN SCHOLZ, husband and wife, as to their respective interest, as his/her separate estate, as hereinafter called Grantors, and the UNITED STATES OF AMERICA, hereinafter called the United States:

WHEREAS, Public Law 95-625 (92 Stat. 3508), as amended, provided for the establishment of Ebey's Landing National Historical Reserve; and

WHEREAS, Grantors are the owners of certain land which is within the boundary of Ebey's Landing National Historical Reserve; and

WHEREAS, the United States, acting through the Secretary of the Interior in accordance with Public Law 95-625 (92 Stat. 3508), desires to protect the scenic, cultural, and other similar values of Ebey's Landing National Historical Reserve and its immediate environment and to prevent any developments that would tend to mar or detract from these values;

NOW THEREFORE, as part of the consideration received for the sale of other lands, to the United States by deed of same date, the Grantors by these presents GRANT, CONVEY and CONFIRM in perpetuity, subject to the considerations hereinafter set forth, unto the United States and its assigns, an estate, interest and scenic easement in the hereinafter-described real property of the nature and to the extent as hereinafter-described and does covenant on behalf of itself, its successors and assigns (said covenant to run with said land) with the United States and its assigns to do and refrain from doing, severally and collectively upon the said hereinafter-described lands, the various acts hereinafter mentioned; it being hereby agreed and expressed that the doing of and the refraining from doing said acts, and each thereof, upon the said lands are and will be for the benefit of the United States through the preservation of the scenic and other values of Ebey's Landing National Historical Reserve, in accordance with Public Law 95-625.

The lands herein referred to and to which the provisions of this instrument apply, are situated in the County of Island, State of Washington, described as follows:

National Park Service Tract 102-37 as shown on Exhibit "A" which is attached hereto and by reference made a part hereof.

Subject to existing easement for public roads and highways, public utilities, railroads, and pipelines.

The restrictions hereby imposed upon the land, the acts which the Grantor covenants to do or refrains from doing upon the land, and the rights in and to the land granted to the United States and its assigns by the Grantor, are as follows:

Said restrictions are shown on Exhibit "B" which is attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the hereindescribed scenic easement and rights unto the United States and its assigns forever.

The Grantors, for themselves, their successors and assigns do hereby covenant with the said United States and its assigns that it is lawfully seized of an indefeasible estate in fee simple in the hereindescribed lands; that it has the right to sell and convey the estate, interest and scenic easement herein conveyed; and that it will warrant and defend unto the United States and its assigns, forever, the quiet and peaceable use and enjoyment of the herein granted easement against the lawful claims and demands of all persons whomsoever.

FILED RECORDED
VOL 540
PAGE 1059 REQUEST OF
Land Title Company of Island County
DEC 6 3 39 PM '85

R.H. FERRIER, AUDITOR
ISLAND COUNTY, WASH.
DEPUTY

EXCISE TAX EXEMPT

DEC 6 1985

PATRICIA C. FFEIFER
ISLAND COUNTY TREASURER

VOL 540 PAGE 1058

The Grantors covenant for themselves, their successors and assigns that the provisions of this easement shall be included in subsequent conveyance of any interest in the lands herein described.

The interest in the land is being acquired by the DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand this 3 day of December, 1985.

Irma B. Scholz
IRMA R. SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

Dale E. Scholz
DALE E. SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

Elizabeth Scholz
ELIZABETH SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

H. Karli Scholz
H. KARLI SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

Henry A. Scholz
HENRY A. SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

Karen Scholz
KAREN SCHOLZ

BY James C. Hanken, Attorney in Fact
JAMES C. HANKEN, Attorney in Fact

Tract No. 102-37
Ebey's Landing National
Historical Reserve

0683L

ACKNOWLEDGMENT

State of Washington }
County of King } ss

This is to certify that on this 3rd day of December, 1965, before the undersigned, a Notary Public in and for said county and state, duly commissioned and sworn, personally appeared JAMES C. HANKEN, to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned, as attorney in fact for IRMA R. SCHOLZ, DALE E. SCHOLZ and ELIZABETH SCHOLZ, H. KARLI SCHOLZ, and HENRY A. SCHOLZ and KAREN SCHOLZ, and that his authority to so do is in full force and effect.

WITNESS my hand and official seal the day and year in this certificate first above written.



My Commission Expires:

January 6, 1966

Alice Marie Smith
Notary Public in and for the

State of Washington
Residing at Edmonds, King, WA

0276L

EXHIBIT "A"

PARCEL "B"

That portion of the Walter Crockett D.L.C., in Section 15, Township 31 North, Range 1 E.W.M., Island County, Washington described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South $01^{\circ}45'27''$ West, along the West line of said Samuel Crockett D.L.C., a distance of 2177.84 feet to the Southeast corner of that certain parcel described in Auditor's File No. 385926, and the TRUE POINT OF BEGINNING; thence continuing South $01^{\circ}45'27''$ West, along said West line of the S. Crockett D.L.C. a distance of 402.56 feet; thence North $88^{\circ}33'52''$ West, a distance of 1190.82 feet to the centerline of Ft. Casey Road; thence Northeasterly along said centerline to a line that bears North $88^{\circ}33'52''$ West from the TRUE POINT OF BEGINNING; thence South $88^{\circ}33'52''$ East, 955.32 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Road right-of-way.

(ALSO KNOWN AS Tract 1 of Survey recorded as Auditor's File No. 414270)

That portion of the Walter Crockett D.L.C., in Section 15, Township 31 North, Range 1 E.W.M., Island County, Washington, described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South $01^{\circ}45'27''$ West, along the West line of said Samuel Crockett D.L.C., a distance of 3277.64 feet; thence North $83^{\circ}20'22''$ West 888.38 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}20'22''$ West 400.00 feet; thence South $01^{\circ}39'38''$ West 304.84 feet; thence North $88^{\circ}20'22''$ West 750.00 feet to the West line of that parcel described under Auditor's File No. 264101, record of Island County; thence South $01^{\circ}39'38''$ West along said West line, a distance of 280.00 feet; thence South $88^{\circ}20'22''$ East 1150.00 feet; thence North $01^{\circ}33'49''$ East 584.84 feet to the TRUE POINT OF BEGINNING.

(ALSO KNOWN AS Tract 5 of Survey recorded as Auditor's File No. 422653).

PARCEL "C"

That portion of the Walter Crockett D.L.C., and Section 15 and 22, Township 31 North, Range 1, E.W.M., Island County, Washington, described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South $01^{\circ}45'27''$ West along the West line of said Samuel Crockett D.L.C., a distance of 3277.64 feet; thence North $88^{\circ}20'22''$ West 888.38 feet; thence South $01^{\circ}33'49''$ West 584.84 feet; thence North $88^{\circ}20'22''$ West 300.00 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}20'22''$ West 300.00 feet; thence South $01^{\circ}33'49''$ West 2232.58 feet to the centerline of Crockett Lake; thence along said centerline, North $70^{\circ}27'10''$ East 321.58 feet; thence North $01^{\circ}33'49''$ East 2116.24 feet to the TRUE POINT OF BEGINNING.

EXCEPT that certain strip of land 25 feet in width, conveyed to Drainage District No. 6, by deeds recorded under Auditor's File Nos. 71882, 71883, 71884, and 71878, records of Island County.

(ALSO KNOWN AS Tract 7 of Survey recorded as Auditor's File No. 422653).

PARCEL "D"

That portion of the WALTER CROCKETT D.L.C., and Section 15 and 22, Township 31 North, Range 1 East W.M., Island County, Washington, described as follows:

Commencing at the Northwest corner of the SAMUEL CROCKETT D.L.C.; thence South $01^{\circ}45'27''$ West along the West line of said SAMUEL CROCKETT D.L.C., a distance of 3277.64 feet; thence North $88^{\circ}20'22''$ West, 592.25 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}20'22''$ West, 296.13 feet; thence South $01^{\circ}33'49''$ West, 2584.75 feet to the centerline of Crockett Lake; thence along said centerline; North $70^{\circ}27'10''$ East, 318.50 feet; thence North $01^{\circ}33'49''$ East, 2459.53 feet to the TRUE POINT OF BEGINNING;

EXCEPT that certain strip of land 25 feet in width, conveyed to drainage District No. 6, by deeds recorded under Auditor's File Nos. 71882, 71883, 71884, and 71878, records of Island County;

(ALSO KNOWN AS Tract 9 of Survey recorded as Auditor's File No. 422653).

PARCEL "E"

That portion of the Walter Crockett D.L.C., in Section 15, Township 31 North, Range 1 E.W.M., Island County, Washington, described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South $01^{\circ}45'27''$ West along the West line of said Samuel Crockett D.L.C., a distance of 2580.20 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}33'52''$ West 630.01 feet; thence South $01^{\circ}45'27''$ West 694.96 feet; thence South $88^{\circ}20'22''$ East 630.00 feet to said West line of the Samuel Crockett D.L.C.; thence North $01^{\circ}45'27''$ East along said line, a distance of 697.44 feet to the TRUE POINT OF BEGINNING.

(ALSO KNOWN AS Tract 2 of Survey recorded as Auditor's File No. 414270).

That portion of the Walter Crockett D.L.C., and Section 15 and 22, Township 31 North, Range 1 E.W.M., Island County, Washington described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South 01°45'27" West along the West line of said Samuel Crockett D.L.C., a distance of 3277.64 feet; thence North 88°20'22" West 888.38 feet; thence South 01°33'49" West 584.84 feet; thence North 88°20'22" West 600.00 feet to the TRUE POINT OF BEGINNING; thence North 88°20'22" West 550.00 feet to the West line of that parcel described in that instrument recorded under Auditor's File No. 264101, records of Island County; thence South 01°39'38" West, along said West line, a distance of 775.76 feet to the Meander line of Crockett Lake; thence along said Meander line, North 76°38'00" East 339.35 feet; thence South 01°33'49" West, along said West line, a distance of 1631.43 feet to the centerline of Crockett Lake; thence along said centerline, North 70°27'10" East 239.49 feet; thence North 01°33'49" East 2232.58 feet to the TRUE POINT OF BEGINNING.

EXCEPT that certain strip of land 25 feet in width, conveyed to Drainage District No. 6, by deeds recorded under Auditor's File Nos. 71882, 71883, 71884, and 71878, records of Island County.

(ALSO KNOWN AS Tract 6 of Survey recorded as Auditor's File No. 422653).

That portion of the Walter Crockett D.L.C., and Sections 15 and 22, Township 31 North, Range 1 E.W.M., Island County, Washington, described as follows:

Commencing at the Northwest corner of the Samuel Crockett D.L.C.; thence South 01°45'27" West along the West line of said Samuel Crockett D.L.C., a distance of 3277.64 feet; thence North 88°20'22" West 888.38 feet; thence South 01°33'49" West 584.84 feet, to the TRUE POINT OF BEGINNING; thence North 88°20'22" West 300.00 feet; thence South 01°33'49" West 2116.24 feet to the centerline of Crockett Lake; thence along said centerline, North 70°27'10" East 321.58 feet; thence North 01°33'49" East 1999.91 feet to the TRUE POINT OF BEGINNING.

EXCEPT that certain strip of land 25 feet in width, conveyed to Drainage District No. 6, by deeds recorded under Auditor's File Nos. 71882, 71883, 71884, and 71878, records of Island County.

(ALSO KNOWN AS Tract 8 of Survey recorded as Auditor's File No. 422653).

ALL situate in the County of Island, State of Washington.

EXHIBIT B

Pursuant to authority granted to the Secretary of the Interior by Public Law 95-625 (92 Stat. 3508), as amended, a perpetual estate, interest, and easement to preserve this scenic quality of the real estate of the nature and character hereinafter expressed to be and to constitute an easement upon said real estate, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said property. To that end and for the purpose of accomplishing the intent of the parties hereto, said Grantors covenant on behalf of themselves, their heirs, successors and assigns, to do and refrain from doing, severally and collectively, the various acts hereinafter mentioned, it being hereby agreed and expressed that the doing and the refraining from said acts, and each thereof, upon said property, is and will be for the benefit of the United States of America, its successors and assigns, and Ebey's Landing National Historical Reserve as described in Public Law 95-625 (92 Stat. 3508), as amended now or in the future, and will help preserve the scenic value of the said land.

This grant of scenic easement in behalf of the United States of America is only for the purpose of preserving and protecting the scenic value of the said lands, and does not grant the general public any right of ingress or egress over or across said lands, or any other rights of usage.

The restrictions hereby imposed upon the use of said property of the Grantors, and the acts which said Grantors so covenant to do and refrain from doing upon said property in connection therewith, are and shall be as follows:

1. That portion of the lands described as the East 315 feet of Tracts 1 and 2 and that portion of Tracts 6, 7, 8, and 9 lying south of the meander line of Crockett Lake as said Tracts are shown on the survey recorded as Auditor's File No. 422653 and further described in Declaration of Segregation recorded as Auditor's File No. 423163 shall not be used for any purpose other than for farming or grazing and installation of underground utilities, except where aboveground utilities exist at the time of signing of agreement. Septic system drainfields or dry wells are authorized where their presence, design, or construction will not permanently create an apparent change in visual character of the site due to abrupt changes in topography or vegetation color. Said lands shall be maintained and kept in the same general condition, state, and character as exists at the time of signing this document, except as authorized hereinafter in writing by the Secretary of the Interior or his designated representative. However, nothing herein shall be construed so as to prevent the property from being adapted to the production of new or different agricultural or horticultural crops, or to new or different methods of animal husbandry consistent with changing local or regional farming practices and customs; such adaptation or change shall not be subject to authorization by the Secretary of the Interior or his designated representative as long as the same is not inconsistent with the other restrictions hereinafter mentioned.

2. New or additional buildings or structures may be constructed, erected, or moved onto said lands provided that:

a. single-family residences shall not exceed 35 feet in height from the natural ground to the peak of the roof. Outbuildings, including but not limited to barns, equipment sheds, garages, etc., shall not exceed 30 feet in height from the natural ground to the peak of the roof.

b. construction should be of nonreflective materials and the color should be natural earth tones that blend with the native vegetation in the area.

c. after a period of eight (8) years from the initiation of any such structural development, large plantings will obscure hard-edged lines and planes of structures visible from the southeast. Such plantings need not be similar to native vegetation or the background existing at the time of this easement.

3. Use of any property shall not include feeder pig operations, hog finishing operations, or cattle feedlot operations where the property is devoted to the keeping in a confined space for large concentrations of cattle which have not been raised or kept on the property but which are brought onto the property specifically for final finishing immediately prior to slaughter.

4. Mobile homes, travel trailers, tent trailers, self-propelled recreational vehicles and like structures or vehicles shall not be located or used on the land for residential units. Travel trailers, tent trailers, self-propelled recreational vehicles, and like structures or vehicles may be stored on the property so long as buildings, fences or large plantings obscure their visibility from the southeast.

5. The dumping of trash or other garbage on the land or the keeping thereon of junked or wrecked vehicles, junked farm equipment, or similar items is prohibited.

6. No advertising signs or billboards shall be displayed or placed upon the land except as follows:

a. signs not larger than two feet square advertising home occupations or products, the sale or lease of the lands, or prohibiting hunting or trespass on the land.

b. seasonal signs not larger than four feet square which advertise the sale of produce, crops, animals, or animal products grown on the land which are then in season.

7. There shall be no construction of new roadways or changing the course of existing roads on the property covered hereby except as may be authorized by the Secretary of the Interior or his designated representative or except as generally provided for on the existing plat of survey or except as may be approved by Island County in connection with a planned unit development.

8. The Grantors covenant for themselves, their heirs, their successors and assigns that the provisions of this easement shall be included in subsequent conveyance of any interest in the lands herein described.

9. It is the understanding and agreement of the Grantors that this grant of perpetual easement rights to the United States of America, its successors and assigns, shall include a nonexclusive right of access over and across existing private roadways which the Grantors presently utilize for access, or any reasonable replacement or substitute therefor, to the property covered herein, and upon reasonable notice to the Grantors, the right of the Secretary of the Interior or his designated representative to enter upon the premises covered herein for the purposes of inspecting, accomplishing, and/or enforcing the rights and restrictions herein agreed to and granted; provided, however, that the United States of America shall not be obligated in any manner to perform any act or take any affirmative action to accomplish the purposes stated herein and shall not be obligated in any manner to assume or pay any costs incurred therefor.

10. Whenever these restrictions require that plans or requests be approved by the Secretary of the Interior or his designated representative, such approval shall be deemed given if the Secretary or his representative shall fail to act upon the plans or request within 90 days of their submission to the Secretary or his representative by the Grantors or their successors or assigns. Furthermore, whenever such approval is required, it shall not be arbitrarily or capriciously delayed or denied.

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 _____
<i>The above is for Staff Purposes Only</i>			

Owner Mike and Kyle Mossman	Phone 425-985-1873
Address 5400 256th Avenue NE	E-Mail mossmanmc@gmail.com
City, State, Zip Redmond, WA 98053	Signature
Owner	Phone
Address	E-Mail
City, State, Zip	Signature
Applicant/Agent* Jon Roberts	Phone 360-675-0491
Address 35 NW Birch Street	E-Mail jon@cascadecustomhomes.com
City, State, Zip Coupeville, WA 98239	Signature

PROPERTY INFORMATION						
Project Address (include city):				Design Review Area <input type="checkbox"/> 1 <input type="checkbox"/> 2		
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
R13115-285-3400	579699	10 ac				RA
Do you own contiguous parcels? <input type="checkbox"/> Yes (if yes, list) <input checked="" type="checkbox"/> No						

Present Use of Property (Check All that Apply)

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

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 May 22, 2025

Applicant Use	Application Requirements: 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)	

Does your project involve an historic property: Yes No

If yes, which Historic Property:

Is the property within 100 feet of a historic building? Yes No

Is there a conservation Easement on the property? Yes No

Description of proposed work:

Single Family Residence

Existing Materials:

Doors: _____

Windows: _____

Deck / Railing: _____

Stairs / Ramp: _____

Siding: _____

Roofing: _____

Fencing: _____

Proposed Materials:

Doors: Fiberglass

Windows: Vinyl

Deck / Railing: TimberTech decking, no rails

Stairs / Ramp: None

Siding: James Hardi lap siding

Roofing: Pabco composition shingles

Fencing: None

All statements, answers, and information provided as part of this submittal are complete, true, and accurate to the best of my knowledge and belief. I understand that if I provide incomplete and/or incorrect information, this will cause a delay in the review process.



AGENT AUTHORIZATION FORM

Received date: _____

Received by: _____

Landowners may authorize agents, designers, contractors, etc. to apply for permits and conduct activities on their behalf by completing this form and returning to Island County staff. Once received, this form will expire in 3 years. Any applications or requests that agents submit on an owner's behalf must meet the general description provided by the owner below.

I/We hereby authorize the following companies or individuals to submit applications on my/our behalf. I/We also understand that once a permit/application is submitted that all future correspondence may be directed to said agent(s).

Description of work/project: New single family residence with attached garage.

Agent Name: <u>Jon Roberts</u>
Agent Name: _____
Agent Name: _____
Agent Name: _____

Parcel number(s): R13115-285-3400

Name 1 (printed) Michael Mossman Date: 5-15-25

Signature 1: *Michael Mossman*

Name 2 (printed) _____ Date: _____

Signature 2: _____



Ebey's Landing National Historical Reserve
Certificate of Appropriateness
Wood
433 Wanamaker Road, Coupeville
EBY-25-023

Level A or B (Review requested)
Level C (Decision requested)
Level C (Recommendation requested)
Jurisdiction: Island County

X

I – PROJECT SUMMARY and BACKGROUND

Property owner Dominic Wood requests a Certificate of Appropriateness (COA) for a proposal for the after-the-fact remodel of the historic and contributing Hampton/Gould House. The exterior changes to the historic house include:

- Demolition of 2 historic chimneys.
- Addition of 3 skylights.
- Addition of a bellyband.
- Replacement of siding.
- Replacement of 16 windows, including a change in dimensions for 10 of them.
- Addition of 2 new windows.
- Replacement of 5 doors, including a change in dimensions.
- Addition of 1 sidelight.

The site address is 433 Wanamaker Road, Coupeville. The historic house is visible along Wanamaker Road, Keystone Hill Road, and SR20. The southern half of the parcel is a large wetland overlooking the ocean. The project site and surrounding area is located within Ebey's Review Area 1. The remodel of a historic house will require a Level C Certificate of Appropriateness as listed in ICC 17.04A.120.3.

Notice was published in the Whidbey News Times on June 4, 2025. The public comment was June 4, 2025 to June 18, 2025. A sign was posted on the property by June 5, 2025. The County did not receive any public comments regarding the proposal.

II – PERMIT DATA

Building or Land Use Permit Type	Certificate of Appropriateness
Application Number	EBY-25-023
Application Date	May 22, 2025

Applicant/Owner	Dominic Wood
------------------------	--------------

III – SITE DATA

Address	433 Wanamaker Road			
Location	Coupeville			
Parcel Number(s)	R13114-120-5030			
Size of parcel(s)	10 acres			
Historic Structure?	Yes	X	No	
Proximity to Historic Structures?	Yes	X	No	
The structure is the historic and contributing Hampton/Gould House				
Zoning Designation	Rural			
Critical Areas/Overlays?	Yes	X	No	
Mapped wetlands, mapped streams, flood hazard area (house is not in flood zone), shoreline jurisdiction (house is outside shoreline jurisdiction)				
Shoreline Jurisdiction?	Yes	X	No	
NPS Easements?	Yes		No	X

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Current Use Planner	Yumi Shridhar	(360)678-7817	y.shridhar@islandcountywa.gov

V – DISCUSSION

Property owner Dominic Wood requests a Certificate of Appropriateness (COA) for a proposal for the after-the-fact remodel of the historic and contributing Hampton/Gould House. On June 5, 2025, the Historic Reserve Committee (HRC) convened to discuss this project and the impacts the proposed work will have on the historic landscape. Staff observed that thought he work was all unpermitted, the applicant was successful in bringing an old historic building back to life from its previous condition.

The Reserve staff wrote a memo on June 19, 2025 summarizing the full HRC findings. Please view Attachments C & D at the end of this staff report:

- Hampton Gould Memo from Josh Pitts, Ebey’s Reserve Preservation Coordinator, date June 19, 2025
- Hampton Gould Evaluation Report from Josh Pitts, Ebey’s Reserve Preservation Coordinator, dated June 19, 2025

VI – APPLICABLE DESIGN GUIDELINES

A. SECRETARY OF THE INTERIOR’S STANDARDS

The Secretary of the Interior’s Standards apply:	Yes	X	No	
---	-----	---	----	--

This project **IS** a historic resource within Ebey’s Landing National Historical Reserve. The after-the-fact remodel was on the historic and contributing Hampton/Gould House.

The Hampton/Gould House is a vernacular farmhouse built in 1910 by Hap Hampton, used as a boarding house for the construction workers working on Fort Casey. The house never served its purpose as a boarding house and was sold to John Gould, used as a rental after he passed away, and then was owned by Gould’s great grandson John Bruce. Bruce living in the house for 25 years before selling it to a jeweler in 1968. Until the house’s present owner, the Hampton/Gould House has had many owners, especially between the late 60’s and mid-80’s. the PNRO Inventory states that there have little to no changes within the house, with the exception of the vinyl windows.

Per the 2016 PNRO Inventory page, the Hampton/Gould House is “significant [. . .] because it embodies the distinctive characteristics of architectural expressions and methods of construction that represent the period of community development in the Reserve, from 1871 to 1910. It retains integrity of location, setting, materials, design, workmanship, feeling and association.”

B. EBEY’S RESERVE DESIGN GUIDELINES

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

CHAPTER 4.1 – Ordinary Repair, Maintenance, Replacements in Kind, and Minor Changes

Guiding Principle:

- Do not damage or remove the character-defining features of a building.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is necessary, the new material should visually match the original as closely as possible. Authentic replacement of missing architectural features is encouraged.
- Buildings shall be recognized as products of their own time. Avoid adding details, trim, or other features that are incompatible with the style or history of the building or that make it more elaborate than it was originally.
- Changes that may have taken place in the past are evidence of the building's history. They may have acquired significance in their own right, and this significance should be recognized and respected.
- Whenever possible, alterations to structures shall be done in such a manner that, if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired
- Removing trim, details or features such as porches or bay windows is strongly discouraged

4.1.3 – Replacement-in-Kind and Minor Changes – All Buildings: Siding/Cladding

Guideline	Staff Analysis
4.3.1.1	<p><i>Building exteriors should be constructed of durable materials appropriate to the character of the Reserve. Wood siding is strongly preferred for Replacement- in-Kind, repair, and alterations to historic buildings. If wood is not possible, an appropriate synthetic material can be used. Various synthetic materials have been developed to substitute for wood siding</i></p> <p>The original siding of the house was horizontal cedar planks, which the applicants used in the new siding to match the siding and profiles of the original siding as closely as possible.</p>

4.1.3 – Replacement-in-Kind and Minor Changes – All Buildings: Windows

Guideline	Staff Analysis
4.3.1.1-2	<p><i>Repair rather than replace wood windows, if at all possible.</i></p> <p><i>If a window is so deteriorated that replacement is necessary, replacement windows should be of wood, if that is the existing material. Replaced window sash shall closely resemble the original</i></p> <p>All of the windows were either replaced or altered. The applicants explained that the windows were poorly installed and rotting; the window replacements were necessary for the maintenance of the house.</p>
4.3.1.3	<p><i>Replacement windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows in the historic house.</i></p> <p>While the original windows were made of wood, the replacement windows are made of vinyl or fiberglass. This is a necessary change to ensure that the window frames will take longer to weather down.</p>
4.3.1.4	<p><i>Windows in new additions to existing historic buildings must match or complement the historic windows.</i></p> <p>The sash and muntins are finished in black, which is different from what the house originally had. As there are no window casings yet, the applicants are open to installing white or off-white window casings to allow the windows to look more like the original windows.</p>
4.3.1.10	<p><i>In historic buildings, avoid modern window types such as picture windows or sliding glass patio doors on the main facade, unless they were original to the house. Do not add metal awnings to residential buildings.</i></p> <p>On the south windows are altered. Staff approves this change, however, as these elevations are very hidden to the public, except from far away. Additionally, the purpose of the larger windows and sliding patio doors on the south elevation is for the property owners to enjoy the view of the wetland and ocean on their property.</p>
4.3.1.11	<p><i>Preserve the position, number, and arrangement of original windows and doors. Windows should be of a traditional size and should be placed in a similar solid-to-void relationship as historic buildings. Windows should be simple in shape, arrangement, and detail.</i></p> <p>The north and east elevations maintain the same number of windows as the original structure. The south elevation has more windows than the original, however, these windows and the window alterations are arranged in a way where the south elevation still looks balanced. On the west elevation, a door was removed, the top floor and right windows were altered to a new shape. The changes on this elevation may appear more inconspicuous as there is an accessory structure to the west of the house that covers part of the western elevation.</p>
4.3.1.12	<p><i>Retain the size of the original window openings. Do not fill them in for a smaller window or enlarge an opening for a larger window. Creating a large surface of glass where it did not exist historically is inappropriate on a primary façade.</i></p> <p>The windows on the south elevation of the house are larger than the original windows. This is so that the property owner can see the view to the south of the house. This</p>

	elevation is not the primary façade of the house as the public will not be able to view this elevation as well as the other elevations.
4.3.1.13	<i>Use replacement glass of similar color and reflective qualities as the original. Prominent windows of stained or leaded glass are generally incompatible in the Reserve, unless original to the building. Tinted and color-glazed windows are typically not appropriate.</i> The new windows appear to have similar to identical color and reflective qualities as the original windows.
4.3.1.14	<i>If the original windows have been replaced with inappropriate windows, replacing them with new windows of more appropriate configuration and materials is strongly encouraged.</i> The windows with the most changes are located on the south elevation of the of the house. These window changes will be difficult to see from the public view as there is vegetation along SR20 that provides screening for the house from the public.
4.3.1.16	<i>Use shutters only when it is documented that shutters are original to the building.</i> The photos from the 1983 inventory images do not show any shutters on the house, and the applicant did not add any shutters to their remodel.

4.1.3 – Replacement-in-Kind and Minor Changes – All Buildings: Roofing

Guideline	Staff Analysis
4.3.1.1	<i>Do not use metal roofs on historic buildings. Metal roofs on agricultural buildings and structures may be appropriate</i> The after-the-fact historic house remodel does not include a metal roof.
4.3.1.2	<i>Textured or modern shingles may be used as a replacement for wood shingles on roofs. Select a shingle style that is compatible with the building’s character. New roof materials should match the original in scale, color, and texture as closely as possible.</i> The original roof is made of cedar shake roofing, and the applicant during the after-the-fact remodel changed the roof from cedar shakes to composite roofing. It was noted in the Historic Reserve Committee’s review that the roof has changed from cedar shake to black asphalt shingles, approved in EBY-23-027.
4.3.1.3	<i>Cutting back roof rafters and soffits, or in other ways altering the traditional roof overhang, is inappropriate. Boxing-in exposed roof rafters is also inappropriate.</i> There does not appear to be any changes to the roofline in the roof replacement.
4.3.1.4	<i>Minimize the visual impacts of skylights and other rooftop devices that can be seen from the street. Skylights may be considered on the rear and side elevations of the roof. Locating a skylight on a roof that is visible from the public right-of-way should be avoided. Large bubbled or domed skylights are inappropriate. Skylights should not draw attention to or detract from the historic roof features such as the dormers, nor should they interrupt the important lines of the historic roof shape. The location, number, and shape of skylights should be sensitive to the existing roof and overall character of the building.</i>

	The applicant has installed skylights to the southern elevation of the house. These new skylights are not facing the road and are difficult to see from the public right of way. The skylights are flat and do not alter the shape of the roof or overall character of the building.
--	--

4.1.3 – Replacement-in-Kind and Minor Changes – All Buildings: Doors

Guideline	Staff Analysis
4.3.1.1	<p><i>Doors are often important character- defining features. Refurbish and re-use original doors and door hardware whenever possible. If replacement is necessary, match the material, style, and detailing as closely as possible</i></p> <p>All the doors have been changed. The door on the north elevation has the most similar door the to original doors and will be the most visible to the public.</p>
4.3.1.2	<p><i>Retain the location and dimensions of existing door openings; if additional openings are required, place them on side or rear elevations that are inconspicuous from the public right-of- way.</i></p> <p>Five of the doors have changed dimensions. The north and west elevations are minor changes that are difficult to distinguish. The south elevation has the most changes to the door dimensions, but will be difficult to see from the public view.</p>

4.1.3 – Replacement-in-Kind and Minor Changes – All Buildings: Building Features

Guideline	Staff Analysis
4.3.1.1	<p><i>Retain porches and stairs that are original to the building and consider retaining porches that were added later, as they reflect the building's history. Historic front porches should never be removed or reduced in size</i></p> <p>The porches on the remodel look the same as the original house. On the eastern elevation, the elevation plan shows that the stairs are not build yet, but that the stairs will be rebuilt as necessary. Staff recommends that the applicants build the stairs and landing to match the original stairs and landing.</p>
4.3.1.2	<p><i>Do not enclose front porches or stairs. Enclosing side or rear porches is discouraged.</i></p> <p>The porches on all elevation will retain the same exposures, nothing will be added to the entrances to expose or conceal the doors.</p>
4.3.1.4	<p><i>Do not add new features or ornament unless they existed on the house previously.</i></p> <p>A sidelight was installed to the eastern entrance of the house. This is a new design feature that has not existing on the property before. It was noted in the review of this project that this door has been modified multiple times, such that the previous doors were not the original design.</p> <p>Another new feature that was added onto the house is a bellyband on the eastern elevation. This did not exist on the property; the reserve staff talked with the property owner about this new feature, and the applicants are open to removing the bellyband.</p>
4.3.1.5	<p><i>The design of new patios, decks, and other new features should be compatible with the building.</i></p> <p>The applicants propose to build a deck on the south elevation of the property. This deck will not be very visible from the public view and will remain low to the ground.</p>

CHAPTER 4.2 - Alterations

Guiding Principles:

- 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.
- With respect to commercial buildings, the Front Street area of the Town has great authenticity and a large concentration of historic buildings. Changes to these buildings must be made with great care to retain their unique character and their character-defining features. When working on these buildings, make restoration of the historic facade and its features a priority
- The best way to preserve a historic building is for it to be actively used and maintained. If the use changes, the alterations should respect the integrity of the original building and not radically change, obscure, or destroy character-defining features. Converting a building to a new use that is different from its original one is called “adaptive reuse.” For example, converting a residential structure to offices is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new functions

4.2.1 – Alterations to All Buildings

Guideline	Staff Analysis
4.2.1.1	<p><i>Historic building materials and craftsmanship add textural qualities, as well as visual continuity and character, to public views and should be preserved. Wood siding is the dominant building material, and the character and finish should be preserved.</i></p> <p>The original horizontal cedar plank siding was very work down, so the applicants replaced the siding with new horizontal cedar planks to match the original siding as much as possible.</p>
4.2.1.5	<p><i>Use window sash color and material appropriate to the building color; do not use metallic finishes.</i></p> <p>While the original window sashes were white, the existing window sash is black. The applicants are open to installing white sashes to closely match the original house.</p>
4.2.1.7	<p><i>Retain the size and proportions of the original window openings. Do not significantly increase the amount of glass on a primary facade. Do not use metal awnings on the main façade.</i></p> <p>The north façade of the house keeps the same size and proportions as the original house. The applicants did not use any metal awnings in the remodel. The only elevation that has a huge increase in the use of glass is the south elevation, which is not easy to view from the public right of way.</p>
4.2.1.8	<p><i>When replacing doors visible from a street, use wood, painted metal, or another material that looks like wood. Avoid shiny materials or overly-ornate doors that are inappropriate to the style of the building.</i></p> <p>The door facing the street looks similar to the appearance of the original doors. Minimal changes were made.</p>

4.2.2 – Alterations to Historic Buildings for Adaptive Use

Guideline	Staff Analysis
4.2.2.2	<p><i>Avoid significant changes or irreversible alterations to character-defining interior spaces, features, or finishes when adding new stairways, elevators, restrooms, pipes or ducts.</i></p> <p>The interior of the house was changed such that the exterior of the house changed as well.</p>
4.2.2.3	<p><i>Generally, interior changes should not affect the exterior appearance.</i></p> <p>The interior of the house was changed such that the chimneys became a fire hazard. The chimney was also previously sinking into the structure, damaging the main floor and the attic space. The applicants stated that these changes were necessary for the safety of the home.</p>

CHAPTER 4.3 – Additions

Guiding Principles:

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

4.3.2 – Additions to Historic Buildings

Guideline	Staff Analysis
4.3.2.5	<p><i>Design the addition so that it is compatible with the massing, size, scale and architectural features of the building, but subordinate in height, massing, color, and overall appearance.</i></p> <p>The footprint and scale of the house is the same as the original house.</p>
4.3.2.6	<p><i>Respect the rhythm of the existing pattern along the street, including building spacing, setback, height, size, massing, roofline, and window/door type and placement.</i></p> <p>The north elevation, facing the street, keeps the same placement of windows and doors.</p>
4.3.2.11	<p><i>Do not add contemporary features such as sliding glass doors on facades that are visible from the street.</i></p> <p>The glass doors face the back of the house, away from the public view on Wanamaker Road. The glass doors may be visible from SR20, far south of the parcel, but would be difficult to see due to the distance.</p>
4.3.2.12	<p><i>Locate decks where they are not visible from the public right-of-way. Design them to be simple in style and compatible with the size and materials of the house. In order to avoid damage to the historic fabric of the building, it is preferable to construct them so that they are self supporting and are not directly connected to the house (though they may touch the building).</i></p> <p>The deck has not been constructed yet. The applicants propose to construct the deck to be on the south elevation of the house, away from the primary public view.</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 EBY-25-023 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:

- The bellyband on the eastern elevation of the house must be removed.
- The window casings must be white.

RECOMMENDATIONS

Below are listed recommendations for the historic Hampton/Gould House to bring the house back into compliance with the Secretary of the Interior's Standards. The recommendations were discussed among staff and written by the Reserve's Preservation Coordinator in their Evaluation Report, dated June 19, 2025. These recommendations are not required for the approval of this Certificate of Appropriateness but are recommended projects following the COA approval.

- Chimneys:
 - The two historic chimneys must be reconstructed. This reconstruction should meticulously match the original design, materials, and dimensions, drawing upon historical evidence such as photographs, architectural drawings, or comparable local examples from the period of significance. This is paramount for restoring the building's original massing, roofline character, and overall historic silhouette.
- Skylights:
 - All three skylights must be removed. The roof must then be repaired to precisely match the original historic roofing material and configuration, ensuring that no visible impairment to the historic roof plane remains. This will restore the integrity of the roofline and eliminate the modern intrusion.
- Bellyband:
 - The bellyband must be removed. The underlying siding should be repaired to match the original historic siding profile and finish, ensuring the restoration of the building's original wall surface.
- Siding:
 - A thorough assessment of the currently installed replacement siding is required. If it does not precisely match the original siding in material, profile, exposure, and texture, it must be replaced with new siding that accurately replicates the historic siding. This may necessitate custom milling to achieve the correct profile and dimensions, ensuring the preservation of distinctive materials and craftsmanship.
- Windows:
 - For the 10 windows with changed dimensions: The original window openings must be reconstructed to their historic dimensions. The new windows installed in these openings must precisely replicate the original windows in terms of design, configuration (e.g., pane count), muntin profiles, wood species, glass characteristics, and hardware.
 - For the 6 windows replaced without dimension changes: These new windows must be assessed. If they do not match the original in design, configuration, muntin profiles,

- materials, and glass characteristics, they should be replaced with accurate reproductions that adhere to the Secretary of the Interior's Standards.
 - For the 2 new windows added: These windows must be removed. The openings should be infilled with new construction that seamlessly matches the adjacent historic wall materials and finish, thereby restoring the original wall plane and fenestration pattern.
- Doors:
 - For the 5 doors with changed dimensions: The original door openings must be reconstructed to their historic dimensions. The new doors installed must precisely replicate the original doors in terms of design, materials, and hardware.
 - For the 1 sidelight added: The sidelight must be removed. The opening should be infilled with new construction that matches the adjacent historic wall materials and finish, restoring the original doorway configuration.
- Guidance on Documentation, Professional Consultation, and the Certificate of Appropriateness Process:
 - The property owner must prepare and submit detailed plans for all proposed remediation work. This documentation should include historical research to substantiate original features, architectural drawings detailing proposed changes, comprehensive material specifications, and a realistic timeline for completion.
 - Continuous engagement with the relevant historic preservation authorities, such as the Reserve, is paramount throughout the remediation process. This collaboration will ensure that all proposed work aligns with federal and local preservation guidelines and facilitates the necessary approvals for the Certificate of Appropriateness.
 - It is critical to emphasize that this remediation process, though challenging, offers a crucial opportunity to restore the property's integrity and ensure its long-term preservation as a significant historic resource.

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-25-023:

1. An application was submitted for a Certificate of Appropriateness on May 22, 2025 for the after-the-fact remodel of the historic and contributing Hampton/Gould House.
2. The site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as Residential Remodel within Review Area 1, requiring action on a Certificate of Appropriateness by the Historic Preservation Commission
3. On June 5, 2025, 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 17.04A of the Island County Code, the Historic Preservation Commission reviewed the application in an open and duly advertised public meeting on July 10, 2025, and all wishing to be heard were heard.
5. In accordance with Guidelines in **Chapter 4.1.3 – Replacement-in-Kind & Minor Changes: Siding/Cladding**, this project aligns with the design guidelines as the applicants have replaced the original siding with siding that looks almost matching to the original.
6. In accordance with guidelines in **Chapter 4.1.3 – Replacement-in-Kind & Minor Changes: Windows**, this project aligns with the design guidelines as the windows on the north elevation are mostly the same as the original windows. The biggest changes are to the back (south) elevation of the house, where the windows are larger and there is an addition of large glass

double doors. This change still aligns with the design guidelines as the south elevation is not clearly visible from the public view.

7. In accordance with guidelines in **Chapter 4.1.3 – Replacement-in-Kind & Minor Changes: Roofing**, the project aligns with the design guidelines as the new roofing is still a material compatible within the reserve.
8. In accordance with guidelines in **Chapter 4.1.3 – Replacement-in-Kind & Minor Changes: Doors**, the project aligns with the design guidelines as the door on the north elevation is very similar to the original door. The east and west doors are partially hidden by vegetation and other existing structures. The doors on the south elevation are not easily visible along SR20 due to the distance from the road and vegetation.
9. In accordance with guidelines in **Chapter 4.1.3 – Replacement-in-Kind & Minor Changes: Building Features**, the project aligns with the design guidelines as some of the character-defining features of the house remained mostly the same during the after-the-fact remodel. The porches and entrances of all but the south elevations look very similar to the original structure. The proportions of the windows and doors, although changed, are still balanced.
10. In accordance with guidelines in **Chapter 4.2 – Alterations**, the project aligns with the design guidelines as many of the original features of the house were replaced or removed as the original materials were deteriorating and losing its function. For example, the original chimneys had to be removed as the chimneys were sinking into the house, damaging the structure.
11. In accordance with guidelines in **Chapter 4.3 – Additions**, the project aligns with the design guidelines as the footprint of the house after the remodel remains the same. The proposed deck addition to the house will have little to no impact on the historic landscape as the deck will be low to the ground and on the south elevation where it would be difficult for the public to view.
12. After review of the after-the-fact 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.
13. **PER ICC 16.19.185** – The construction, use, work, or activity authorized by this permit shall be commenced within one year of the effective date of this permit. The effective date of this permit shall be the date of the last required permit and approval that authorize the development to proceed, including all administrative and legal actions that may ensue. Island County may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and the department.

X – APPEAL PROCESS

Should you wish to appeal this decision, please familiarize yourself with the above note code requirements pertaining to type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.

The Historic Reserve Committee'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 C certificates are to be appealed consistent with Type II decisions pursuant to section 16.19.190.B.

XI – DECISION OR RECOMMENDATION

The Historic Preservation Commission approves this Certificate of Appropriateness, signed this _____ day of _____, 2025.

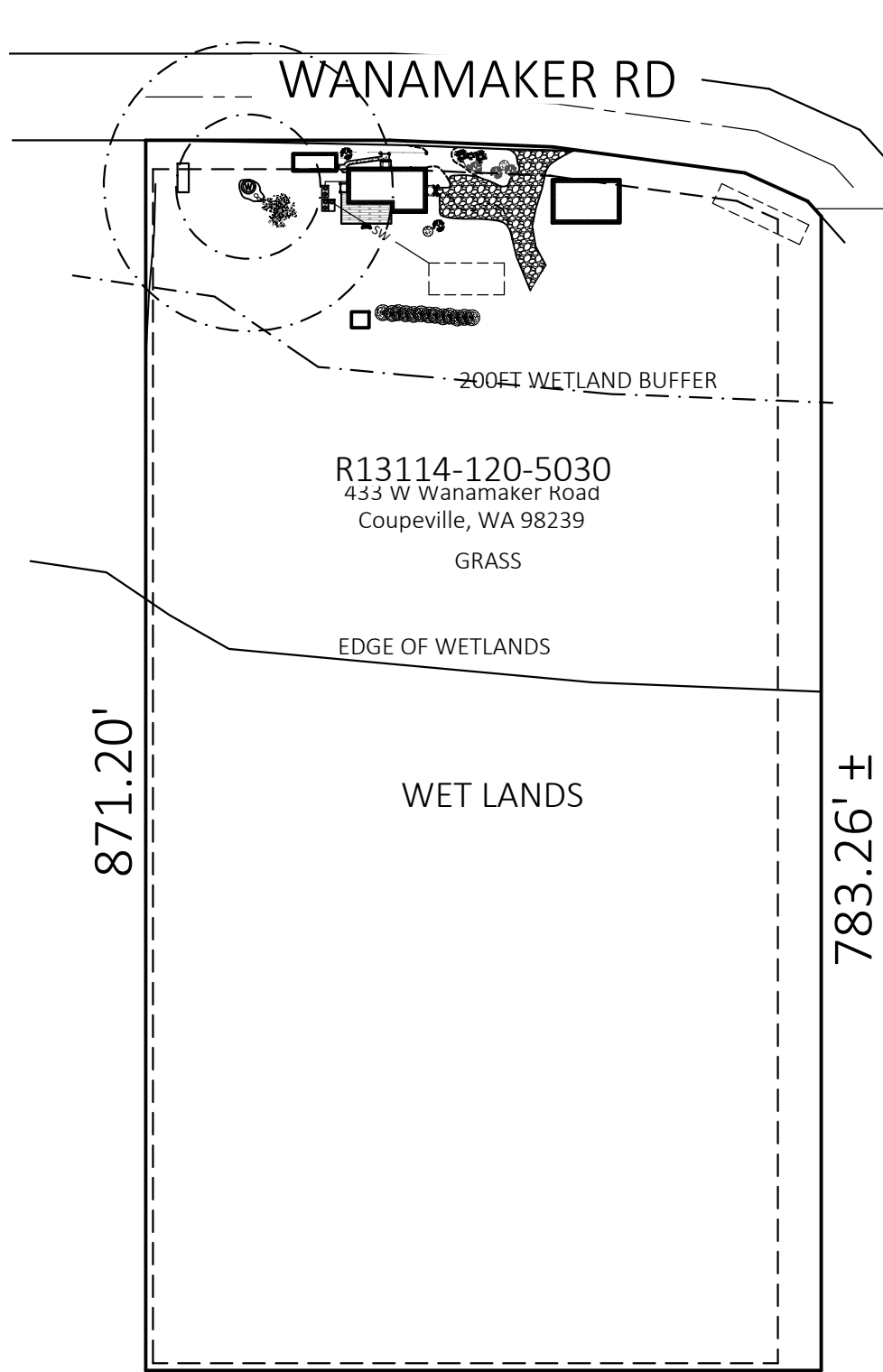
Historic Preservation Commissioner

Attested by:

Yumi Shridhar, Current Use Planner

Attachments:

- A. Site plan and elevations approved July 10, 2025
- B. Historic Reserve Committee Findings, dated June 5, 2025
- C. Hampton Gould Memo from Josh Pitts, Ebey’s Reserve Preservation Coordinator, date June 19, 2025
- D. Hampton Gould Evaluation Report from Josh Pitts, Ebey’s Reserve Preservation Coordinator, dated June 19, 2025
- E. Application Materials
- F. Inadvertent Archaeological and Historic Resources Discovery Plan for Island County



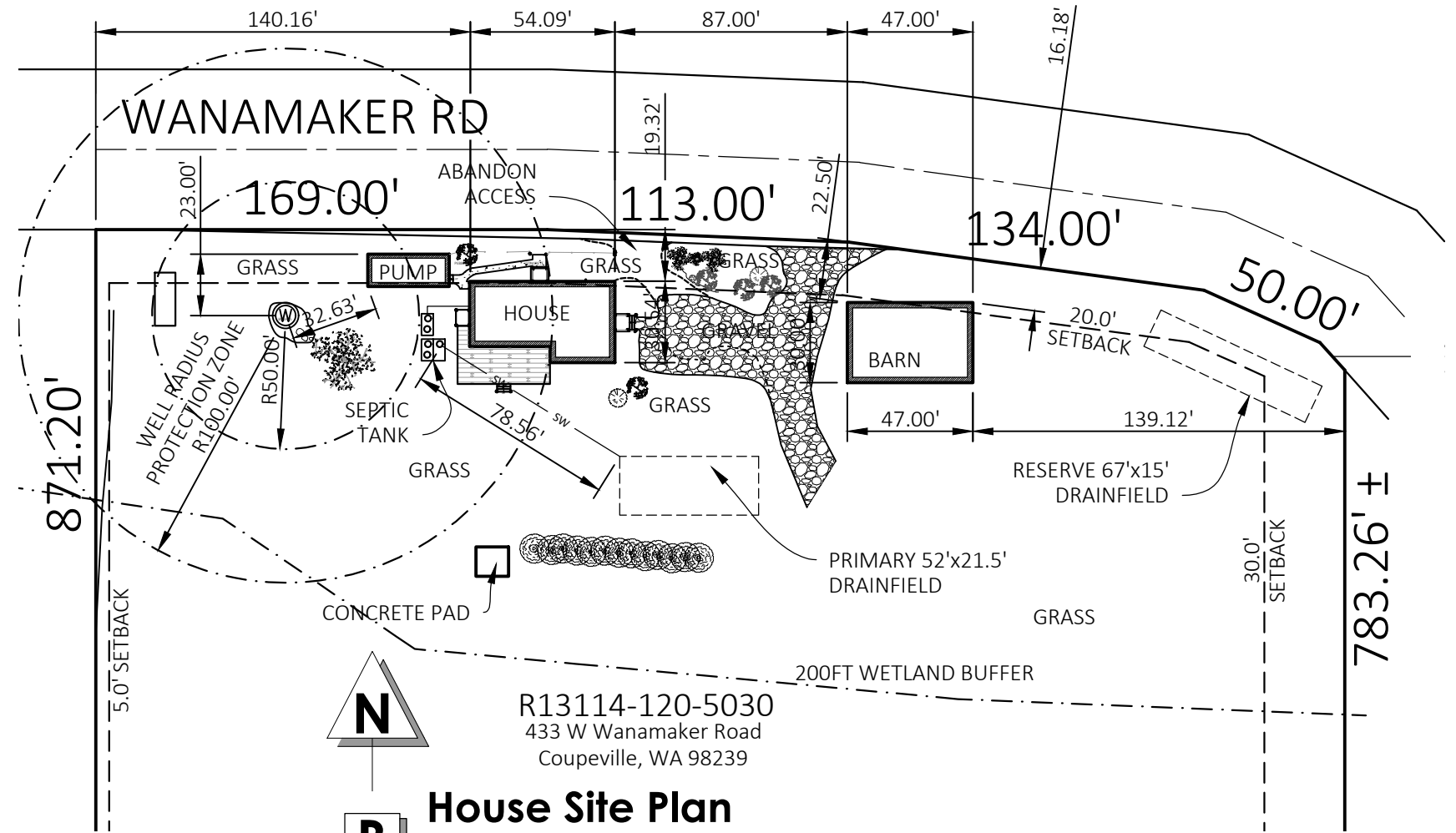
A

Site Plan

SCALE: 1" = 120.0'

REVISIONS

DATE	DESCRIPTION
6/5/25	Remove east driveway access per memo dated June 4, 2025. Revise draining field layout per proposed design.



B

House Site Plan

SCALE: 1" = 60.0'

Property Data

Owner:	Property:
433 Wanamaker, LLC 17723 21st Pl NE Shoreline, WA 98155	PARCEL NO: R13114-120-5030 433 Wanamaker Road Coupeville, WA. 98239

Project Description:

Renovations including interiors, energy, structural and exterior upgrades and reconfiguration of the historical home.

Legal Description:

IN KELLOGG DLC: BG NECR SD DLC W500' S871.20' E500' N871.20' TPB EX RD FR 110-3950

Existing Property Buildings:

Primary Residence (HOUSE):	1,472 sf
Pump house/Accessory (PUMP):	370sf
Out Buildings (BARN):	1,410 sf
Total Building Area:	3,252 sf

Existing Impervious Surfaces:

Walkways:	113 sf
Decks & Patios:	90 sf
Driveway:	3,282sf
Total Impervious Surface Area:	3,485 sf
Lot Area (9.11 Acre):	396,716 sf
Impervious Area:	6,903 sf
Percent lot Coverage:	1.76%

Proposed Property Buildings:

Primary Residence (HOUSE):	1,472 sf
Pump house/Accessory (PUMP):	370sf
Out Buildings (BARN):	1,410 sf
Total Building Area:	3,252 sf

Proposed Impervious Surfaces:

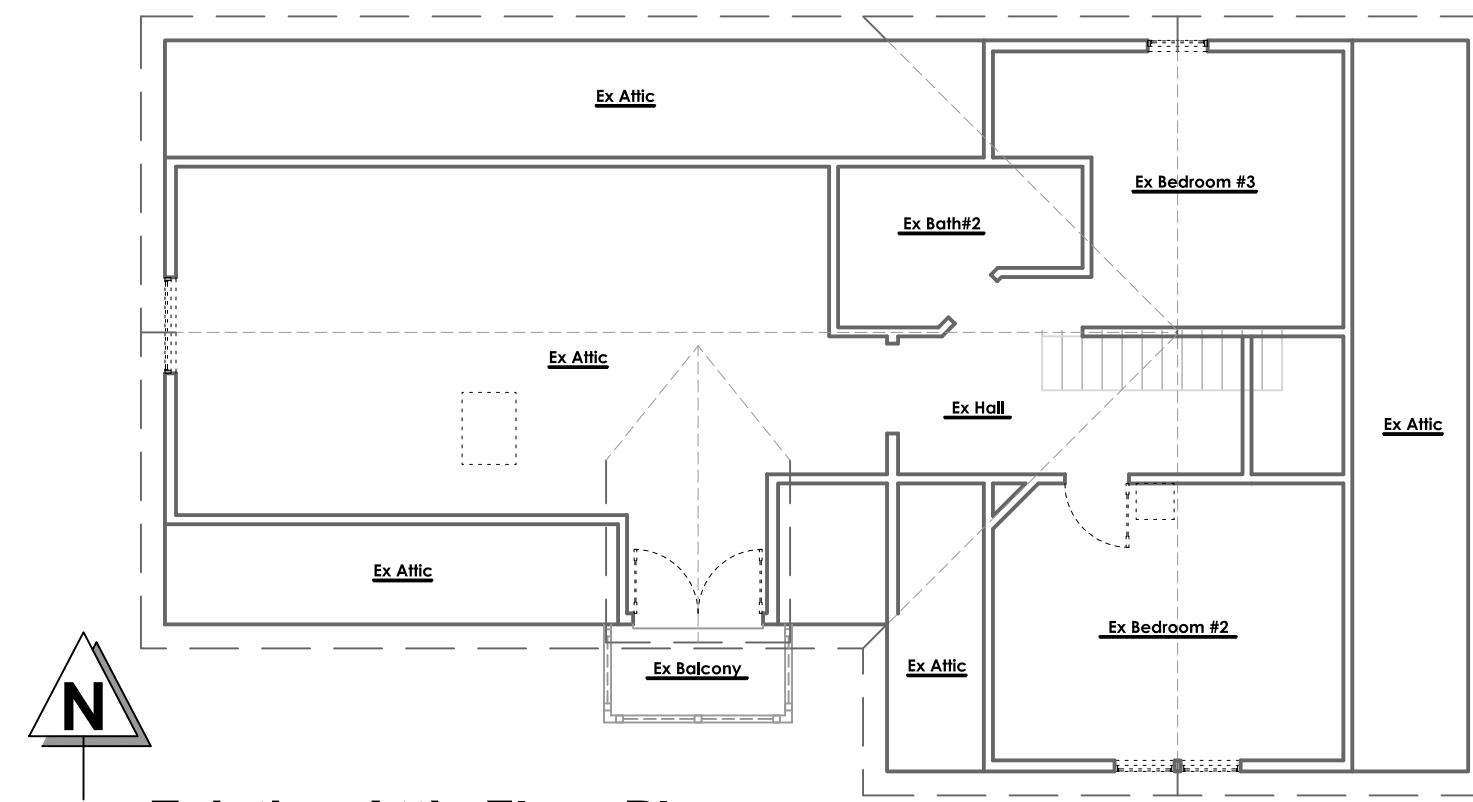
Walkways:	113 sf
Decks & Patios:	610 sf
Driveway:	3,752 sf
Total Impervious Surface Area:	4,472 sf
Lot Area (9.11 Acre):	396,716 sf
Impervious Area:	7,724 sf
Percent lot Coverage:	1.95%

Site Plan Legend

Boundary Line	Building	Elevated Deck
Building Set Back Line	Roof Line	Concrete Patio
Buffer Set Back Line		
Edge of Pavement		
Center of Road		
Center line of Drainage Ditch		
Fence Line	Septic Lid	
Drain Field Boundary	Water Well	
Sewer Line	Power Pole	
Power Line SW		
Power Line PW		
Water Line WW		
10' Contour Line		
2' Contour Line		

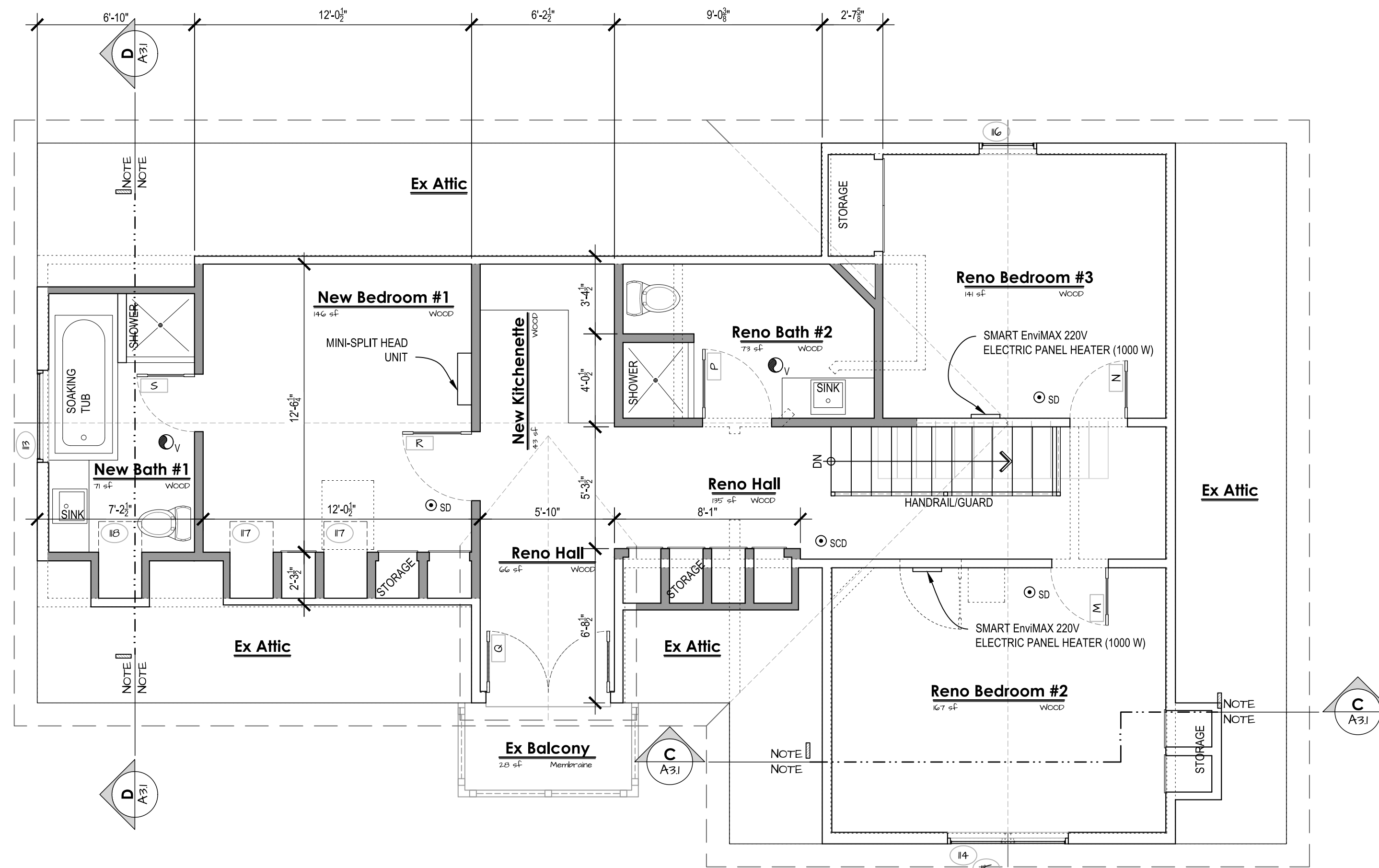
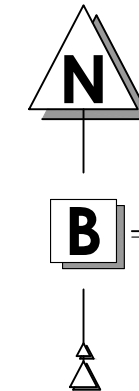
Site Plan Notes

1. Install silt fence prior to commencing any work.



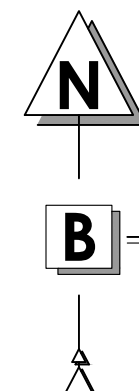
Existing Attic Floor Plan

SCALE: 1/8" = 1'-0"

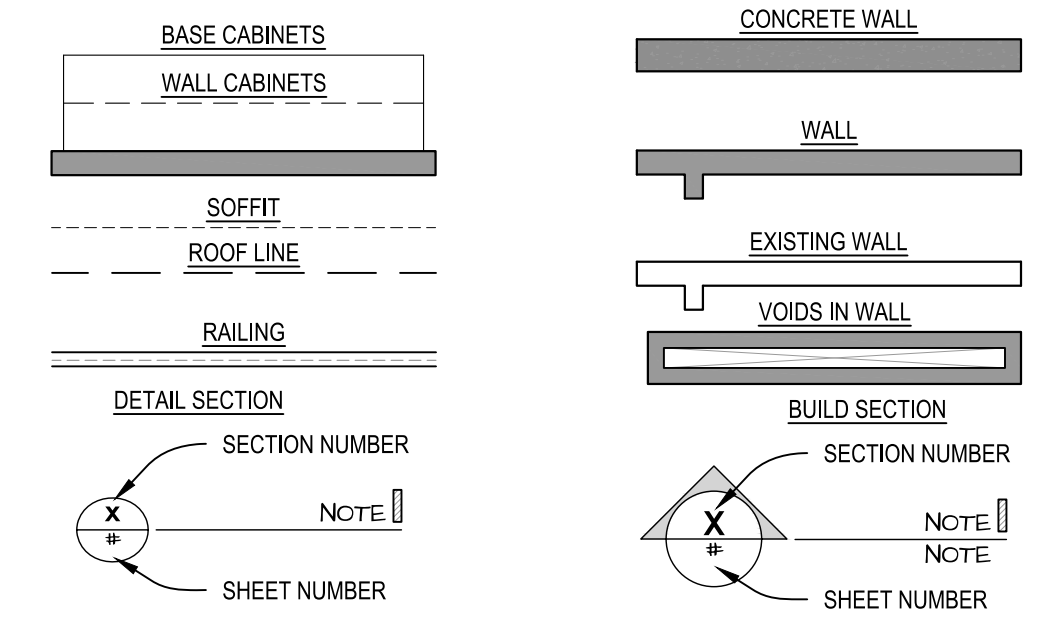


Renovated Attic Floor Plan

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



Plan Legend



□ Indicates door type. Refer to door schedule on sheet.
 ■■ Indicates window type. Refer to window schedule on sheet.

Area Calculations

Description	Existing Area	Renovated Area
Living Area		
Main Floor		
Living	1,470 sf	1,470 sf
Upper Floor		
Attic	470 sf	0 sf
Living	530 sf	1,000 sf
Total	2,470 sf	2,470 sf
Decks and Patios		
Cover Porches	100 sf	100 sf
Decks	- not present -	500 sf
Balcony (Upper Floor)	30 sf	30 sf
Fenestration Area:		
Present of Living Area:		15.5%
Glazing Area:		240 sf
Door Area:		143 sf

Plan Notes

Dimensions are to the face of rough framing unless indicated. Dimensions to doors and windows are measure to centerline of rough opening. Standard returns for doors, windows and openings adjacent to walls is 4" unless dimension otherwise.
GLAZING: Windows located in hazards location on the plans are noted with SG and require safety glazing. Emergency escape and rescue windows are noted on plans as EG and shall have a window sill height note more than 44" above finished floor, and have a net clear opening of 5.7 sq. ft. with a minimum height of 24" and a minimum width of 20".
BATHTUB AND SHOWERS: Provide Fire stop at all bathtubs and showers. Glazed enclosures shall be safety glazed and have a min of 22" width for openings. If hinge, the door shall swing out from fixture. Provide a non-absorbing wainscot 60" above fixture of fixture and waterproof GWB backing.
GUARDS: Guards at Porches, Balconies, Ramps or Raised Floors are required when adjacent floor or grade is greater than 30". Opening within a guard shall not permit a 4" sphere to pass through. Triangle openings formed by riser, tread and bottom rail of guard shall not permit a 6" sphere cannot pass through.

Window Schedule

Mark	Size	Head Height	QTY	U Value	Description	Room
101	48" x 78"	7'-10"	4	0.25	Pitcher	Ex Family
102	30" x 48"	6'-10"	2	0.25	Shingle Hung	Ex Dining
103	48" x 72"	7'-10"	1	0.25	Shingle Hung	Bedroom #5
104	48" x 72"	7'-10"	1	0.25	Shingle Hung	Ex Parlor
105	48" x 60"	7'-10"	1	0.25	Pitcher	Ex Parlor
106	48" x 60"	7'-10"	1	0.25	Pitcher	Ex Office
107	30" x 72"	7'-10"	1	0.25	Shingle Hung	Ex Office
108	30" x 72"	7'-10"	1	0.25	Shingle Hung	Bath #3
109	30" x 72"	6'-10"	1	0.25	Picture	Ex Kitchen
110	30" x 36"	7'-6"	1	0.25	Glider	Ex Kitchen
112	30" x 48"	7'-6"	1	0.25	Glider	Ex Kitchen
113	24" x 24"	6'-10"	1	0.25	Style	Room
114	42" x 36"	6'-10"	1	0.25	Glider	Ex Bedroom #2
115	42" x 36"	12'-0"	1	0.25	Trap, Pitcher	Ex Bedroom #2
116	30" x 60"	6'-10"	1	0.25	Glider	Ex Bedroom #3
117	24" x 48"	Roof	2	0.25	Sky Light	New Bedroom #1
118	24" x 48"	Roof	1	0.25	Sky Light	New Bath #1

Door Schedule

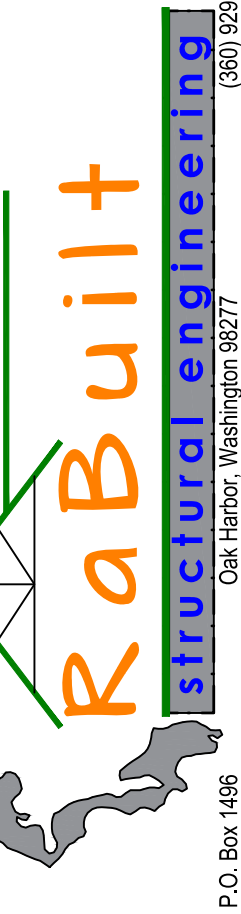
Mark	Size	Head Height	QTY	U-Value	Description	Room
A	36" x 80"	6'-10"	1	0.25	RH Swing	Ex Family
B	72" x 80"	6'-10"	1	0.30	DBI Swing	Ex Dining
C	54" x 80"	6'-10"	1	0.25	RH Swing w/ 18" Side Light	Ex Foyer/Entry
D	36" x 80"	6'-10"	1	--	RH Swing	Ex Parlor
E	36" x 6'-8"	6'-10"	1	--	RH Swing	Bedroom #5
F	36" x 80"	6'-10"	1	--	RH Swing	Ex Office
G	36" x 80"	6'-10"	1	--	LH Swing	Bath #3
H	28" x 80"	6'-10"	1	--	LH Swing	Ex Foyer/Hall
J	36" x 80"	6'-10"	1	--	LH Swing	Bath #4
K	36" x 80"	6'-10"	1	--	RH Swing	Laundry
L	32" x 80"	6'-10"	1	0.25	RH Swing	Laundry
M	30" x 80"	6'-10"	1	--	RH Swing	Ex Bedroom #2
N	30" x 80"	6'-10"	1	--	LH Swing	Ex Bedroom #3
P	36" x 80"	6'-10"	1	--	RH Swing	Ex Bath #2
Q	64" x 80"	6'-10"	1	0.25	DBI Swing	Ex Hall
R	30" x 80"	6'-10"	1	--	LH Swing	New Bedroom #1
S	30" x 80"	6'-10"	1	--	LH Swing	New Bath #1

Scope of Work

- Structural Work**
 - Foundation repairs around the kitchen and living room perimeter walls.
 - Removal of two existing chimneys (one in the kitchen/living area and one in the upstairs bedroom).
 - Installation of a new structural beam in the kitchen/living area and a new header beam over the living room windows, both supported by newly poured stem walls.
 - Replacement of floor joists throughout the kitchen and living room.
 - Repair of the upper-level porch, including support beam upgrades to meet current code requirements.
 - Replacement of the interior staircase with a new code-compliant assembly.
- Roofing and Insulation**
 - Complete roof replacement, including installation of three new skylights.
 - Addition of 4" rigid foam insulation beneath the roof sheathing.
 - Reinforcement of attic framing to accommodate new roof and skylight loads.
 - Installation of new insulation in all exterior wall cavities per current energy codes.
 - Replacement of all existing windows with new, code-compliant units.
 - Replacement of all interior and exterior doors.
 - Plumbing
 - Replacement of all water supply and drain lines for four bathrooms.
 - Installation of a new jetted tub and replacement of an existing tub.
- Mechanical and Electrical**
 - Replacement of six sinks and four shower fixtures.
 - Installation of four new exterior hose bibbs.
 - Addition of a new well pump and water filtration system.
 - Installation of a new 80-gallon electric water heater.
 - Removal of all existing electric baseboard heaters.
 - Installation of twelve Envi wall-mounted electric heaters.
 - Addition of two ductless mini-split HVAC systems, one for each floor.
 - Full panel replacement and rewiring of the home to meet current electrical code requirements.
 - Installation of LED lighting throughout the home.
 - Addition of a new dedicated circuit for an electric vehicle charger.
- Interior Finishes**
 - Installation of new kitchen cabinetry.
 - Replacement of four bathroom vanities.
 - Installation of new LVP flooring throughout the home.
 - Tile flooring installation in two bathrooms.
 - Installation of a new double oven and an electric cooktop with a downdraft vent system.
- Exterior Improvements**
 - Replacement of decking and railings on the front and side porches to meet current code standards.
 - Plans for a new rear deck and hot tub, to be submitted under a separate permit if required.

REVISIONS

REVISIONS



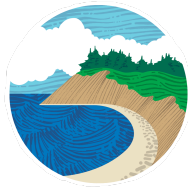
1/4" = 1'-0"

Existing Attic Floor Plan
Renovated Attic Floor Plan

Upper Floor
Wanamaker Renovations
Wanamaker Consulting & Mgmt. LLC
4005 West Wanamaker Road
COLEVILLE, WA 98239
(206) 734-8400
DOWWOOD@GMAIL.COM

April 18, 2025

A2.1



Ebey's Landing National Historical Reserve
162 Cemetery Rd.
Coupeville, WA 98239
www.ebeysreserve.com

MEMO

DATE: 19 June 2025
TO: Historic Preservation Commission
FROM: Josh Pitts - Preservationist (ELNHR)
SUBJECT: EBY-25-023 (Parcel# R13114-120-5030)

Overview

This memo summarizes an evaluation of after-the-fact alterations to the Hampton Gould House (see attached report - Hampton Gould Evaluation Report), outlining the significant historical value of the Hampton Gould House, the unauthorized alterations undertaken, their severe impact on the property's integrity, and the necessary remediation measures to achieve compliance with preservation standards.

Executive Summary

The Hampton Gould House, constructed circa 1910, is a historically significant property within the Central Whidbey Island Historic District and the Ebey's Landing National Historical Reserve overlay (Reserve). It is significant under National Register Criterion C, representing "distinctive architectural expressions and construction methods" of regional community development between 1871 and 1910. Prior to recent interventions, the property maintained a "good" level of historic integrity across all seven aspects: location, setting, materials, design, workmanship, feeling, and association.

A series of unauthorized, after-the-fact alterations have profoundly compromised the property's historic character and integrity. These include:

- Demolition of historic chimneys.
- Addition of skylights, windows, sidelight, and a bellyband.
- Extensive replacement and modification of siding, windows, and doors.

Conclusion

The report finds a substantial degree of non-compliance with the Secretary of the Interior's Standards for Rehabilitation, citing the removal of character-defining features, the introduction of anachronistic elements, and fundamental changes to the building's original design and fenestration patterns. Comprehensive remediation, including reversal or significant mitigation of the adverse effects of these alterations, is deemed imperative to restore authenticity.

Attached: Hampton Gould Evaluation Report



Ebey's Landing National Historical Reserve

Evaluation of After-the-Fact Alterations to the Hampton Gould House Against the Secretary of the Interior's Standards for Rehabilitation

I. Executive Summary

The Hampton Gould House, a property of significant historical value constructed circa 1910, stands as a contributing structure within the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve (Reserve). Its significance is rooted in National Register Criterion C, embodying distinctive architectural expressions and construction methods representative of the region's community development between 1871 and 1910. Prior to recent interventions, the property maintained a "good" level of historic integrity across all seven aspects: location, setting, materials, design, workmanship, feeling, and association.

This report serves to provide a comprehensive assessment of the historically inaccurate alterations recently completed on the Hampton Gould House. The objective is to evaluate these changes against the Secretary of the Interior's Standards for Rehabilitation, a critical step in the property owner's pursuit of an after-the-fact Certificate of Appropriateness. The analysis herein offers a technical evaluation of the impact of these interventions on the property's historic character and integrity.

The property's location on its original site within the Reserve, its vernacular L-shaped farmhouse design, and its setting on the northeastern edge of Crockett Lake, with all four elevations visible from the public viewshed, contribute to its integrity. The visibility of all four elevations from public vantage points means that any exterior alteration, particularly those that are historically inaccurate, has a magnified negative impact not only on the individual property's integrity but also on the collective character of the entire Reserve. The original materials, likely locally sourced, and the evident quality of workmanship from its period of significance contributed to its authentic feeling and association with the community's development.

A series of unauthorized, after-the-fact alterations have been undertaken, including the demolition of two historic chimneys, the addition of three skylights and a bellyband, and extensive replacement and modification of siding, windows, and doors, alongside the introduction of new window and sidelight openings. The findings of this report indicate a substantial degree of non-compliance with the Secretary of the Interior's Standards for Rehabilitation. These alterations have profoundly compromised the property's historic character and integrity. The most critical violations involve the removal of character-defining features, the introduction of anachronistic elements, and fundamental changes to the building's original design and fenestration patterns.

The unauthorized, after-the-fact nature of the alterations further complicates this process, as it bypasses opportunities for pre-emptive guidance and design adjustments that typically precede work on such significant properties. This context elevates the severity of "historically inaccurate alterations" and the challenge of obtaining retroactive approval. To achieve compliance and restore

the property's historical authenticity, comprehensive remediation is imperative. This will necessitate the reversal or significant mitigation of the adverse effects of these alterations, requiring detailed plans and the guidance of experienced historic preservation professionals.

The alterations under review include:

- Demolition of 2 historic chimneys.
- Addition of 3 skylights.
- Addition of a bellyband.
- Replacement of siding.
- Replacement of 16 windows, including a change in dimensions for 10 of them.
- Addition of 2 new windows.
- Replacement of 5 doors, including a change in dimensions.
- Addition of 1 sidelight.

II. Understanding the Historic Character of the Hampton Gould House's Exterior

The Hampton Gould House is identified as a vernacular L-shaped farmhouse, constructed circa 1910. The term "vernacular" suggests a building whose design evolved from local building traditions, available materials, and functional needs, rather than strict adherence to a formal architectural style. Its construction date places it at the conclusion of the 1871-1910 period of community development for which it is significant under National Register Criterion C. This architectural context implies a design focused on practicality, utilizing locally sourced materials, and exhibiting craftsmanship reflective of the region's early settlement. The building's character is thus deeply tied to its physical form and the tangible evidence of its construction.

Architectural character encompasses all visual aspects and physical features that define a historic building's appearance. To understand the impact of the alterations, it is essential to first define the key character-defining features of the Hampton Gould House's exterior, particularly those that have been affected.

- **Overall Shape and Form:** The "L-shaped farmhouse" form is a fundamental aspect of the building's overall visual character. This distinctive shape contributes significantly to its identity within the historic district. Any changes that alter this perceived shape or massing would be highly detrimental to its historic appearance.
- **Original Chimneys:** As prominent roof and roof features, chimneys are explicitly identified as visually important to its overall visual character and contribute to the profile of the building against the sky. The original number, form, material, and precise placement of these chimneys were critical character-defining elements, integral to the farmhouse aesthetic. Their demolition represents a profound loss to the building's historic silhouette and massing.
- **Roofline and its original features:** The roof's shape and slope are crucial to a building's architectural identity. The original roofline, including any dormers, vents, or other features, defined the building's silhouette and contributed to its period appearance.
- **Original Window Openings:** The arrangement, rhythm, and pattern of windows and other

openings are important to the overall visual character of a historic building. For the Hampton Gould House, this includes their size, proportion, configuration (e.g., number of panes, sash type), and detailing (e.g., muntin profiles, trim). Windows are frequently important visual focal points that reflect the period, style, or regional characteristics of the building. Changing dimensions or adding new windows fundamentally alters this established rhythm and pattern, directly eroding the building's ability to convey its c. 1910 significance under Criterion C. The loss of original windows also impacts the physical evidence of the building's original materials and workmanship, as their specific characteristics, such as muntin profiles, wood type, and glass characteristics, are direct indicators of the building's period and style.

- **Original Door Openings:** Similar to windows, the size, proportion, and detailing of original doors contribute significantly to the building's overall character and period authenticity.
- **Original Siding:** The materials used, or combinations of materials, contribute to the overall character of a building, particularly at close range, because of their color, patterning, and texture. The surface qualities of the materials, such as their color and texture, or surface evidence of craftsmanship or age, are crucial in defining character. The vernacular nature of the farmhouse suggests that its original siding was likely locally sourced and applied with regional craftsmanship. Replacing it without matching these specific characteristics (material, profile, texture, exposure) not only impacts the physical evidence of the building's original materials but also its workmanship and feeling, as it loses its tangible connection to its local origins and period construction practices.
- **Overall Massing and Form:** The building's "shape" and any "projections" (such as the L-shape and any original porches) are fundamental to its character. New additions or the removal of significant projections alter this essential aspect of the building.
- **Relationship to Setting and Public Viewshed:** The fact that all four elevations are visible from the public viewshed means that every exterior alteration has a direct and significant impact on how the property is perceived within the historic district and reserve. This visibility makes the integrity of the exterior paramount to the collective historic character of the area.

To establish a clear baseline for evaluation, the original character-defining exterior features of the Hampton Gould House are summarized in Table 1 below.

Table 1: Original Character-Defining Exterior Features of the Hampton Gould House

Feature Category	Specific Feature	Description/Characteristics	Contribution to Character
Shape	L-shaped Massing	Vernacular L-shape, indicative of functional farmhouse design.	Defines period form and overall architectural identity.
Roof	Original Chimneys	Two prominent chimneys, integral to the roofline and	Key roofline element, contributes to massing and visual

		silhouette.	balance.
Roof	Roofline/Slope	Original roof shape and slope, defining the building's silhouette.	Crucial to architectural identity and period appearance.
Openings	Window Openings	Pattern, rhythm, size, proportion, configuration (e.g., pane count, sash type), and detailing (muntin profiles, trim).	Reflects c. 1910 design, period styles, and regional building practices.
Openings	Door Openings	Size, proportion, and detailing of original entryways.	Contributes to overall design and period authenticity.
Materials	Exterior Siding	Original material (likely wood), profile (e.g., clapboard), exposure, texture, and finish.	Indicates local craftsmanship, period construction, and contributes to surface quality.
Setting	Public Viewshed	All four elevations visible from the public viewshed (Crockett Lake).	Integral to the historic district setting and public perception of the Reserve's historic fabric.

III. Analysis of Alterations and Their Impact on Historic Character and Integrity

The alterations made to the Hampton Gould House represent a significant departure from its established historic character and integrity. Each intervention has had a direct and often detrimental impact on the character-defining features outlined in the preceding section.

- Demolition of 2 historic chimneys:** The complete removal of these two historic chimneys constitutes a direct and irreversible loss of roof and roof features that were visually important to its overall visual character and contributed significantly to the profile of the building against the sky. This action fundamentally diminishes the building's original massing, design, and the authentic feeling of a c. 1910 farmhouse, as chimneys are often prominent and defining elements of such structures.

- **Addition of 3 skylights:** The introduction of three skylights represents non-historic intrusions onto the roof plane. These additions directly alter the roof and roof features and disrupt the overall visual character of the building. They introduce a modern element that is visually incongruous with the c. 1910 vernacular design, creating a jarring interruption in the historic roofline.
- **Addition of a bellyband:** The addition of a bellyband, a horizontal trim element, introduces a new, non-original trim and secondary feature to the building's exterior. If this feature was not historically present, its addition alters the building's original design and can create a false sense of historical development by implying a decorative element that was not part of the original construction.
- **Replacement of siding:** While siding replacement may sometimes be necessary due to deterioration, the unspecified nature of this replacement of siding suggests a potential deviation from the original material, profile, or texture. This impacts the materials and craft details aspects of the building's character. Without careful matching, the new siding can erase the subtle nuances of local craftsmanship and period-specific material qualities.
- **Replacement of 16 windows, including the change in dimensions of 10 of them; the addition of 2 new windows:** This represents a comprehensive and highly impactful alteration to the building's openings. Changing the dimensions of 10 windows fundamentally alters the rhythm or pattern of openings, which is a key character-defining aspect of the building's design and its ability to convey its significance. The addition of two entirely new windows further disrupts this original pattern and the building's design intent. The replacement of 16 windows, even if some dimensions were maintained, implies a significant loss of original fabric and potentially changes in critical elements such as muntin profiles, glass characteristics, or the type of wood used, all of which are vital to the window's historic character.
- **Replacement of 5 doors, including a change in dimensions; and the addition of 1 sidelight:** Similar to the window alterations, changing the dimensions of five doors directly alters the original openings and their rhythm or pattern. The addition of a sidelight, if not an original feature, introduces a non-historic element that impacts the original design and the trim and secondary features of the entryways.

The cumulative effect of these alterations on the Hampton Gould House's historic character and integrity is substantial. To illustrate the direct consequences of each alteration, Table 2 provides a summary of the alterations and their immediate impact on the identified character-defining features.

Table 2: Summary of Alterations and Initial Impact on Character-Defining Features

Alteration	Character-Defining Feature(s) Impacted	Nature of Impact
Demolition of 2 historic chimneys	Roofline, Overall Massing, Design, Feeling	Removal of primary, highly visible feature; fundamental loss of original form.

Addition of 3 skylights	Roofline, Design, Feeling	Introduction of incongruous, anachronistic elements; disrupts historic roof plane.
Addition of a bellyband	Design, Trim, Feeling	Introduction of non-original decorative element; creates false sense of history.
Replacement of siding	Materials, Craftsmanship, Feeling	Potential loss of original material, profile, texture, and period-specific craftsmanship.
Replacement of 16 windows (10 with dimension changes)	Openings, Design, Materials, Workmanship, Feeling	Fundamental disruption of original fenestration pattern, size, and proportion; loss of historic fabric and period detailing.
Addition of 2 new windows	Openings, Design, Feeling	Introduction of new openings; further disrupts original fenestration pattern and design intent.
Replacement of 5 doors (dimension changes)	Openings, Design, Materials, Workmanship, Feeling	Fundamental disruption of original entryway dimensions and design; loss of historic fabric.
Addition of 1 sidelight	Openings, Design, Feeling	Introduction of new opening/feature; alters original doorway configuration.

IV. Application of the Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation serve as a guide for work on historic buildings, particularly for projects seeking federal assistance or compliance. These standards are applied on a cumulative-effect basis, meaning the overall impact of all work on the property's historic character is considered. The following analysis evaluates the after-the-fact alterations to the Hampton Gould House against each of the ten Standards.

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

This standard primarily addresses the adaptive reuse of a historic property, emphasizing that any new use must necessitate only "minimal change" to the building's distinctive elements. The Hampton Gould House currently retains its residential use

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

This is a fundamental standard directly addressing the core issue of preserving what makes a historic property significant. It explicitly prohibits the removal or alteration of character-defining features that contribute to a building's architectural identity. The historically inaccurate nature of the alterations directly translates to a failure to retain and preserve the historic character of the Hampton Gould House. The demolition of chimneys and changes to window and door dimensions are prime examples of removing or altering distinctive features, leading to a direct loss of integrity of design, materials, and workmanship. Such actions diminish or destroy essential aspects of the historic character.

- **Chimneys:** The demolition of 2 historic chimneys represents a direct removal of "distinctive materials" and "features" that characterized the Hampton Gould House's roofline and overall massing. This is a clear and significant violation of Standard 2.
- **Skylights:** The addition of 3 skylights introduces new features that were not part of the historic character, altering the original roof plane and disrupting the visual integrity of a primary elevation. This constitutes an "alteration of features" that detracts from the property's historic character.
- **Bellyband:** The addition of a bellyband alters the original exterior design and introduces a non-character-defining feature, thus failing to retain the historic character.
- **Siding:** The replacement of siding, if the new material, profile, or texture does not match the original, constitutes an "alteration of features" and "distinctive materials" that compromises the historic character of the building's envelope. No information suggests this standard was violated.
- **Windows:** The replacement of 16 windows, especially the change in dimensions of 10 and the addition of 2 new windows, directly alters the pattern of the openings and their size and proportions of the frame and sash. This is a severe "alteration of features" that fundamentally compromises the building's historic design and character.
- **Doors:** The replacement of 5 doors with changes in dimensions and the addition of a sidelight similarly alters "distinctive materials" and "features", disrupting the original design and character of the entryways.
- **Sidelight:** The addition of a sidelight introduces a new, non-historic feature that alters the original design of the doorway, failing to preserve the historic character.

Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

This standard aims to prevent the misrepresentation of a property's history, ensuring that additions

or alterations do not confuse or mislead about the building's original design or subsequent significant historical changes. The historically inaccurate alterations undertaken directly create a "false sense of historical development." The introduction of features such as skylights, a bellyband, and new windows or sidelights, which were not present in the building's c. 1910 period of significance, implies a design or functional evolution that did not historically occur. This undermines the Hampton Gould House's authenticity as a "physical record of its time" by presenting a fabricated or anachronistic appearance.

- **Chimneys:** While demolition does not add conjectural features, the absence of original, character-defining chimneys can create a false impression of the building's original design or a later, non-significant alteration.
- **Skylights:** The addition of 3 skylights creates a "false sense of historical development" by introducing a modern feature to a c. 1910 farmhouse, implying a design or functional evolution that did not historically occur.
- **Bellyband:** The addition of a bellyband creates a "false sense of historical development" by introducing a decorative element that was not part of the building's c. 1910 design.
- **Siding:** If the replacement siding does not match the original in material, profile, or texture, it can create a "false sense of historical development" by misrepresenting the building's original construction or a significant later period. No information suggests this standard was violated.
- **Windows:** Changing the dimensions of 10 windows and adding 2 new windows creates a "false sense of historical development" by altering the original fenestration pattern and implying a design that was not historically present. This distorts the building's architectural narrative.
- **Doors:** Changing door dimensions and adding a sidelight similarly creates a "false sense of historical development" by misrepresenting the original design of the entryways.
- **Sidelight:** The addition of a sidelight, if not original, directly creates a "false sense of historical development" by introducing a feature not present during the period of significance.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

This standard protects alterations that, over time, have gained their own historical value, such as a 1930s addition to an 1890s building that reflects a significant architectural trend or event. Given the Hampton Gould House's c. 1910 construction and its significance tied to the 1871-1910 period, it is highly improbable that the recent "historically inaccurate alterations" would have acquired historic significance. This standard therefore does not apply in a way that supports the current alterations; rather, it reinforces the principle that only historically significant changes should be preserved, not recent, inaccurate ones. Changes typically need to be old enough to reflect a distinct period, style, or association to meet this criterion.

- **Chimneys:** The demolished chimneys were original features, not later changes that acquired significance. Their removal is a loss of original historic fabric, not a failure to retain a significant later change.
- **Skylights:** As new additions, these have not acquired historic significance. Their retention would contradict the preservation of the original character.
- **Bellyband:** As a new addition, this has not acquired historic significance.

-
- **Siding:** No information suggests this standard was violated.
 - **Windows:** The new windows and altered openings have not acquired historic significance. Their presence detracts from the original character.
 - **Doors:** The new doors and altered openings have not acquired historic significance.
 - **Sidelight:** As a new addition, this has not acquired historic significance.

Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

This standard focuses on the physical fabric of the building, requiring the preservation of original or historically significant materials and the methods used to create them. The alterations undertaken profoundly violate this standard. The demolition of chimneys removes distinctive construction techniques and materials. The replacement of siding, windows, and doors, especially with dimension changes, almost certainly means a loss of original materials, period-specific craftsmanship (e.g., specific muntin profiles, wood species, siding profiles), and potentially the original "feeling" of the building's construction. This directly impacts the "materials" and "workmanship" aspects of integrity by erasing the physical evidence of the building's history and how it was originally constructed.

- **Chimneys:** The demolition of 2 historic chimneys directly resulted in the loss of distinctive materials and construction techniques, which were integral to the property's c. 1910 character and craftsmanship. This is a severe violation.
- **Skylights:** The addition of skylights introduces materials and features that are not distinctive to the historic property and do not preserve its original construction techniques or craftsmanship.
- **Bellyband:** The addition of a bellyband introduces new materials and features that are not distinctive to the historic property, failing to preserve its original character-defining elements.
- **Siding:** The replacement of siding, if not matching the original material, profile, thickness, and texture, results in the loss of distinctive materials and potentially the original construction technique and craftsmanship. No information suggests this standard was violated.
- **Windows:** The replacement of 16 windows, particularly the change in dimensions of 10 and the addition of 2 new windows, constitutes a direct loss of "distinctive materials, features, finishes and construction techniques" (e.g., original wood, glass, muntin profiles, joinery) that defined the c. 1910 character. This is a major violation.
- **Doors:** The replacement of 5 doors with changes in dimensions and the addition of a sidelight similarly results in the loss of distinctive materials, features, and construction techniques associated with the original building.
- **Sidelight:** The addition of a sidelight introduces a new feature and materials that are not distinctive to the historic property and do not preserve its original character.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

This standard prioritizes repair over replacement and sets stringent criteria for replacement when it is deemed absolutely necessary. The after-the-fact nature of the alterations to the Hampton Gould

House indicates that the opportunity for prioritizing repair was bypassed. The extensive scale of replacement (16 windows, 5 doors, siding) suggests a failure to adhere to the preference for repair. More critically, the change in dimensions for windows and doors, and the addition of entirely new features (skylights, bellyband, new windows, sidelight), directly contradict the explicit requirement for any new feature to "match the old in design". This demonstrates a fundamental disregard for the core tenets of this standard, as the alterations were not substantiated by documentary or physical evidence of missing features, but rather involved the removal or modification of existing ones.

- **Chimneys:** The demolition of historic chimneys indicates that they were not "repaired rather than replaced." This represents a complete removal rather than a careful repair or in-kind replacement, a direct violation of this standard.
- **Skylights:** As new additions, skylights do not match any existing or missing historic feature in design, color, texture, or materials. Their introduction violates the principle of matching original features.
- **Bellyband:** The addition of a bellyband fails to match any original design and thus violates this standard.
- **Siding:** The replacement of siding must adhere to the "match the old in design, color, texture and, where possible, materials" clause. Without this match, or if the original siding was repairable but replaced, this standard is violated.
- **Windows:** The replacement of 16 windows, particularly the change in dimensions of 10 and the addition of 2 new windows, directly violates the requirement that "the new feature will match the old in design". The fundamental alteration of window openings and patterns demonstrates a failure to prioritize repair or to match the original design when replacement occurred. This is a major violation.
- **Doors:** The replacement of 5 doors with changes in dimensions similarly violates the requirement for new features to "match the old in design."
- **Sidelight:** The addition of a sidelight, if not a replacement of a documented missing original feature, fails to match any historic design and thus violates this standard.

Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

This standard promotes non-invasive and reversible treatments, emphasizing the minimization of harm to historic fabric. While direct "treatments" like cleaning are not explicitly detailed in the alterations, the demolition of chimneys and the removal of original windows and doors for replacement are the antithesis of "gentlest means possible." These actions represent irreversible, destructive interventions that caused significant damage to historic materials and features.

- **Chimneys:** No information suggests this standard was violated.
- **Skylights:** No information suggests this standard was violated.
- **Bellyband:** No information suggests this standard was violated.
- **Siding:** No information suggests this standard was violated.
- **Windows:** No information suggests this standard was violated.
- **Doors:** No information suggests this standard was violated.

-
- **Sidelight:** No information suggests this standard was violated.

Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This standard addresses the protection of subsurface archaeological resources. The provided context does not detail any ground disturbance associated with the alterations. However, it is important to note that significant exterior alterations, such as foundation work, could potentially impact archaeological resources. Without specific information regarding excavation or ground disturbance, a direct violation cannot be confirmed, but this standard serves as a reminder for due diligence in any project involving historic properties.

- **Chimneys:** No information suggests this standard was violated.
- **Skylights:** No information suggests this standard was violated.
- **Bellyband:** No information suggests this standard was violated.
- **Siding:** No information suggests this standard was violated.
- **Windows:** No information suggests this standard was violated.
- **Doors:** No information suggests this standard was violated.
- **Sidelight:** No information suggests this standard was violated.

Standard 9: *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

This standard is central to the evaluation of new work, requiring it to be both compatible with and distinguishable from the historic fabric, and, crucially, not to destroy existing character-defining elements. The alterations to the Hampton Gould House demonstrate significant non-compliance with both aspects of this standard. The demolition of chimneys directly "destroyed historic features." The additions (skylights, bellyband, new windows, sidelight) and the changes in dimensions to existing windows and doors represent "new work" that appears to have failed on multiple counts. They likely destroyed historic fabric during installation (e.g., cutting the roof for skylights, altering walls for new windows) and are not to be compatible in design, color, texture, and materials while being appropriately "differentiated". The change in dimensions of windows and doors is a direct failure to maintain compatibility in "size, scale and proportion" with the original fenestration.

- **Chimneys:** The demolition of 2 historic chimneys directly "destroyed historic materials [and] features" that characterized the property, a clear violation of the first clause of Standard 9.
- **Skylights:** The addition of 3 skylights constitutes "exterior alterations" that likely destroyed historic roof materials during installation. Furthermore, they are generally not compatible with the historic materials, features, or massing of a c. 1910 farmhouse and are not appropriately differentiated, thus failing Standard 9.
- **Bellyband:** The addition of a bellyband is an "exterior alteration" that destroyed historic siding or sheathing during installation, thus violating Standard 9.
- **Siding:** The replacement of siding, if not matching the original in material, profile, and texture,

fails to be "compatible with the historic materials." If the new siding significantly alters the appearance or texture, it can negatively impact the property's integrity, violating Standard 9. No information suggests this standard was violated.

- **Windows:** The replacement of 16 windows with changes in dimensions for 10, and the addition of 2 new windows, represents "exterior alterations" and "new additions." These changes directly "destroy historic materials" (original window frames, sashes) and features (original openings). The altered dimensions and new openings are fundamentally incompatible with the historic "size, scale and proportion" and "design" of the original fenestration, failing Standard 9.
- **Doors:** The replacement of 5 doors with changes in dimensions, and the addition of a sidelight, are "exterior alterations" that similarly "destroy historic materials" and features, violating Standard 9.
- **Sidelight:** The addition of a sidelight is an "alteration" that likely destroyed historic wall materials during installation and is incompatible with the historic design of the doorway.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

This standard emphasizes reversibility, ensuring that new work does not permanently compromise the historic fabric or prevent future restoration to the original condition. This standard presents a significant challenge for after-the-fact alterations involving demolition and dimension changes. The demolition of chimneys is inherently irreversible in terms of the original fabric. The alteration of window and door dimensions means the original openings were likely permanently altered, making future "unimpairment" difficult or impossible without extensive, costly reconstruction. While additions like skylights, a bellyband, and new windows/sidelights may be theoretically removable, the damage caused by their installation (e.g., cutting into the roof or walls) might not be easily reversible without further impact on integrity. This highlights the long-term, potentially irreparable harm done to the property's original form and fabric.

- **Chimneys:** The demolition of 2 historic chimneys is an irreversible action that permanently destroyed historic materials and features. Their removal means the "essential form and integrity" of the historic property, particularly its roofline and massing, cannot be unimpaired by future removal of this "new work" (as the "new work" is the absence of the chimneys). This is a fundamental violation.
- **Skylights:** While skylights could theoretically be removed, their installation required cutting into the historic roof structure. Reversing this work to restore the original roof plane without visible impairment to the historic fabric would be challenging, potentially violating Standard 10.
- **Bellyband:** The addition of the bellyband, if attached directly to historic siding or sheathing, could leave evidence of its attachment if removed. Reversing this without impairing the original fabric would depend on the installation method.
- **Siding:** If the replacement siding required alteration of the underlying historic sheathing or framing, or if its removal would damage the original substrate, it might violate Standard 10.
- **Windows:** The change in dimensions of 10 windows and the addition of 2 new windows means the original openings were likely irrevocably altered. Reversing these changes to restore the "essential form and integrity" of the original window openings would require significant

-
- reconstruction and may not be possible "unimpaired," a clear violation of Standard 10.
- **Doors:** The change in dimensions of 5 doors and the addition of a sidelight similarly means the original openings were likely irrevocably altered. Reversing these changes would require significant reconstruction and may not be possible "unimpaired," violating Standard 10.
 - **Sidelight:** The addition of a sidelight likely involved altering the original door frame or adjacent wall. Reversing this without impairing the original fabric would be challenging, potentially violating Standard 10.

V. Overall Assessment of Compliance and Cumulative Impact on Integrity

The analysis demonstrates a pervasive pattern of non-compliance across multiple Secretary of the Interior's Standards for Rehabilitation. Each alteration, when individually assessed, presents significant deviations from preservation best practices. However, the true extent of the impact is understood when considering the "cumulative effect" of all the alterations on the Hampton Gould House's historic character and its seven aspects of integrity.

The extensive nature of the changes, including the demolition of character-defining features (chimneys), numerous window and door alterations and additions (21 total), siding replacement, and the introduction of new elements like skylights and a bellyband, represents a systemic erosion of the property's integrity across multiple categories:

- **Design Integrity:** This has been severely compromised by the altered window and door dimensions, the introduction of new openings, and the addition of non-historic features such as skylights and a bellyband. These changes fundamentally alter the c. 1910 vernacular L-shaped farmhouse aesthetic, distorting its original architectural narrative.
- **Materials Integrity:** Significant loss has occurred through the demolition of original chimneys and the replacement of original windows, doors, and siding with non-matching or altered materials. This diminishes the tangible evidence of the building's historic construction.
- **Workmanship Integrity:** The original construction techniques and detailing have been diminished as they are replaced or obscured by modern, potentially generic, methods, thereby losing the physical evidence of period craftsmanship.
- **Feeling and Association Integrity:** The "sense of time and place" that the Hampton Gould House once evoked is significantly eroded by the introduction of anachronistic features and the removal of defining elements. This makes the property less able to convey its significance as a physical record of its period of community development.
- **Setting Integrity:** While the property's location remains, the highly visible alterations to all four elevations directly impact the property's contribution to the public viewshed of the historic district and reserve. The changes are not isolated to less visible facades, thereby affecting the collective historic character of the area.

The cumulative effect of these alterations is a substantial diminution of the Hampton Gould House's historic character and a severe compromise of its integrity. The property has moved significantly away from its documented significance under National Register Criterion C, which emphasizes its architectural expressions and methods of construction. This is not merely a series of isolated issues, but a fundamental transformation that impacts the building's authenticity and its ability to convey its

historical importance.

VI. Recommendations for Remediation and Future Preservation

To bring the Hampton Gould House into compliance with the Secretary of the Interior's Standards for Rehabilitation and to restore its historic character and integrity, a comprehensive remediation strategy is essential. In an after-the-fact scenario, the primary recommendation is to prioritize the reversal of non-compliant alterations where feasible, aiming to restore original materials and design. Where reversal is impossible (e.g., for demolished features) or where replacement is necessary (e.g., for non-compliant new windows/doors), new work must meticulously match the original in design, materials, craftsmanship, and all visual properties. If original materials are genuinely unavailable or technically infeasible, appropriate substitute materials may be considered, but only if they strictly adhere to the criteria outlined in Preservation Brief 16 regarding visual and physical compatibility and long-term performance. All remediation efforts must be thoroughly documented, including historical research, existing conditions, proposed work, and completed work. Engagement with qualified historic preservation professionals (architects, historians, contractors) is critical throughout this process.

Specific recommendations for each alteration type are detailed below:

- Chimneys:
 - Recommendation: The two historic chimneys must be reconstructed. This reconstruction should meticulously match the original design, materials, and dimensions, drawing upon historical evidence such as photographs, architectural drawings, or comparable local examples from the period of significance. This is paramount for restoring the building's original massing, roofline character, and overall historic silhouette.
 - Skylights:
 - Recommendation: All three skylights must be removed. The roof must then be repaired to precisely match the original historic roofing material and configuration, ensuring that no visible impairment to the historic roof plane remains. This will restore the integrity of the roofline and eliminate the modern intrusion.
 - Bellyband:
 - Recommendation: The bellyband must be removed. The underlying siding should be repaired to match the original historic siding profile and finish, ensuring the restoration of the building's original wall surface.
 - Siding:
 - Recommendation: A thorough assessment of the currently installed replacement siding is required. If it does not precisely match the original siding in material, profile, exposure, and texture, it must be replaced with new siding that accurately replicates the historic siding. This may necessitate custom milling to achieve the correct profile and dimensions, ensuring the preservation of distinctive materials and craftsmanship.
 - Windows:
 - Recommendation:
 - For the 10 windows with changed dimensions: The original window openings must be reconstructed to their historic dimensions. The new windows installed in these
-

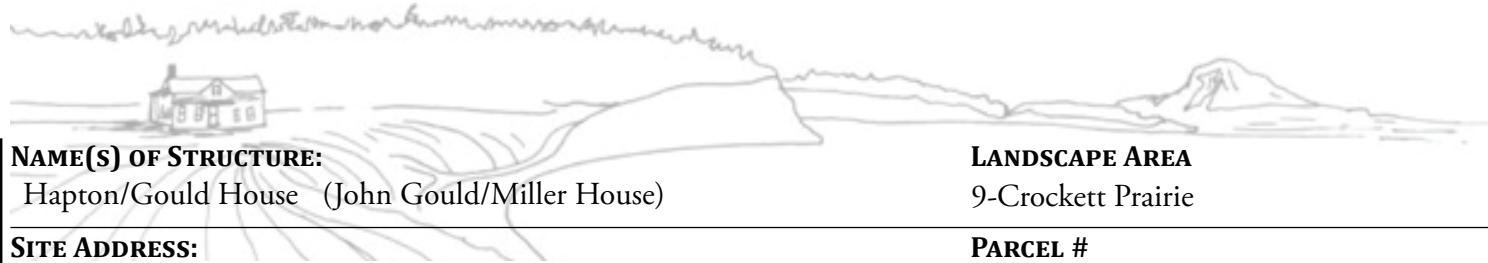
-
- openings must precisely replicate the original windows in terms of design, configuration (e.g., pane count), muntin profiles, wood species, glass characteristics, and hardware.
 - For the 6 windows replaced without dimension changes: These new windows must be assessed. If they do not match the original in design, configuration, muntin profiles, materials, and glass characteristics, they should be replaced with accurate reproductions that adhere to the Secretary of the Interior's Standards.
 - For the 2 new windows added: These windows must be removed. The openings should be infilled with new construction that seamlessly matches the adjacent historic wall materials and finish, thereby restoring the original wall plane and fenestration pattern.
 - Doors:
 - Recommendation:
 - For the 5 doors with changed dimensions: The original door openings must be reconstructed to their historic dimensions. The new doors installed must precisely replicate the original doors in terms of design, materials, and hardware.
 - For the 1 sidelight added: The sidelight must be removed. The opening should be infilled with new construction that matches the adjacent historic wall materials and finish, restoring the original doorway configuration.
 - Guidance on Documentation, Professional Consultation, and the Certificate of Appropriateness Process:
 - The property owner must prepare and submit detailed plans for all proposed remediation work. This documentation should include historical research to substantiate original features, architectural drawings detailing proposed changes, comprehensive material specifications, and a realistic timeline for completion.
 - Continuous engagement with the relevant historic preservation authorities, such as the Reserve, is paramount throughout the remediation process. This collaboration will ensure that all proposed work aligns with federal and local preservation guidelines and facilitates the necessary approvals for the Certificate of Appropriateness.
 - It is critical to emphasize that this remediation process, though challenging, offers a crucial opportunity to restore the property's integrity and ensure its long-term preservation as a significant historic resource.

VII. Conclusion

The Hampton Gould House represents a vital component of the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve, embodying significant architectural and historical value as a physical record of its time and place. The recent after-the-fact alterations have regrettably compromised this value, diminishing the property's distinctive character and integrity across multiple facets, including its design, materials, workmanship, and overall feeling.

While the extent of the non-compliant alterations presents a substantial challenge, it is imperative to undertake diligent and historically sensitive remediation. By meticulously adhering to the Secretary of the Interior's Standards for Rehabilitation, particularly those emphasizing repair over replacement, the precise matching of original design and materials, and the careful integration of any necessary

new work, the property's integrity can be substantially restored. This commitment to best preservation practices will ensure the Hampton Gould House continues to convey its unique significance and contribute authentically to the historic landscape for future generations.



PWRO Inventory

Ebey's Landing National Historical Reserve

NAME(S) OF STRUCTURE: Hapton/Gould House (John Gould/Miller House)	LANDSCAPE AREA 9-Crockett Prairie	CONTRIBUTING X NON-CONTRIBUTING
SITE ADDRESS: 433 Wanamaker Road	PARCEL # R13114-120-5030	CONSTRUCTION DATE: 1910 ADDITION(S):
OWNER/ADMIN ADDRESS: Charles & Judith McDonald	CITY/STATE 433 Wanamaker Road, Coupeville, WA 98239	ORIGINAL USE: Residence CURRENT USE: Residence
PHYSICAL DESCRIPTION INCLUDING FORM, STYLE, MATERIALS, MAJOR ALTERATIONS: Vernacular Farmhouse. Wood frame set on post and block foundation; L-shape; 3 bays wide; 1-1/2 stories; shiplap siding; wood shingled gable roof; center entrance on east facade with decorative panel half-light door; 2 corbeled center chimneys. Exterior features include 1:1 double hung vinyl sash, fixed sash with cornice; pedimented porticos supported by chamfered posts on east and north elevations; molded cornice with returns; corner boards; plain frieze board.		CONDITION: EXCELLENT _____ GOOD X _____ FAIR _____ DETERIORATED _____ RUINS _____
OUTBUILDINGS & LANDSCAPE FEATURES (SPECIFY CONTRIBUTING): Rectangular wood frame gable-roofed garage with droplap siding (contributing). Irregularly roofed storage building (non contributing). Orchard remnant.		OTHER SURVEYS: 1937 (HABS) _____ 1983 X _____ 1995 X _____
PROPERTY HISTORY: In 1910, Hap Hampton built this structure to be used as a boarding house for Fort Casey construction workers. The house was never used for this purpose. At the time of the first 1983 survey, a window pane with Hampton's name etched in the glass remained in the house. The house was owned by John Gould, and after his death the house was used as a rental, eventually being owned by Gould's great grandson John Bruce. Bruce lived here for 25 years, sold it to Harts Drucksman, a Seattle jeweler, in 1968. The house had many owners between the late sixties and 1985, when Charles McDonald bought the property. Aside from installing vinyl windows, there has been little change to the house over the years.		LANDSCAPE PAGE CROSS REFERENCE <u>LA 62</u>
SIGNIFICANCE: This property is significant under National Register criterion C, because it embodies the distinctive characteristics of architectural expressions and methods of construction that represent the period of community development in the Reserve, from 1871 to 1910. It retains integrity of location, setting, materials, design, workmanship, feeling and association.		SURVEYOR: DATE: S. Steen June 19, 2015



From NE (2015)



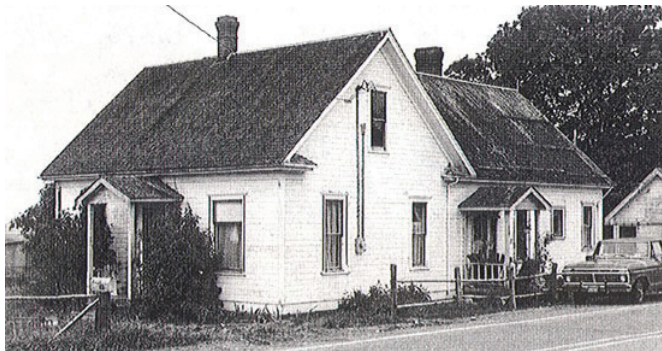
From NW (2015)



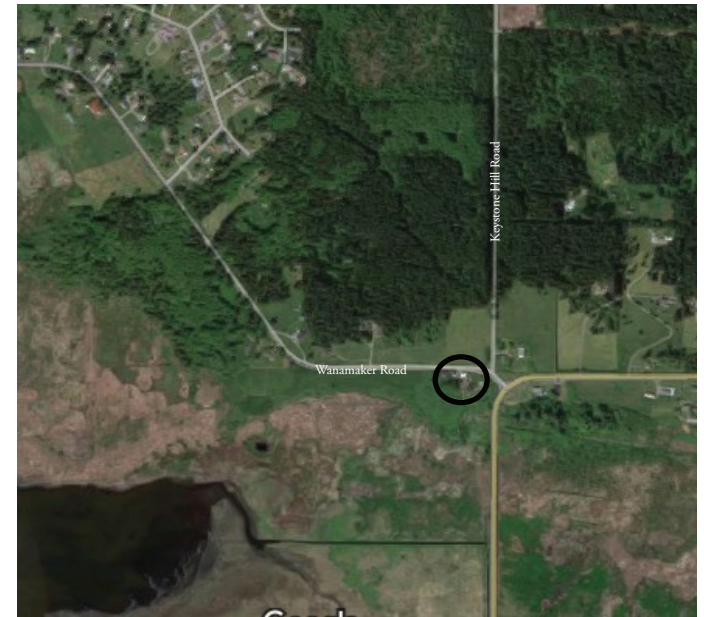
From N (2015)



From SE (2006)



From NE (1983)



REFERENCES

Bruce, Mrs. Cora. Telephone Interview. 10 September 1983.
Miller, Mrs. Ronald. Telephone Interview. 10 September 1983.
Island County Assessor.



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.

- **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 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

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.
- This application is a "Master Land Development Permit" and must be filled out for all types of development permits. Depending upon your specific proposal you will need to fill out supplemental attachments to this application that provide more specific information. No development proposals can be reviewed using only this form so please ask what additional forms you will need.

Electronic Submittal Process

It is preferred for applicants to use the electronic submittal process to submit application materials. Please save all electronic files in **PDF file format**, using the following file naming procedure for submittal:

ApplicantLastName_DocumentName_DateSubmitted.pdf

Document names should be abbreviated; below is a list of common document names and their abbreviations:

Application APP	Arch Report ARCH	AsBuilt ASB	Site Plan SPLAN
Buffer Enhancement Plan BEP	Biological Site Assessment BSA	Certificate of Appropriateness COA	Field Indicators Worksheet FIELD
Elevations ELV	Mitigation Plan MIT	Geocoastal GEOC	Geotechnical GEO
Revisions REV 1,2,3,	SEPA Checklist SEPA	Wetland Report WET	Drainage Narrative DRNG

Example of file naming using document abbreviation: **Johnson_APP_091324.pdf**

Once all files have been saved using the naming procedure above, all files can then be submitted to: planningdept@islandcountywa.gov Emails over 7 MB should be sent through a file sharing application, or contact the Planning Department for an FTP sharing link. Once application materials have been reviewed by planning staff and deemed sufficient for submittal, the applicant will receive an email along with an invoice and payment instructions.

All fees must be paid within 14 calendar days, or the application will become null and void, cancelling the application.

After payment is received, the applicant will receive a letter of completeness indicating that the review period has begun. If the application is deemed incomplete, the applicant will receive a letter stating that the application is incomplete and requires revisions.

IF APPLICANT CHOOSES IN PERSON SUBMITTAL AN APPOINTMENT IS PREFERRED

Whidbey: call 360-678-7339

Camano: call 360-387-3443

MASTER LAND DEVELOPMENT PERMIT APPLICATION

Application # _____ date Rec'd _____ Receipt # _____ Associated Files _____

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

1 NE 6th St. COUPEVILLE, WA 98239

Phone: (360) 679-7339 - South Whidbey (360) 321-5111 - Camano Island (360) 629-4522

<https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Owner	Phone
Address	e-Mail
City, State, Zip	Signature
Owner	Phone
Address	e-Mail
City, State, Zip	Signature
Applicant/Agent*	Phone
Address	e-Mail
City, State, Zip	Signature

PROPERTY INFORMATION

Project Address (include city):						
Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning

Do you own contiguous parcels?	Yes (if yes, list)	No	Is the property in a special tax program, e.g. forest, agriculture, senior citizen, etc.?
--------------------------------	--------------------	----	---

PROJECT INFORMATION *(check all that apply)* Form letter reference is bolded

<p><u>SUBDIVISION</u> Short Plat - Preliminary (G) Short Plat - Final (H) Short Plat - Alteration (L) Long Plat - Preliminary (I) Long Plat - Final (J) Long Plat - Alteration (M) Planned Residential Development (K) Boundary Line Adjustment (BB) Lot Combination (BB) <u>CRITICAL AREAS</u> Public Transportation Utility (Y) Reasonable Use (Type 1) (X-1) Reasonable Use (Type 2) (X-2) Wetland or Buffer Improvement (Z) Critical Areas Permitted Use (P)</p>	<p><u>SITE PLAN REVIEW</u> Cell Tower (E) Surface Mine (F) Rural Commercial Events (EE) Type II in NR Zones (D) Type II in other Zones (C) Type III in NR Zones (D) Type III in other Zones (C) <u>SHORELINE</u> Shoreline Exemption (R) Shoreline Exemption Limited Review Shoreline Development (Q) Shoreline Variance / Conditional Use (S)</p>	<p><u>ZONING</u> Certificate of Zoning Compliance Zoning Code Interpretation Zoning Code Amendment Comprehensive Plan Amendment <u>OTHER</u> Environmental Checklist (SEPA) Clearing and Grading (N) Water System Review Variance (A) Temporary Use Restoration</p>
---	---	--



AGENT AUTHORIZATION FORM

Received date: _____

Received by: _____

Landowners may authorize agents, designers, contractors, etc. to apply for permits and conduct activities on their behalf by completing this form and returning to Island County staff. Once received, this form will expire in 3 years. Any applications or requests that agents submit on an owner's behalf must meet the general description provided by the owner below.

I/We hereby authorize the following companies or individuals to submit applications on my/our behalf. I/We also understand that once a permit/application is submitted that all future correspondence may be directed to said agent(s).

Description of work/project: _____

Agent Name: _____
Agent Name: _____
Agent Name: _____
Agent Name: _____

Parcel number(s): _____

Name 1 (printed) _____ Date: _____

Signature 1: _____

Name 2 (printed) _____ Date: _____

Signature 2: _____

Applicant Use	Application Requirements: 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)	

