



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
July 10, 2025
10:00am**

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 10:01am

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 Current Use Planner **Yumi Shridhar**
- ✓ Town of Coupeville Community Planning Director **Joshua Engelbrecht**
- ✓ Town of Coupeville Assistant Planner **Lisa Walsh**

APPROVAL OF AGENDA

A discussion about non-permitted construction was added to the agenda.

Action: A motion was made by Commissioner Parrish, seconded by Commissioner Bronson, to approve the agenda as revised. *The motion passed unanimously.*

APPROVAL OF MINUTES

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

Public Comment on items not on the agenda

Lisa Bernhardt of the PNW Art School spoke to the Commission about murals at Camp Casey. Bernhardt is concerned about a planned mural that would paint over a piece of the Reserve's history.

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.

- Chair **Bishop** visited all sites
- Commissioner **Baxter** visited one site
- Commissioner **Bronson** visited all sites
- Commissioner **Parrish** visited one site
- Commissioner **Saul** visited all sites

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

EBY-25-025 (16m. 50s.) – 975 Fort Casey Rd. – New Single-Family Residence

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

Ebey's Preservation Coordinator, Josh Pitts, would like to see the proposed residence be moved northwest on the parcel, but had no other comments.

DISCUSSION

Questions were asked and answered about monitoring of scenic easements to ensure minimal vegetation is removed, conditioning approval on maintaining existing vegetation, and conditioning approval on moving the structure twenty feet north.

MOTION (29m. 10s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Parrish, based upon the staff report, the evidence presented, comments made at the public meeting, and finding application no. EBY-25-025 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, to recommend approval of the Certificate of Appropriateness with the condition that roadside vegetation be maintained or increased.

A motion was made by Commissioner Baxter, seconded by Commissioner Parrish, to amend the original motion to include the following conditions:

1. The residence be moved twenty feet north, if feasible, and
2. Applicants must adhere to the requirements listed in the Conservation Easement Deed.

The amendment to the motion passed unanimously.

The amended motion passed unanimously.

EBY-25-023 (48m. 20s) – 433 Wanamaker Rd. – After-the-Fact Historic House Remodel

Island County Current Use Planner, Yumi Shridhar, presented on the after-the-fact historic house remodel. Elements of the presentation included the changes completed in the remodel, location within the Reserve, and applicable guidelines.

Ebey's Preservation Coordinator, Josh Pitts, read a report outlining the historic significance of the structure and the unauthorized alterations made to the structure during the remodel. The report finds a substantial degree of non-compliance with the Secretary of Interior's Standards for rehabilitation. Significant mitigation is deemed imperative to restore the structure's historical significance. Pitts listed a number of necessary remediations to the east and north façade, including removing the bellyband, repairing underlying siding to match the original, reconstructing the window openings on the east side to the original dimensions, replacing windows on the east and north façade to replicate original design, and either reinstalling the French doors on the east façade or recentering a new door and remove the sidelights.

DISCUSSION

Questions were asked and answered about the permitting of the work, how it was brought to the attention of the Reserve, whether materials removed were reusable, presentation verbiage, and the previously permitted reroof.

The applicant, Dominic Wood, spoke about the work they have done to the property. Wood showed photos from the last several years. Goal is to restore home to original historical look.

MOTION (1h. 44m. 50s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, to table the decision until the next meeting on July 24, 2025. *The motion passed unanimously.*

DISCUSSION ITEMS

Due to time constraints, all discussion items were moved to the next meeting on July 24, 2025.

ADJOURNMENT

The meeting was adjourned at 11:46am

Respectfully submitted,



Deputy Clerk Chris Jolly

Community Planning Director



Joshua Engelbrecht