



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
April 23, 2026
9:00am**

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.

Before the meeting was called to order, Marshall Bronson announced he would be vacating the Chair position due to health reasons, but would remain on the Commission. Vice-Chair Baxter will fill the position of Chair for the remainder of the term.

CALL TO ORDER

Chair Baxter called the meeting to order at 9:00am

COMMISSIONERS PRESENT

- ✓ Chair **Katherine Baxter**
- ✓ Commissioner **Eve Parrish**
- ✓ Commissioner **Sheila Saul**
- ✓ Commissioner **Marshall Bronson**
- ✓ Commissioner **Meg Olson**

STAFF PRESENT

- ✓ Island County Current Use Planner **Yumi Shridhar**
- ✓ Town of Coupeville Community Planning Director **Josh Pitts**
- ✓ Town of Coupeville Assistant Planner **Lisa Walsh**
- ✓ Ebey's Landing National Historical Reserve Preservationist **Jason Benson**

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Olson, seconded by Commissioner Bronson, to approve the agenda of the April 23, 2026 meeting as submitted. *The motion passed unanimously.*

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Saul, seconded by Commissioner Bronson, to approve the minutes of the February 12, 2026 meeting as submitted. *The motion passed unanimously.*

PUBLIC HEARING

Chair Baxter provided a description of the role of the Commission, its legal basis and process, and the standards and guidelines on which its decisions are based. She asked commissioners to declare any conflicts of interest or bias regarding the applications on the agenda and to disclose any ex parte communication or site visits.

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

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

COA-26-004 (7m. 10s.) – Replace existing fence at Rain Shadow Nursery

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

MOTION (12m. 35s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Parrish, based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, and finding application COA-26-004 consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

COA-26-008 (14m. 18s.) – Addition and Alteration to a non-historic structure

Coupeville Assistant Planner, Lisa Walsh, presented on elements of the construction. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve.

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked about the internal layout, and square footage and how it compares to surrounding dwellings.

Applicant Lynn Dee Bricker informed the Commission why they need to expand the kitchen.

MOTION (31m. 36s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, based on the staff report, the evidence presented, comments made at the public meeting, and finding the application no. COA26-008 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-26-013 (32m. 34s.) – 839 Engle Rd. – Construction of new single-family residence

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

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked about the use of stone and brick veneer, which is not common in the Reserve, the landscaping plan, and whether construction has begun.

Applicant Bradley Mottet addressed the Commission about the landscaping plan, and the façade veneer.

MOTION (57m. 07s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Olson, based on the staff report, the evidence presented, comments made at the public meeting, and finding the application no. EBY-26-013 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 garage be painted or designed so it does not take emphasis away from the rest of the house, and that landscaping be added to the street-facing side of the dwelling. *The motion passed unanimously.*

EBY-26-009 (59m. 15s.) – 1631 Penn Cove Rd. – Addition to a single-family residence

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

DISCUSSION

Chair Baxter opened the floor for discussion.

Questions were asked about the layout of the addition, whether it went through a shoreline review and whether DAHP and the tribes have been consulted.

Applicant Jon Roberts addressed the Commission to clarify that a shoreline review has been completed.

MOTION (1h 8m. 39s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, based on the staff report, the evidence presented, comments made at the public meeting, and finding the application no. EBY-26-009 to be consistent with Ebey's Landing National Historical Reserve Design Guidelines, to recommend approval of the Certificate of Appropriateness. *The motion passed unanimously.*

At 10:09am, Chair Baxter closed the Public Hearing.

DISCUSSION ITEMS

Zylstra Law Office Conditions

Town of Coupeville Assistant Planner, Lisa Walsh, confirmed for the Commission that the vertical band condition for the relocated Zylstra Law Office has been met.

Historic Preservation Month

Chair Baxter suggested recognizing the Coupeville Historic Waterfront Association and the Friends of Ebey's for all the work they do for preservation. Baxter suggested both groups could be invited to the second HPC meeting on May and possibly give a short presentation of the grants they've awarded in the last year.

Action: A motion was made by Chair Baxter, seconded by Commissioner Saul, to recognize Historic Preservation Month by inviting the Coupeville Historic Waterfront Association and Friends of Ebey's to come and present the results of their historic preservation grants to the Commission for recognition and appreciation. The motion passed unanimously.

Commission Elections

Eve Parrish was nominated for Vice-Chair by Commissioner Bronson, seconded by Commissioner Saul. Parrish was unanimously elected Vice-Chair.

ADJOURNMENT

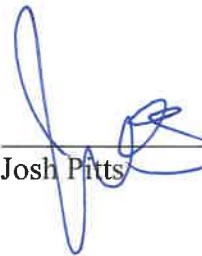
The meeting was adjourned at 10:20am.

Respectfully submitted,



Deputy Clerk Chris Jolly

Community Planning Director



Josh Pitts