



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
September 10, 2026

09:00: Roll Call

Approval of Minutes – Minutes from July 23, 2026

Public Comment on items not on the agenda -

Public Hearings: EBY-26-037 Level C- Michelle Rainey- The proposal is to place a 26'8'44" manufactured home on the parcel to serve as detached ADU

Other Discussion items:

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,

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**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS HEARING ROOM
COUPEVILLE, WA
July 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.

CALL TO ORDER

Chair Baxter called the meeting to order at 9:10am

COMMISSIONERS PRESENT

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

STAFF PRESENT

- ✓ Island County Current Use Planner **Jonathan Frias**
- ✓ Town of Coupeville Community Planning Director **Josh Pitts**
- ✓ Ebey's Landing National Historical Reserve Preservationist **Jason Benson**

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, to approve the minutes of the June 25, 2026 meeting as submitted. *The motion passed unanimously.*

DISCUSSION ITEMS

Cumulative Effects of Building Design in Historic Reserves

Staff led the Commissioners in a training on the cumulative effects of changes to historic structures. Elements of the presentation included definitions, examples, and discussion of historic features, and historic preservation.

ADJOURNMENT

The meeting was adjourned at 10:36am.

Respectfully submitted,

Community Planning Director

Deputy Clerk Chris Jolly

Josh Pitts



Ebey's Landing National Historical Reserve

Certificate of Appropriateness

Rainey

204 Fort Casey Rd.

EBY-26-037

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 owner Michelle Rainey, Lisa and Cody West of Go West Building Design LLC request a Certificate of Appropriateness (COA) to install a 26'8" X 44" manufactured home on the parcel as a detached accessory dwelling unit (DADU).

The project site and surrounding area is located within Ebey's Review Area 1. The new remodel work to the existing residence and the new construction will require a Level C Certificate of Appropriateness as listed in ICC 17.04A.110.

Notice was published in the Whidbey News Times on August 12. The public comment was August 12th to August 26th. A sign was posted on the property by the start of the public comment period. 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-26-037
Application Date	07/27/2026
Applicant/Owner	Michelle Rainey

III – SITE DATA

Address	204 Fort Casey Rd.			
Location	Coupeville, WA 98239			
Parcel Number(s)	R13103-198-1950			
Size of parcel(s)	~7.33 Acres			
Historic Structure?	Yes		No	X
Proximity to Historic Structures?	Yes		No	X

Zoning Designation	Rural			
Critical Areas/Overlays?	Yes		No	X
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	Yes		No	X

IV – STAFF CONTACTS

Title	Name	Phone	E-mail
Current Use Planner	Jon Frias	(360)678-7822	j.frias@islandcountywa.gov

V – DISCUSSION

Existing Conditions:

The subject parcel resides in Design review area 1 of the Ebey’s Landing National Historical Reserve. This parcel is approximately 7.33 acres and can be accessed from Fort Casey Rd. Critical areas/overlays associated with this parcel only include Ebey’s Reserve. Many surrounding properties on either side of the site are residentially developed with houses and accessory structures.

Proposed Work/Development:

The scope of the proposed work includes the placement of a 26’8” X 44’ manufactured home on the subject parcel to serve as a detached accessory dwelling unit to the existing primary residence.

HRC Meeting:

On 08/06/2026 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.

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
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This project is not within 100 ft. of any historic resources within Ebey’s Landing National Historical Reserve.

B. EBey’S RESERVE DESIGN GUIDELINES

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

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 in to 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
4.6.1.3	<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> The materials and style proposed are keeping in kind with the existing residential development. The detached ADU is compatible with the main residence and appurtenant garage as it is made of similar material and reflects a similar stylization in terms of the roofline and window configuration.
4.6.1.4	<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> The structure is significantly screened due to existing tree coverage that borders the existing and area of proposed development. This tree coverage will be retained, and so the addition will be fairly innocuous and not stand out or appear out of place.
4.6.1.5	<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> The proposed form and shapes described and illustrated in the application materials are consistent with those found through out the reserve.
4.6.1.6	<i>New buildings shall acknowledge and reinforce the characteristics of the existing development pattern within the neighborhood or setting. Modular, prefabricated, and manufactured buildings may be placed in the Reserve if they conform to the Guidelines. It is recommended that a purchaser check the Guidelines and the available options before purchasing the building or materials</i> The materials are compatible, and the design was thought out such that it is not out of kind with the existing residence it is accessory to, nor is it out of kind with the neighboring residences standard shape and form.
4.6.1.7	<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>

	The preferred materials in the reserve are to be utilized, with no stone or other controversial detailing material being proposed.
4.6.1.8	<i>Front and side yards should be largely dedicated to landscaping. Expanses of concrete and parking areas toward the front of the site are not allowed</i> The front and side yards are landscaped with large tree coverage that shields all development from the street or neighboring parcel view.

4.6.4 – New Residential Construction

Guideline	Staff Analysis
4.6.4.1	<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> The structure will be substantially screened, though no major or controversial design considerations are being proposed aside from the standard manufactured home configuration and footprint.
4.6.4.2	<i>New buildings should reflect the architectural character of surrounding buildings in the following ways:</i> a. <i>Similar proportions, scale, and roofline;</i> b. <i>Complementary architectural style and exterior finish materials;</i> c. <i>Complementary patterns and proportions of windows;</i> d. <i>Similar entry configuration and relationship to the street;</i> e. <i>Complementary architectural details or features without imitating historic features.</i> The accessory dwelling is proportional and complimentary of the existing residence from a design point of view. It reflects a similar configuration of windows and a roofline that is consistent with the current development.
4.6.4.5	<i>Smaller accessory structures are encouraged in order to reduce the mass of the primary building. These structures should be consistent with the proportion of the main building and site and should be compatible with the main building in design, materials, and color</i> The proposed structure is smaller but a comparable size to the footprint of the primary residence. This sized structure and orientation to the main residence help break up the mass of the existing structures on site.
4.6.4.6	<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> The primary roof form is gable, and no controversial roof forms, materials or building shapes are proposed.
4.6.4.12	<i>Use similar window types and proportions as those found on nearby buildings. To the extent possible, multiple windows on a single wall plane should be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane should relate to other architectural features such as roof forms, doors, or facade projections. The ratio of window-to-wall shall be similar to that on historic residences' primary facades</i>

4.6.4.13	Wood windows are preferred on buildings Vinyl windows are proposed, another preferred alternative material for the Reserve
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VII – RECOMMENDED MOTION

Based on the record developed to date, including application materials, staff report, evidence presented, and finding application to **EBY-26-037** to be consistent with the Ebey’s Landing National Historic Reserve Design Guidelines, I recommend granting a Certificate of Appropriateness.

VIII – CONDITIONS

There are no Conditions of Approval associated with the issuance of this Certificate of Appropriateness.

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-26-037**:

1. An application was submitted for a Certificate of Appropriateness on **04/06/2026**.
2. The site is within Review Area **1** of Ebey’s Landing National Historical Reserve and is classified as **New construction** requiring action on a Certificate of Appropriateness by the County Planner, following consultation with the Reserve Committee.
3. On **08-06-2026** 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. 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.
5. **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 [B] certificates are to be appealed consistent with Type II decisions pursuant to section 16.19.190.B.

XI – DECISION OR RECOMMENDATION

The Certificate of Appropriateness is Approved, signed this _____ day of _____, 2026.

Jon Frias, Current Use Planner
Island County Planning & Community Development

Date

Attachments:

- A. Certificate of Appropriateness
- B. Site plan and elevations approved 09/08/2026
- C. Historic Reserve Committee Findings
- D. Application Materials
- E. Inadvertent Archaeological and Historic Resources Discovery Plan for Island County

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:

The proposal is to place a 26'8" X 44' manufactured home on the parcel as an DADU.

Existing Materials:

Doors: _____

Windows: _____

Deck / Railing: _____

Stairs / Ramp: _____

Siding: _____

Roofing: _____

Fencing: _____

Proposed Materials:

Doors: fiberglass

Windows: vinyl

Deck / Railing: wood

Stairs / Ramp: wood

Siding: LP

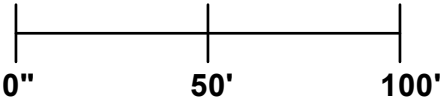
Roofing: asphalt

Fencing: n/a

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.

Owner: **RAINEY**
SITE ADDRESS: **204 FORT CASEY RD**
COUPEVILLE, WA
parcel: **R13103-198-1950**

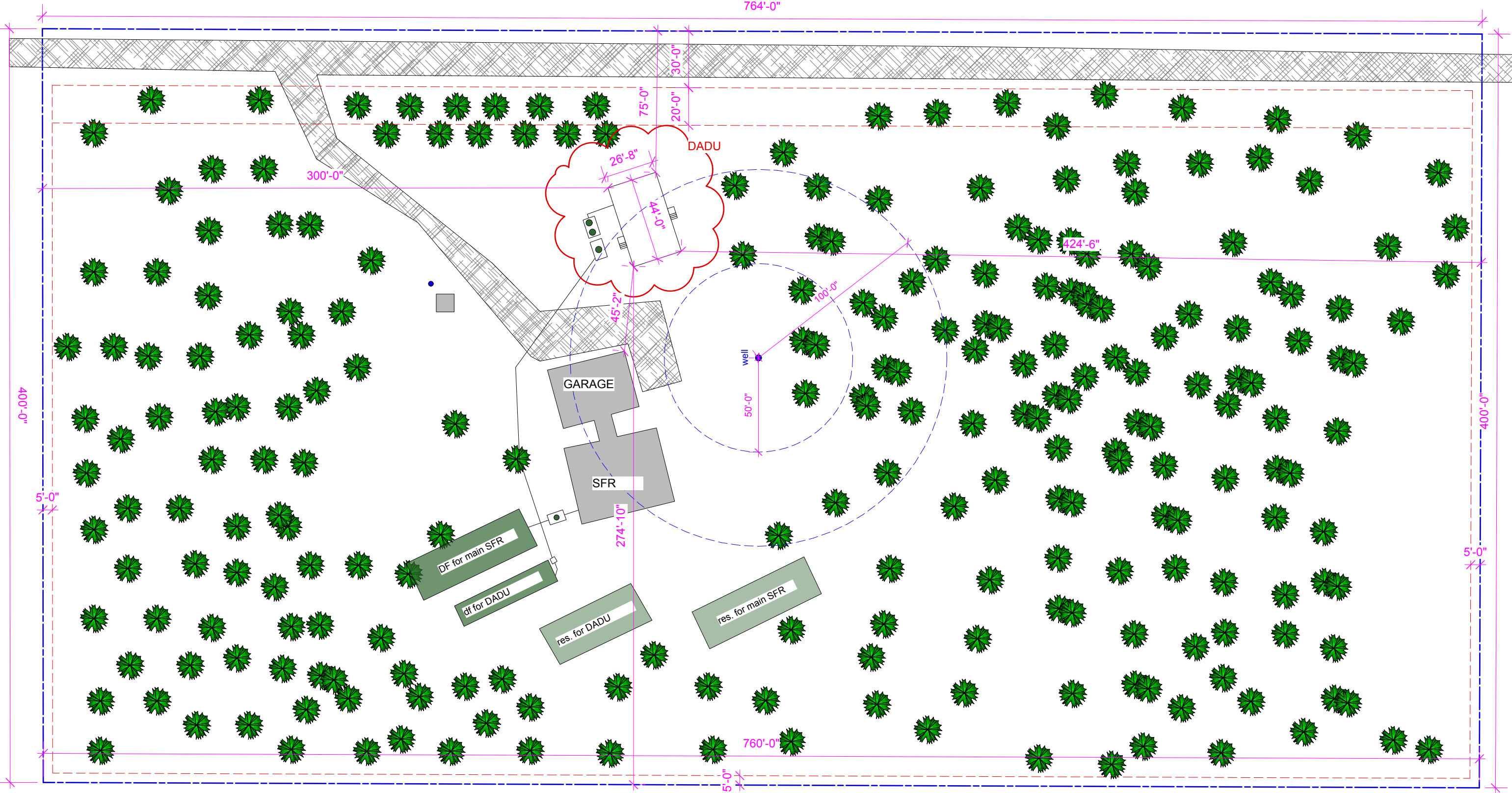
**** THIS SITE MAP WAS DEVELOPED BY USING
EXISTING RESOURCES AND ONSITE
MEASUREMENTS. IT IS NOT A LEGAL SURVEY.**



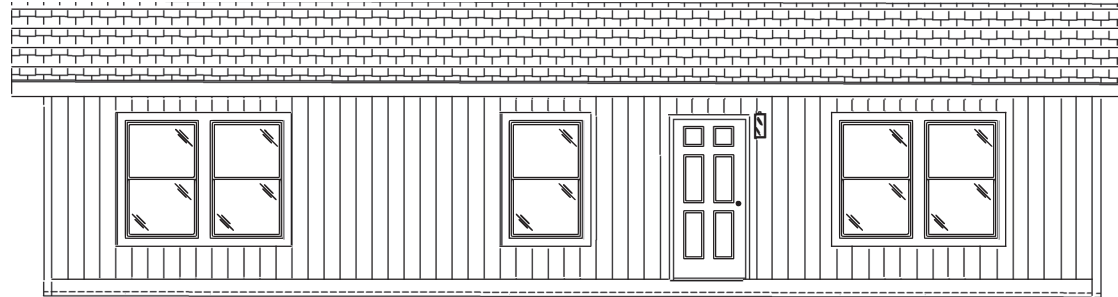
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Scope of project: **DADU MANUFACTURED HOME**



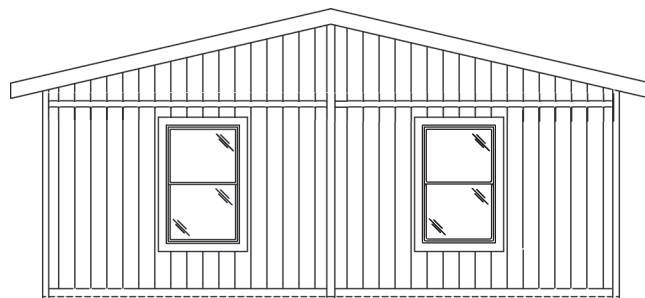
IMAGINE
5036
26' 8"-0" x 44'-0"
APPROX. 1,173 SQ. FT.



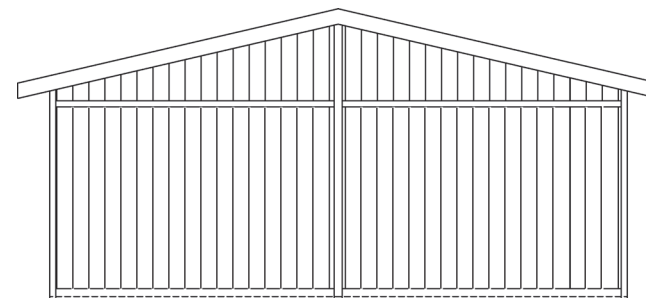
FRONT SIDEWALL



BACK SIDEWALL



FRONT ENDWALL



REAR ENDWALL