
DATE: September 8, 2009
TO: Members of the Town and County Planning Commissions
FROM: Larry Kwarsick, Town Planner, Bob Pederson, County Planning Director, and Mark Preiss, Reserve Manager
SUBJECT: Ebey's Reserve Design Guidelines and Process

In response to public hearing input, written comments, and/or agency comments that have been received to date, staff has collaborated on and by this report submits additional amendments to the Design Manual, the Unified Code, and the PBRS Program. Rather than to produce another full set of revised documents, the amendments proposed are reflected, in policy concept, below. The questions and concerns that have been asked in the areas of new farm buildings and technologies, communication towers, commission representation, painting, and windows have been addressed within the proposals. All of the written public comments received to date are attached to this staff report.

If in their deliberations the Planning Commissions concur with the amendments/concepts presented, staff will finalize the Design Manual, the Unified Code, and the PBRS Program accordingly. As of this date the County has not prepared a version of the Unified Code in their code format. Once we have policy direction from the joint Planning Commissions on the concepts presented, staff will amend finalize the documents for consideration at a future public hearing. It is staff's opinion that at least one more public hearing will be required prior to initiation of deliberations.

The areas covered are in this staff report are:

- Farm Cluster Preservation and Farm Management Plans,
- Public Benefit Rating System (PBRS),
- Painting of Buildings and Structures within the Reserve,
- Replacement Windows in Historic Structures and Windows in Additions to Historic Structures,
- FCC Licensed Communication Towers,
- Penalties and Enforcement,
- Replacement In-Kind,
- Ebey's Reserve Historic Preservation Commission,
- Disclosure Statement;
- Demolition or Relocation of Historic Buildings/Structures, and
- Review Area Boundaries

1. **SUSTAINING THE RESERVE'S FARMING HERITAGE: LOOKING TOWARD THE FUTURE - FARM CLUSTER PRESERVATION AND FARM MANAGEMENT PLANS**

If Coupeville is the heart of Ebey's Reserve, the working farms and heritage farm clusters are likely its soul. As Reserve partners we need to develop special tools to help the Reserve farmers sustain their operations and preserve these historic farm clusters for future generations. As well as preserving the past we need to look toward the future to ensure that the working farms in the Reserve remain productive, competitive and sustainable. This will necessitate flexibility in how

the Partners support and authorize the advent of new technology and associated changes in farming practices that may present themselves as new forms and structures within the Reserve.

Many of the farms within the Reserve contain clusters of historically significant buildings--a house, a barn and various sheds and other outbuildings constructed over a period of time. These farm clusters are an important part of the Reserve's heritage and preserving them is a high priority. The ability of farmers to continue operating as profitable businesses is one of the Reserve's highest priorities. Because agriculture and economics are constantly changing, farms need great flexibility in how they use and maintain their buildings. As needs change, preservation of some structures becomes increasingly challenging.

The Trust Board Partners want to be proactive in assisting farmers in protecting these farm clusters. The Trust Board will work with the farm owners, providing technical assistance to assess each of their buildings to answer questions such as:

1. What is the condition of each building and structure on the farm?
2. How many of these are currently being used?
3. How are they being used?
4. Which of the structures are historic (contributing) resources to the Ebey's Reserve historic district?
5. Which structures are most important in terms of existing and future agricultural uses?
6. Which structures are the most important in terms of preserving the agricultural history, visual landscape and architectural character of the reserve?
7. If new structures are needed for changing agricultural practices, where should they be sited?
8. What guidelines are needed so new structures will retain the integrity of the reserve?
9. What actions are recommended for preservation and continued use of the farm cluster?

This cooperative assessment program will take place over the next three years, although the time will be extended if more time is needed to do a good job. It will focus on working farms enrolled in the agricultural tax program established under Chapter 84.34 RCW. However, other farm building clusters would also be eligible if they have at least three contributing structure (excluding the house), preferably including a barn or an unusual structure such as a water tower.

Demolitions of farm buildings and structures will be delayed for each farm until its assessment is completed. However, during this delay, demolitions will be permitted in case of emergency or a threat to public safety. Once the assessment of a farm cluster is completed, the Trust Board will work with the property owner to help implement the recommendations outlined in the plan, including developing a long-term plan to stabilize existing conditions and prevent continued deterioration of the high priority structures.

Also during this period, the Trust Board partners will work with local, state and national entities to identify incentives and financial support for preservation of these important resources. One part of this effort will be the establishment of the Ebey's Forever Fund, to support property owners' preservation efforts. This new program will have with a particular focus on helping farmers address their farm clusters.

The Farm Cluster Preservation Program brings these benefits to the farmers of the Reserve:

1. Technical preservation guidance is provided at no cost to the farmer.

2. Once a farm's preservation plan is completed, design review will be streamlined for proposed actions such as building modifications, adaptive uses, new construction or demolition.
3. Farms with a completed plan will be eligible for Ebey's Forever Funding.
4. The completed plan will also help farmers in pursuing other potential grants or funding sources.
5. In addition, these farms will also be eligible to be an Ebey's Reserve Preservation Field School project.

Each Farm Cluster Preservation Plan will include:

1. **Building descriptions:** A description (in writing and photographs) of the size and current condition of each structure in the farm cluster and of key features such as hedgerows and woodlands.
2. **Usage:** An explanation of how each structure is currently used, was used previously and its potential for farm use if restored to usable condition.
3. **Methods of Stabilization:** An overview of short-term and long-term stabilization actions that could be used and prioritize implementation of the plan based upon the current condition, stabilization costs, and the potential utility to the farmer of the individual structure.
4. **Allowed Uses:** A discussion of the range of uses that the underlying zoning would allow the property to be used for.
5. **Potential Uses:** A discussion of potential uses for the historic buildings regardless of the underlying zoning.
6. **Historic Importance.** A discussion of the characteristics of the farm and its buildings and landscape, and their historic significance (including family history where relevant).
7. **Public Visibility.** A list of each public road from which structures are visible, as the highly visible ones are especially important to protect.
8. **Cost Estimate.** Concept-level costs of rehabilitating the structures (as needed) to a beneficial farm use.
9. **Action Plan:** An action plan that assesses the historic significance of the structures and other farm features and prioritizes stabilization actions and, when feasible, the rehabilitation of the individual historic buildings and/or structures.

These plans may be initiated by the property owner and developed in partnership with the Trust Board staff, an historic preservation conservator, and other support staff. Once completed, each plan will be reviewed and confirmed by a mutual written agreement among the property owner, the Trust Board and Island County. Once this agreement is reached, the plan would be used by the farmer and the Historic Preservation Commission as guidance for future repairs and improvements and for design review decisions.

At the request of a property owner, information from the Action Plan described above could voluntarily be incorporated into a Farm Management Plan prepared under the Island County Zoning ordinance. Incorporation of the Action Plan into the Farm Management Plan would facilitate the siting of new facilities and structures that support sustainable agricultural practices in the Reserve. If this approach is chosen, the Farm Management Plan should be reviewed by the HPC prior to submittal to the Board of Island County Commissioners for approval. Once approved, there would be limited additional design review oversight in the implementation of the

approved plan by the Reserve Committee.

2. PUBLIC BENEFIT RATING SYSTEM

At the our request Leslie Mullin, Current Use Specialist at the Washington State Department of Revenue was contacted and asked to review the proposed amendments to the Island County PBRs program. The state's open space taxation and PBRs program only applies to land value not to structures or to the land underneath the structure(s). The structures and the land under the structures must be valued at market rate. This means that there is no conflict between the Special Tax Valuation program (which affects the increased value of the improvements to the historic structure) and the open space taxation public benefit rating system which addresses only the land value where no structures are present. (The current use taxation program is different for agricultural land, where some structures may be included in the current use property assessment if they are integral to the agricultural use.)

The use of conservation easements, historic covenants in perpetuity, and buffers for historic properties are more in keeping with the intent of the Open Space Taxation Act and PBRs. In the Ebey's Landing National Historic Reserve, some properties could receive two different types of current use assessment, with a portion of the land (and some farm buildings) qualifying as agricultural current use and another portion of the land surrounding other historic buildings qualifying as open space current use under the PBRs.

As a result staff presents the following alternatives to the originally proposed PBRs amendments. While the effect the changes reduces the incentive they nevertheless provide an incremental opportunity to owners of historic properties, may encourage voluntary designation, and apply uniformly throughout the County and not just the Reserve. Since the proposal now includes all areas of Island County and not just the Reserve any future public hearing would need to reflect the expansion of the affect of the PBRs amendments for historic buildings/structures.

PBRs Program Amendments:

Historic landmark or archeological site: designated site - five points.

For the purposes of this category, "historic landmark or archeological site: designated site" means land that constitutes or upon which is situated a historic landmark formally designated landmark. Historic landmarks include buildings, structures, districts or sites of significance in the county's historic or prehistoric heritage, such as Native American settlements, trails, pioneer settlements, farmsteads, roads, industrial works, bridges, burial sites, prehistoric and historic archeological sites or traditional cultural properties. To be eligible as a historic landmark or archeological site: designated site, a property must be listed on a county or other certified local government list or register of historic places or landmarks for which there is local regulatory protection. Eligible property may include property that contributes to the historic character within designated historic districts.

Historic landmark or archeological site: eligible site - three points.

For the purposes of this category, "historic landmark or archeological site: eligible site" means land that constitutes or upon which is situated a historic property that has the potential of being formally designated by a certified local government jurisdiction, including buildings, structures, districts or sites of significance in the county's historic or prehistoric heritage, such as Native American settlements, pioneer settlements, farmsteads, roads, industrial works, bridges, burial sites, prehistoric and historic archeological sites or traditional cultural properties. An eligible property must be determined by the County or other certified local government program in the

jurisdiction in which the property is located to be eligible for designation and listing on the county or other local register of historic places or landmarks for which there is local regulatory protection. Eligible property may include contributing property within designated historic districts. Property listed on the state or national Registers of Historic Places may qualify under this category;

BONUS CATEGORIES

Add the following bonus category:

Conservation easement or historic preservation easement – twenty points.

For the purposes of this category, "conservation easement or historic preservation easement" means land on which an easement is voluntarily placed that restricts, in perpetuity, further potential development or other uses of the property. The granting of this conservation easement or historic preservation easement provides additional value through permanent protection of a resource. These easements are typically donated or sold to a government or nonprofit organization, such as a land trust or conservancy. To be eligible as conservation easement or historic preservation easement, the easement must be approved by the County, be certified local government jurisdiction in which the property is located, and be recorded with the Island County Auditor. The easement shall be conveyed to the county or to an organization acceptable to the County. An easement required by zoning, subdivision conditions or other land use regulation is not eligible unless an additional substantive easement area is provided beyond that otherwise required.

3. PAINTING OF BUILDINGS AND STRUCTURES WITHIN THE RESERVE – HISTORIC AND NEW BUILDINGS AND STRUCTURES

While a color palette is proposed for painting within the Reserve, the painting requirements that are adopted are performance based standards rather than prescriptive standards.

The success of performance standards lies in education and outreach. The establishment of guidelines and a color palette, will be instrumental in achieving the specific public objectives. A primary public objective is to limit the negative impacts of land uses on adjoining uses and the cultural landscape of the Reserve by defining the undesirable levels of such impacts.

Painting is considered basic maintenance but critical to the preservation of a historic structures. As such, painting does not require approval from the Commission or the County/Town. While most historic districts do require a formal permit to paint historic buildings/structure, staff is recommending an across the board voluntary program but requires conformity to the performance standards of the Design Manual. Failure to paint a structure or building consistent with the performance standards is an enforceable action.

Color schemes vary throughout the Reserve. Many are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to blend a building with its context. Property owners should refer to more detailed discussions of specific color schemes associated with individual architectural styles.

With respect to colors on a historic building, a scheme that reflects the historic style is preferred, although some new color selections can be compatible. For a newer building, a color scheme that complements the historic character of the Reserve should be used. Property owners are

particularly encouraged to employ colors that will help establish a sense of visual continuity.

4. REPLACEMENT WINDOWS IN HISTORIC STRUCTURES AND WINDOWS IN ADDITIONS TO HISTORIC STRUCTURES

Windows are critical character-defining features of historic buildings in the Reserve. They do much to determine a building's symmetry, style and overall appearance. The first option for any historic building is to repair the original windows to preserve the building's character and authenticity. Inappropriate window replacement is probably the one action that most often destroys the historic character of simple structures such as those in the Reserve.

In considering the options, one must keep in mind both sustainability and authenticity. All historic preservation technical experts recommend retaining historic windows if at all possible.

Repairing and retaining original wood windows is the most sustainable choice.

- A restored wood window with good weatherstripping with an exterior or interior storm window can meet or exceed the efficiency of a replacement window (Sedevic and Gotthelf).
- Vinyl windows often have to be replaced within 15 to 20 years; the seal between the glass panes may fail sooner, resulting in condensation. Most vinyl breaks down in sunlight, often causing the sash to warp or become discolored.
- Well-maintained wood windows can last indefinitely. Pre-1940 windows were made of dense old-growth wood, making them more durable than modern choices, including new wood windows.
- Wood windows can be repaired and the glass replaced if broken; vinyl and aluminum windows are typically manufactured as a unit and must be replaced rather than repaired.
- Vinyl windows are made of petroleum-based products and both vinyl and aluminum windows are energy intensive, using large amounts of energy for manufacturing. Few vinyl windows can be recycled.

Repairing original wood windows is also the most economical choice.

Of all common energy conservation measures, replacing windows has by far the longest payback. Quality vinyl windows typically cost \$500 or more each (Milgard). The typical payback for this investment is 25 years or more (Smart Energy Design Center, University of Illinois). For example, a typical new window installation may cost \$12,000 and save \$300 a year (National Trust). Often, estimates of energy savings and paybacks assume that the existing windows are poor quality aluminum windows that were common in the 1950s-60s, rather than quality wood windows.

- Repair and restoration of a wood window can usually be done for \$100-150 each, by local craftspeople. People who are interested can easily learn to repair and maintain their own windows.
- About 25% of heat loss is from windows and doors, but half of this is from air infiltration around the edges. Weatherstripping and caulking reduce this loss at low cost. Only about 12.5% of heat loss is through the window glass (Sedevic and Gotthelf). New windows in stock sizes may fit poorly, allowing infiltration around the opening.

- The greatest amount of heat loss is through the ceiling. The best investment for saving energy is adequate insulation and ventilation (R-38 in the ceiling, R-21 in the walls, R-30 for floors/crawl spaces). Improvements to heating systems and thermostats often have rapid paybacks as well. These steps should be done before more expensive actions.
- Storm windows are eligible for tax credits just as new windows are.
- Historic houses in the Reserve that significantly change their windows risk losing their historic designation and its benefits (such as reduced property taxes following remodeling).

Repairing original wood windows is also the best choice for preservation and appearance.

- Most vinyl windows come in a very limited range of colors (on both the interior and exterior) and are typically not paintable. They can change the interior appearance of your rooms as well as the exterior of the house.
- Installing modern windows on an historic house reduces the authenticity and character that many potential purchasers of older houses are seeking. Such changes may reduce the value of the house when it is sold.
- Modern stock windows often do not fit the traditional window openings in historic buildings. Installation may require destroying the historic trim and window casing to change the openings, altering the original symmetry and style.

In extreme cases of disrepair, a window can be replaced. In order to preserve the building's character, it should be replaced in kind.

According to the Secretary of Interior Standards:

Replacing in kind an entire window that is too deteriorated to repair can be done using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Wood is the preferred material to replace a wood window. Other materials can be considered if the appearance matches the original in terms of finish, proportions and profile. The glass and sash components should match the original in dimension and profile. The original depth of the window opening and the original casing and trim should be preserved, as they convey distinctive stylistic features. High-quality windows can be found or manufactured to fit exactly within historic window casings. The substitute material also should have a demonstrated durability in similar applications in this climate.

For additions to historic buildings, windows of materials other than wood may be used if they fit the character of the original building and the addition.

Resources - Additional information will be included as an appendix to the final design manual

- ***National Trust for Historic Preservation*** (www.preservationnation.org)
 - a. Historic Wood Windows
 - b. Weatherization Tips and Strategies

- *National Park Service, Technical Preservation Services* www.nps.gov/history/hps/tps/briefs/
 - a. #3 Conserving Energy in Historic Buildings
 - b. #9 The Repair of Historic Wooden Windows
- *Seattle City Light* (www.seattle.gov/light/printdocs/doityourselfhome.pdf)
- *Smart Energy Design Assistance Center, University of Illinois* - www.smartenergy.arch.uiuc.edu/
- *Sedovic, Walter, and Jill H. Gotthelf, "What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows," APT Bulletin: Journal of Preservation Technology, 36: 4, 2005, pp. 25-29.*

5. COMMUNICATION TOWERS LICENSED BY THE FCC

While it is correct that adopted FCC Rules appear to preempt local control over communication towers including cell and ham radio towers, on October 5, 2004, the FCC released a Report and Order, FCC 04-222, adopting the Nationwide Programmatic Agreement regarding the Section 106 National Historic Preservation Act Review Process (NPA), signed by the Advisory Council on Historic Preservation (ACHP) and the National Conference of State Historic Preservation Officers (NCSHPO) and amending Section 1.1307(a)(4) of the Commission's rules, 47 C.F.R. §1.1307(a)(4). The list of included communication towers covered by the Programmatic Agreement is attached and does include "ham radio antennas". Under this agreement, Historic Property are defined as: *Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or NHO that meet the National Register criteria.*

Under FCC rules, ham radio antennas have a limited exemption. While they can not be precluded they can be regulated "of placement, screening or height based on health, safety or aesthetic considerations." These antennas vary greatly in size, height and configuration, depending on the use. The jurisdiction must allow *reasonable* use and must use the minimum practicable level of regulation for its public purpose. Given the importance of historic vistas and open space in the Reserve, the "minimum practicable" regulations would be higher than elsewhere.

Specific to amateur radio operations, the Federal Communications Commission (FCC) has adopted a limited preemption of state and local regulations affecting amateur radio facilities. "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)," also known as [PRB-1 \(1985\)](#), is a "memorandum opinion and order" issued by the FCC, which requires that local regulations that involve placement, screening, or height of antennas based on health, safety or aesthetic considerations must reasonably accommodate amateur communications, and represent the minimum practicable regulation to accomplish the local government's legitimate purpose.

This preemption is explicitly recognized in RCW 35.21.315, which provides:

No city or town shall enact or enforce an ordinance or regulation that fails to conform to the limited preemption entitled "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" issued by the federal communications commission. An ordinance or regulation adopted by a city or town with respect to amateur radio antennas shall conform to the limited federal preemption, that states local regulations that involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur

communications, and to represent the minimal practicable regulation to accomplish the local authority's legitimate purpose.

In response to public comment the Utilities and Mechanical Equipment provisions in the Design Manual are proposed to be modified per the following:

UTILITIES AND MECHANICAL EQUIPMENT

Utilities and mechanical equipment are necessary to modern life, but should be located so that they do not draw attention to themselves and are as invisible as possible.

1. Place mechanical and electrical equipment, other utility equipment and service areas, including propane tanks and trash/recycling receptacles, in unobtrusive locations and screened from view by plantings, appropriate fencing or part of the building. Use appropriate colors to help make them less visible.
2. Locate satellite dishes where they are not easily visible from the street. In the Coupeville Overlay Zone and on historic buildings, do not place them on any facades visible from the street or from the water.
3. Install rooftop mechanical equipment so that it is not visible from the street. Buildings visible from above (such as those easily visible from hillsides) should conceal their equipment appropriately. ~~Monopole antennas are prohibited in the Reserve.~~
4. Install utilities and mechanical equipment in areas and spaces that will require minimal alteration to the building.
5. Locate utilities, satellite dishes, and antennae as low to the ground as possible, at the rear and side of the structure where it is not readily visible from the street.
6. Install mechanical equipment such as electrical panels and meters at grade level when they are visible from the street and screen with shrubbery or other landscaping.
7. Locate new mechanical supply lines, pipes, and ductwork on the interior of the structure. If an interior location is not feasible, place in inconspicuous locations and/or conceal with architectural elements such as downspouts.
8. Place utility service lines underground where possible to eliminate overhead lines and poles.
9. Place air conditioning units and other mechanical equipment in rear and side yards with as little visibility from the street as possible. Screen equipment with vegetation or appropriate fencing, if needed.
10. Communication towers shall should not be placed in significant historic areas, Scenic Vistas or Scenic Easements.
11. Communication tower configuration, material and color must be designed to blend with natural features and shall have minimal visual impact on the Reserve.
12. Power pole swapouts are preferable as an alternative to communication towers.
13. Communication towers that are required to have warning lights are prohibited in the Reserve.
14. Associated utilities must be screened with natural wood fencing and, if needed, plantings of native vegetation.
15. Communication towers must be removed when they are no longer in use for more than

twelve months.

16. All communication tower or antenna requests within the Reserve will be reviewed by the HPC as a Type III decision. With respect to amateur radio use, the HPC and staff will explore suitable options with the applicant to allow reasonable amateur radio use while preserving the historic character of the Reserve., consistent with Amateur Radio Preemption, 101 FCC 2nd 952 (1985)

6. PENALTIES AND ENFORCEMENT

The Town of Coupeville has established enforcement proceeding in Coupeville Town Code 16.06.080. Similarly Island County has established enforcement proceeding in Island County Code 16.06.080. Additional enforcement provisions are also proposed to be adopted for the unlawful demolition of a historic building or structure.

It is the intent of staff that initiation of enforcement actions as related to enforcement of the provisions of the Unified Code shall be prioritized based upon the impact to the historical resources involved.

7. REPLACEMENT IN KIND

On an historic building, repairing and preserving the original materials is the first priority, such as repairing wood windows. “Replacement in kind” does not require formal approval. However, compliance with the standards is required and, for some work, a building permit may be required. Informal approval, as is described for painting, is recommended.

“Replacement in kind” means that the new feature (siding, roofing, windows or trim, for example) must have the same material, appearance and color as the original feature. For siding and windows, the new material must reasonably match the design, profile, material and general appearance of the original.

Design review staff can assist in evaluating samples to identify those that meet this requirement.

8. EBEBY’S RESERVE HISTORIC PRESERVATION COMMISSION

Staff presents an amendment to the membership of the Commission to include at least one representative of a working farm within the Reserve.

A. Ebey’s Reserve Historic Preservation Commission.

1. Creation and Size. The Town and County establish an Ebey’s Reserve Historic Preservation Commission (the Commission or HPC), consisting of nine (9) members. Members of the Commission shall be appointed by the Town and County as herein below described and shall be residents of the Reserve, except as provided for herein.
2. Composition of the Commission.
 - a. All members of the Commission must have a demonstrated special interest, experience or knowledge in history, historic preservation, architecture/design, cultural landscape or related disciplines. The Commission ~~should~~ shall include at least one representative ~~with farm or agriculture expertise of a working farm within the Reserve.~~ The Commission must always include at least two professionals who have experience in identifying, evaluating and protecting historic and cultural resources and are selected from among the disciplines of history, public history, architecture, architectural history, historic preservation, planning, cultural landscape, archaeology, cultural geography, American studies, or the practice of historic rehabilitation or restoration. If necessary, one of these professional representatives may live outside of Island County. The Commission action

that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one (1) or all of the professional positions. Furthermore, an exception to the residency requirement of Commission members may be granted by the Partners in order to obtain representatives from these disciplines.

9. DISCLOSURE STATEMENT

The first paragraph of the disclosure statement

Pursuant to the requirements of this chapter, no person shall sell, lease, or offer for sale or lease any property within the Ebey’s Landing National Historical Reserve and subject to the design standards and protections required by this section, unless the prospective buyer or lessee has been given notice substantially as follows.

The Seller/Selling Agent discloses the following information. ~~with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.~~

To: _____

The Property at _____ (Assessor’s Parcel # _____) is located within the Ebey’s Landing National Historical Reserve. The owners of property within the Ebey’s Reserve have a unique responsibility and challenge in protecting the Reserve’s cultural landscape. The Reserve is a complex combination of buildings, structures and landscape features (both natural and manmade). Its character ranges from a town with thriving commercial and residential neighborhoods and a valuable shoreline with dramatic vistas to prairies with working farms and suburban subdivisions. In recognition of its importance, the Reserve is a congressionally-authorized unit of the National Park Service.

Such a fragile resource can be easily lost through incremental changes and as a result Island County and the Town of Coupeville have adopted standards to protect historic buildings, the landscape, views, and vistas. Each new house, each demolition, each new roadway diminishes the historic character.

Before purchasing or leasing the above property, you should consult with the Island County Planning Department, the Town of Coupeville Planning Department and research and review the *The Ebey’s Landing National Historical Reserve Design Guidelines* and associated procedures and regulations including demolition regulations, as well as any previously issued permits to determine restrictions, if any, which have been placed on the subject property.

10. DEMOLITION OR RELOCATION OF HISTORIC BUILDINGS/STRUCTURES

Staff agrees the financial requirements of the submittal requirements are intrusive and unnecessary with the exception that the report must evaluate whether the remainder of the site is capable of economically viable development even if the structure is required to remain on the site.

11. REVIEW AREA DESCRIPTIONS AND BOUNDARIES

The boundaries of the review areas are still being reviewed by staff, specifically the Crocket Lake Estates and Long Point platted residential communities. Also being considered is the extension of the review areas to include the adjoining marine water bodies.

In addition the description of Review Area 1 as it pertains to the Town must be amended to include the boundary of the MOA zone within the Town. This area was established by a

“contract rezone” which requires, as part of the conditions of the rezone, design review approval of new development.

Because of the varying characters of buildings in the Reserve, there are two Review Areas.

Area 1 is the majority of the land within the Reserve whether it is prairie, woodland, coastal area, or within the Town.

Area 1 includes:

- All historic (contributing) buildings and sites within the Reserve. These have the highest design review standards, to preserve their character and integrity;
- All properties in the Coupeville Historic Overlay Zone and including properties that are visible from major roads or water bodies;
- Other historic buildings in Coupeville, including their property and an area 100 feet around the historic building;
- Properties that are visible from major public roads and/or Penn Cove;
- All properties within the MOA zone designation of the Town
- Properties within the Town of Coupeville within the jurisdiction of the Shoreline Management Act and therefore visible from Penn Cove as well as property along Parker Road and SR 20 which were included by description are now shown on the map.
- and,
- All properties within unincorporated Island County that are not located in Zone 2.

Area 2 includes buildings that are not visible from major roadways or historic areas.

Area 2 includes:

- Within unincorporated Island County those portions of the Sierra subdivision not adjacent to West Beach Road, those portions of the Penn Cove Park subdivision not adjacent to Monroe Landing Road, and those portions of the Rolling Hills subdivision east of the ridgeline. Also included in this category are new construction, additions, alterations and accessory structures on properties in woodlands that are entirely screened from public view by heavy vegetation. In each case, either the staff or the applicant may refer the project to the HPC for review.
- All properties located within the Town that are not located in Area 1.
- Penn Cove Park, except that portion adjacent to the shoreline and Monroe Landing Road, has been added to Area 2 within unincorporated Island County. The map has been amended accordingly.