



EBEY'S LANDING  
NATIONAL HISTORICAL RESERVE

### **Application Requirements for all:**

- Clear color photographs of the building, object, site, structure, and adjacent properties.
- A complete description of the intended work.
- A scaled site plan depicting existing and proposed structures and improvements, including significant trees, tree planting, buffering, and landscaping.
- Scaled design elevations of new structures or improvements, alterations, and additions.
- Existing or proposed covenants, as applicable.
- Any supplemental information deemed necessary for review of the application by the county.
  - Electronic / Digital Copy of all application materials.
  - All new construction projects are *encouraged* to submit a landscaping plan to show how plantings will soften the presence of the new construction.

### **Level A (Type I Decision):**

Level A certificate of appropriateness. A ministerial decision issued by the Planning Director for the development activities listed below.

- Accessibility alterations that alter the exterior of the structure—Non-historic structure.
- Administrative site plan approvals with no construction activities.
- Commercial, institutional, public, and residential signs.
- Decks or porches—Non-historic structures
- Re-roofing (whether or not a building permit is required) with new or different materials—Non-historic structures.
- Retaining walls and fences < six (6) feet in height.
- Residential greenhouses, hoop houses, high tunnel, hot houses, or other fabric type structures, when no building permit is required.
- Residential energy conservation or renewable energy measures that affect the site or the exterior of a building or structure in review area 2 or in review area 1 for non-historic structures.

### **Level B (Type II Decision):**

Level B certificate of appropriateness. An administrative decision issued by the Planning Director, following consultation with the Reserve Committee, for the development activities listed below.

- Accessory structures consistent with the design guidelines.
- Aircraft hangars in Airport (AP) Zone.
- Clearing and grading activities.
- Decks or porches that conform to the design guidelines—Historic structures.
- Accessibility alterations that do not permanently alter the exterior of a historic structure.
- Demolition or relocation—Non-historic structures.
- Approval of heritage farm plans.
- New residential construction in review area 2, provided this construction is not within 100 feet of a historic structure.
- Tree removal when not associated with an underlying or companion building, health, public works, or land use permit.
- Replacement in kind, consistent with the design guidelines—Historic structures.
- Re-roofing with new or different materials—Historic structures.
- Residential energy conservation or renewable energy measures that affect the site (i.e., within 100 feet) or the exterior of a building or structure in review area 1—Historic structures.
- Short plat and short subdivision design.
- Antenna support structures associated with residential uses that (as built or when retracted) do not exceed the allowable height of structures in the underlying zoning district.
- Greenhouses, hoop houses, high tunnel, hot houses, or other fabric type structures for commercial use when a building permit is required.
- Structures associated with an agricultural activity < 10,000 square feet, and which are of similar size, scale, and within 200 feet of existing agricultural structures (not on a site with an operating farm).
- Communication towers or radio tower support structures, when not associated with a residential use, and that: 1) effectively use camouflage or architectural concealment techniques; or 2) consist of "swap out" utility poles placed in line with existing utility poles.

**If unsure which level the permit is between B and C and an Ebey's planner is not available please choose the more restrictive application of the two.**

### **Level C (HPC Recommendation & Decision):**

- Above-ground power transmission lines.
- Accessibility alterations that permanently alter the exterior of a historic building.
- Additions or alterations to a historic building; new construction on a site containing a historic building or resource; new construction within 100 feet of a historic building.
- New construction within review area 1, unless such construction is a contingent exemption pursuant to a heritage farm plan (section 17.04A.090.B.2.) or a NPS easement (section 17.04A.090.B.12).
- Agricultural structures > 10,000 square feet (also refer to [subsection] C.9., below).
- Communication towers or radio tower support structures that are not associated with a residential use and which do not effectively use camouflage or employ architectural concealment techniques.
- Demolition (partial or complete) or relocation of a historic building or structure. (The standards for demolition are specified in section 17.04A.150).
- Non-residential energy conservation or renewable energy (major or minor utilities) measures that affect the site or the exterior of a building or structure in review area 1 or 2.
- Greenhouses, hoop houses, high tunnel, hot houses, or other fabric type structures associated with agricultural uses or activities when any one (1) or a series of these structures exceed 10,000 square feet (also refer to [subsection] C.5., above).
- New multi-family structures or modular or mobile home parks.
- New construction or alteration of nonresidential (commercial, public, or institutional) buildings, structures, or facilities within review areas 1 or 2.
- Retaining walls and fences > six (6) feet in height.
- Over-water shoreline development physically connected to uplands.
- Highway, road, and street improvements involving the addition of lanes or right-of-way.
- Over-water shoreline development not physically connected to uplands.
- Projects requiring Energy Facility Site Evaluation Council (EFSEC) or Federal Energy Regulatory Commission (FERC) approval.
- Site plan review or conditional use permits.
- Subdivision plats or planned residential development (PRD).
- Surface mine permits or expansions.
- Water reclamation and phytoremediation projects not on property under federal ownership.
- Class IV special forest practices permits.

**All demolition or relocation or exterior alterations to Participating Structures should be a Pre-App meeting before intake of permit. Please refer to an Ebey's planner.**

### **Categorical exemptions:**

The following activities are categorical exemptions. These activities are not required to comply with the guidelines and these activities are not required to obtain a certificate of appropriateness.

- Agriculture Activities, as defined herein (See 17.04A.050 Definitions)
- Alterations to interior Features
- Emergency Repairs – following cessation of an emergency, all emergency repairs are required to meet all relevant Guidelines and obtain a COA, if applicable.
- Residential energy conservation or renewable energy measures that do not affect the site or the exterior of a building or structure.
- Replacement of driveways or sidewalks – Non Historic Structures.
- Replacement in Kind – Non-Historic Structures
- Replacement or Addition of utility systems that do not alter the exterior of the building.
- Replacement or repair of foundations.
- Seismic or structural upgrade that do not alter the exterior of the building.
- Temporary accessibility improvements, such as ramps, for disabled access that are not permanent structures or do not require a Building Permit.
- Exterior painting.
- Construction or Demolition consistent with a Heritage Farm Plan.
- Ordinary Repair or Maintenance.
- Re-roofing and re-siding with the same or substantially similar materials (when no building permit is required).
- Residential Satellite dished < 36 in. diameter or the largest dimension.
- Operating Farms – Agriculture Structures ,10,000 sq. ft., and which are of similar size, scale, and within 200 feet of existing agricultural structures.
- Development activities or Agricultural structures within building envelopes, construction zones, etc. Which are consistent with and described in easement agreements with the National Parks Service.
- Green Houses, hoop houses, high tunnels, hot houses, or other fabric type structures associated with agricultural uses or activities and when these structures do not exceed 10,000 sq. ft.in area and are of similar size, scale and with 200 feet of existing agricultural structures.

### **Contingent exemptions:**

The following activities are contingent exemptions. When these activities require a building permit, they are required to comply with the guidelines but do not require a certificate of appropriateness. When these activities do not require a building permit, county staff will assist owners in understanding and applying the design guidelines.

- Exterior painting.
- Construction or demolition consistent with a heritage farm plan.
- Ordinary repair and maintenance.
- Replacement or the addition of utility systems that do not alter the exterior of the building—Historic structures.
- Replacement of driveways or sidewalks—Historic structures.
- Replacement in kind or repair of foundations—Historic structures.
- Re-roofing and re-siding with the same or substantially similar materials (when no building permit required).
- Residential satellite dishes < thirty-six (36) inches in diameter or largest dimension.
- Seismic or structural upgrades that do not alter the exterior of the building—Historic structures.
- Operating farms—Agricultural structures < 10,000 square feet, and which are of similar size, scale, and within 200 feet of existing agricultural structures.
- Public park improvements other than buildings (such as playground equipment, trails, etc., that do not require a building permit).
- Development activities or agricultural structures within building envelopes, construction zones, etc., which are consistent with and described in easement agreements with the National Park Service.
- Greenhouses, hoop houses, high tunnel, hot houses, or other fabric type structures associated with agricultural uses or activities and when these structures do not exceed 10,000 square feet in area and are of similar size, scale, and within 200 feet of existing agricultural structures.

Ebey’s Landing National Historical Reserve, our nation’s first national historical reserve, was established in 1978 in order to protect and preserve a rural community and its unbroken historical record of exploration and settlement in Puget Sound. It represents a unique model of preservation based on partnerships between government and citizens. The Reserve’s history is in the town, the farms and fields, roads, historical buildings and historic sites found throughout the Reserve. The story is not a thing of the past - it is kept alive by people who live, work and maintain deep connections with this place.

### **Levels A, B or C?**

Applications are reviewed by town or county staff to ensure there is sufficient information to determine consistency with applicable guidelines and standards. What happens then depends on the level of review the project application falls under.

Level A: Review by the town or county planning official and you will be notified of a decision.

Level B: Review by the Reserve Committee comprised of staff from the County, the Town, and the Reserve. The Reserve Committee typically meets on the first Wednesday of every month to review your application. The public will be notified of this application with an opportunity to comment (see below) and you will be notified of a decision.

Level C: The Historic Reserve Committee will review the application in a public hearing at the Island County Commissioner’s hearing room, typically on the last Thursday of every month. You will be notified if the commission reaches a decision.

### **Design Review Area 1 or 2?**

Design Review Area 1 (The lighter of the two on ICGeo): This is the more restrictive of the review areas. This area often includes participating structures and properties that the reserve would like to “protect”.

Design Review Area 2 (The darker of the two on ICGeo): This area is lesser restrictive of the review areas. This area has some more acceptations when it comes to the application of the guidelines.

Participating structures and properties (These will be brown in ICGeo when the Contributing Structures Layer is on): These have very strict guidelines and in most to all cases will require a level C permit.