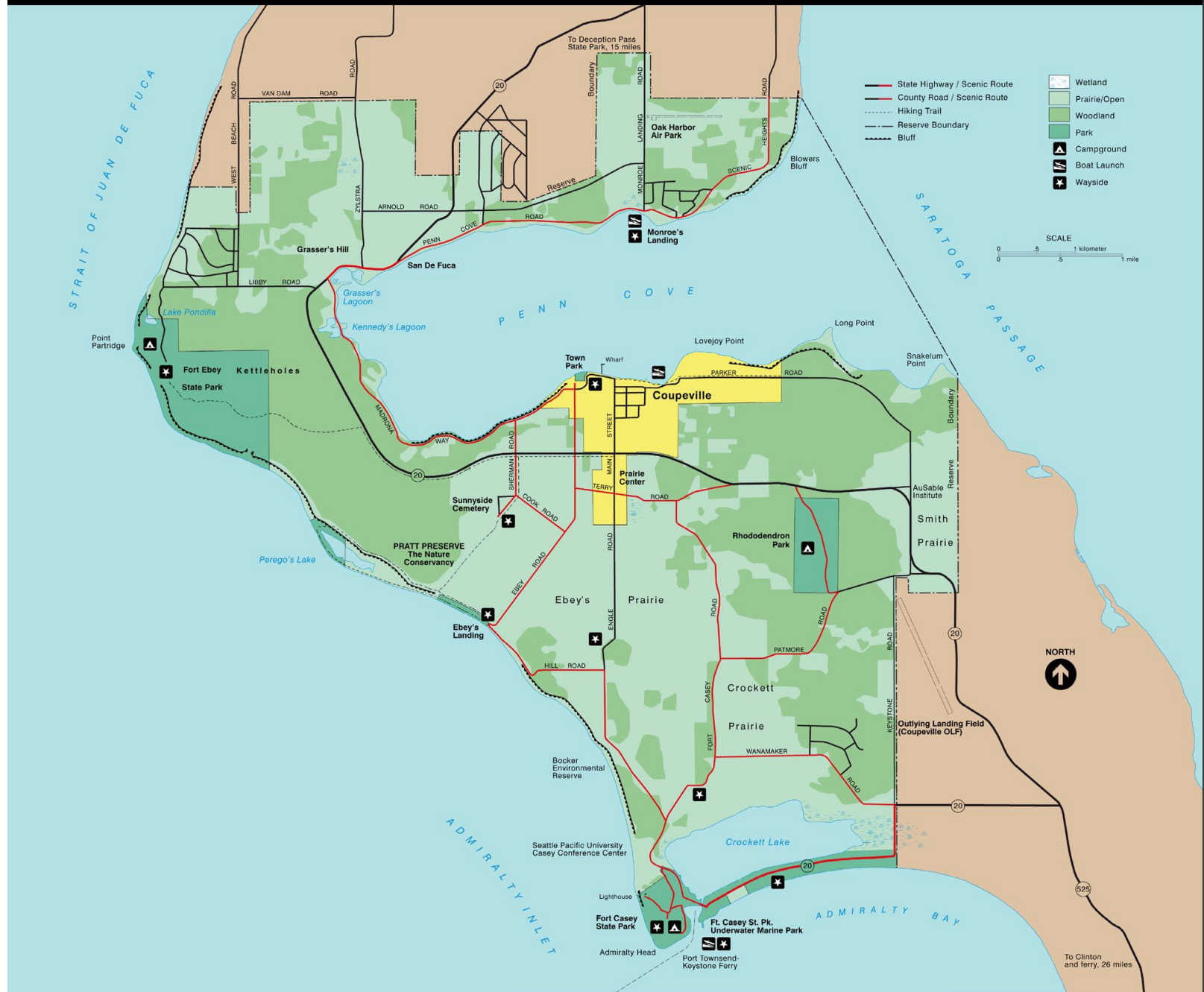


# Ebey's Landing National Historical Reserve

March 10, 2022

# Ebey's Landing Boundaries in North and Central Whidbey



# Ebey's Landing National Historical Reserve (Ebeys)

- Established in 1978 as a public/private partnership to preserve the history of the unique early settlement area.
- 90% of the land in the reserve is privately owned, the remaining 10% is a combination of local, state, and federal ownership. The National Park Service mostly holds scenic or conservation easements.
- Ebeys is a partnership between multiple entities: the Town of Coupeville, Island County, the State of Washington, Ebey's Trust Board, and the National Parks Service.
- First National Parks Service unit to be managed by a Trust Board comprised of the above institutions and members of the public.

# What is the point behind the Reserve?

- 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.
- There are over 400 structures referenced as contributing to the history and character of the Central Whidbey Island Historic District.
- Structures span from Barns, Victorian Homes, and pre-territorial structures from World War II.

# Behind the Review Areas

- **Contributing Structures**
  - These have the most strict review of the guidelines, due to their addition to the historic character of the reserve.
- **Review Area 1:**
  - This area is the most strict, often containing the contributing structures and the scenic view points surrounding them.
- **Review Area 2:**
  - This is a less strict area, often not visible from the roads or other scenic vistas. These are also areas where denser development has happened and the historic value and character has been lost.

Level A, B, or C?

# Level A permit

- Level A: Review by the town or county planning official and you will be notified of a decision.
  1. Accessibility alterations that alter the exterior of the structure—Non-historic structure.
  2. Administrative site plan approvals with no construction activities.
  3. Commercial, institutional, public, and residential signs.
  4. Decks or porches—Non-historic structures
  5. Re-roofing (whether or not a building permit is required) with new or different materials—Non-historic structures.
  6. Retaining walls and fences < six (6) feet in height.
  7. Residential greenhouses, hoop houses, high tunnel, hot houses, or other fabric type structures, when no building permit is required.
  8. 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 permit

- 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.
  1. Accessory structures consistent with the design guidelines.
  2. Aircraft hangars in Airport (AP) Zone.
  3. Clearing and grading activities.
  4. Decks or porches that conform to the design guidelines—Historic structures.
  5. Accessibility alterations that do not permanently alter the exterior of a historic structure.
  6. Demolition or relocation—Non-historic structures.
  7. Approval of heritage farm plans.
  8. New residential construction in review area 2, provided this construction is not within 100 feet of a historic structure.

# Level C permit

- 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.
  1. Above-ground power transmission lines.
  2. Accessibility alterations that permanently alter the exterior of a historic building.
  3. 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.
  4. 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).
  5. Agricultural structures > 10,000 square feet (also refer to [subsection] C.9., below).
  6. 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.
  7. Demolition (partial or complete) or relocation of a historic building or structure. (The standards for demolition are specified in section 17.04A.150).

# Code Updates

# General Updates

- Elimination of the *Secretary of the Interior's Standards and Guidelines of Rehabilitation* in favor of the *Ebey's National Historical Reserve Design Guidelines*
- Clarification of Planning Director's role in classifying unlisted development and land uses (Exempt, Levels A, B, or C)
- Categorical and Contingent Exemptions both now classified as Exemptions

# Exemptions

- Accessibility structures on non-historic buildings
- Grant funded historic preservation projects
- Retaining walls/fences <6'
- Bulkheads and shore armoring
- Demo of non-historic structures
- Certain tree removal
- Development in subdivisions not abutting a public road or highway
- Replacement manufactured homes in approved manufactured home park
- Decks and porches on non-historic structures

# Level A

- Residential energy conservation on buildings in review area 2 or area 1 for non-historic buildings
- Development in subdivisions abutting public roads or highways
- Relocation of non-historic structures

# Level B

- Clearing and Grading requiring a permit
- Accessibility or renewable energy alterations to historic buildings or structures
- New residential construction in review area 2, not within 100' of a contributing structure
- Ag buildings up to 10,000s.f., not on a site with an operating farm
- Residing historical buildings with different materials
- Changing/adding architectural features on historic buildings or structures
- Additions of 25-75% of existing footprint to non-historic buildings or structures
- Retaining walls/fences >6'

# Level C

- Above ground power transmission lines from transformer to meter or from a meter to an outbuilding
- Additions >75% of existing footprint
- Ag structures >10,000s.f.
- Highway/road/street improvements involving addition of lanes
- Subdivision/short subdivision design and approval



# Next Steps

# Update Process

- Planning Commission Input
- Staff Updates and Code Refinement
- To Board of Island County Commissioners for a preliminary Work Session
- Staff incorporates Board ideas
- Back to Planning Commission for Recommendation to Board
- Board Work Session
- Board Consent Agenda
- Board Public Meeting to Approve