

**ISLAND COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339  
 FAX: (360) 679-7306 ■ 1 NE 6<sup>th</sup> Street, P. O. Box 5000, Coupeville, WA 98239-5000  
 Internet Home Page: <http://www.islandcounty.net/planning/>

**Ebey's Historical Reserve Committee**

In order to process your application please submit **original application** along with **8** copies to include the following:

- \_\_\_\_\_ HRC Application
- \_\_\_\_\_ Master Building Permit Application
- \_\_\_\_\_ Elevations drawn to scale not to exceed 11X17
- \_\_\_\_\_ Plot plan drawn to scale not to exceed 11X17
- \_\_\_\_\_ Color Samples not to exceed 8 ½ X 11 – minimum one sample

- It is recommended the applicant attends the meeting to address any questions the HRC may have on the proposed project.
- Applications must be submitted prior to close of business on the day indicated below to ensure your application is processed by Island County and received by the committee members. Provided below are the dates for your convenience.
- Morning meetings are held in the Commissioners Hearing Room B101 in the basement of the Annex Building and afternoon meetings are held in the Conference Room 131 of the Law and Justice Center.

<b>Application Cut off Date</b>	<b>Meeting Date</b>	<b>Time</b>
Tuesday December 29 <sup>th</sup>	Tuesday <b>January 5<sup>th</sup></b>	<b>8:30am</b>
Wednesday January 13 <sup>th</sup>	Tuesday <b>January 19<sup>th</sup></b>	<b>2:00pm</b>
Wednesday January 27 <sup>th</sup>	Tuesday <b>February 2<sup>nd</sup></b>	<b>8:30am</b>
Wednesday February 10 <sup>th</sup>	Tuesday <b>February 16<sup>th</sup></b>	<b>2:00pm</b>
Wednesday February 24 <sup>th</sup>	Tuesday <b>March 2<sup>nd</sup></b>	<b>8:30am</b>
Wednesday March 10 <sup>th</sup>	Tuesday <b>March 16<sup>th</sup></b>	<b>2:00pm</b>
Wednesday March 31 <sup>st</sup>	Tuesday <b>April 6<sup>th</sup></b>	<b>8:30am</b>
Wednesday April 14 <sup>th</sup>	Tuesday <b>April 20<sup>th</sup></b>	<b>2:00pm</b>
Wednesday April 28 <sup>th</sup>	Tuesday <b>May 4<sup>th</sup></b>	<b>8:30am</b>
Wednesday May 12 <sup>th</sup>	Tuesday <b>May 18<sup>th</sup></b>	<b>2:00pm</b>
Wednesday May 26 <sup>th</sup>	Tuesday <b>June 1<sup>st</sup></b>	<b>8:30am</b>
Wednesday June 9 <sup>th</sup>	Tuesday <b>June 15<sup>th</sup></b>	<b>2:00pm</b>
Wednesday June 30 <sup>th</sup>	Tuesday <b>July 6<sup>th</sup></b>	<b>8:30am</b>
Wednesday July 14 <sup>th</sup>	Tuesday <b>July 20<sup>th</sup></b>	<b>2:00pm</b>
Wednesday July 28 <sup>th</sup>	Tuesday <b>August 3<sup>rd</sup></b>	<b>8:30am</b>
Wednesday August 11 <sup>th</sup>	Tuesday <b>August 17<sup>th</sup></b>	<b>2:00pm</b>
Wednesday September 1 <sup>st</sup>	Tuesday <b>September 7<sup>th</sup></b>	<b>8:30am</b>
Wednesday September 15 <sup>th</sup>	Tuesday <b>September 21<sup>st</sup></b>	<b>2:00pm</b>
Wednesday September 29 <sup>th</sup>	Tuesday <b>October 5<sup>th</sup></b>	<b>8:30am</b>
Wednesday October 13 <sup>th</sup>	Tuesday <b>October 19<sup>th</sup></b>	<b>2:00pm</b>
Wednesday October 27 <sup>th</sup>	Tuesday <b>November 2<sup>nd</sup></b>	<b>8:30am</b>
<b>Tuesday November 9<sup>th</sup></b>	Tuesday <b>November 16<sup>th</sup></b>	<b>2:00pm</b>
Wednesday December 1 <sup>st</sup>	Tuesday <b>December 7<sup>th</sup></b>	<b>8:30am</b>
Wednesday December 15 <sup>th</sup>	Tuesday <b>December 21<sup>st</sup></b>	<b>2:00pm</b>
Tuesday December 28 <sup>th</sup>	Tuesday <b>January 4<sup>th</sup></b>	<b>8:30am</b>

- If a meeting is requested by the HRC in regards to your application please contact Lyanne at (360)678-7801 or email [l.corn@co.island.wa.us](mailto:l.corn@co.island.wa.us) to be added to the agenda.
- **Following the meeting, a copy of the decision sheet will be mailed to applicant or agent listed. Please bring decision sheet when submitting for permit or contact your permit technician if you have a pending permit to continue processing.**



CENTRAL WHIDBEY ISLAND HISTORICAL PRESERVATION  
DISTRICT ADVISORY COMMITTEE  
P.O. Box 5000  
Coupeville WA 98277

Dear Property Owner:

Welcome to a unique area of Whidbey Island, the northwest, and the Nation! Your property lies within Ebey's Landing National Historical Reserve, our country's first historical reserve, established by Congress in 1978 and a unit of the National Park system.

You may have moved here for some of the same reasons that the local community worked to establish the Reserve. Many only know that they like the area very much and sense its extraordinary qualities and characteristics. The pace of change has increased on the island due to population growth. We need to work together to maintain the Reserve's unique environment.

The cultural landscape is the key to understanding what the Reserve is all about. The prairies and woodlands, the dramatic coastline and quiet coves, the historic architecture and heritage farms, and the open space and scenic views work together to create a mosaic of natural and historical features. The central Whidbey community values its history that remains a visible and active part of everyday life.

In order to preserve and protect our cultural landscape, Island County's Historic Zoning Ordinance created the Central Whidbey Island Historical Preservation District Review Committee (HRC). This committee empowers citizens and professionals to review all improvements within the Reserve to ensure that new development respects the historic patterns of settlement, architectural character and economic investment that now exists in the Reserve. The HAC invites all applicants to a pre-application meeting for free planning assistance. These early meetings save valuable permitting time and money. The HAC meets the first and third Tuesdays of each month at 8:30 a.m. and 2:00 p.m. respectively. Please join us at either meeting.

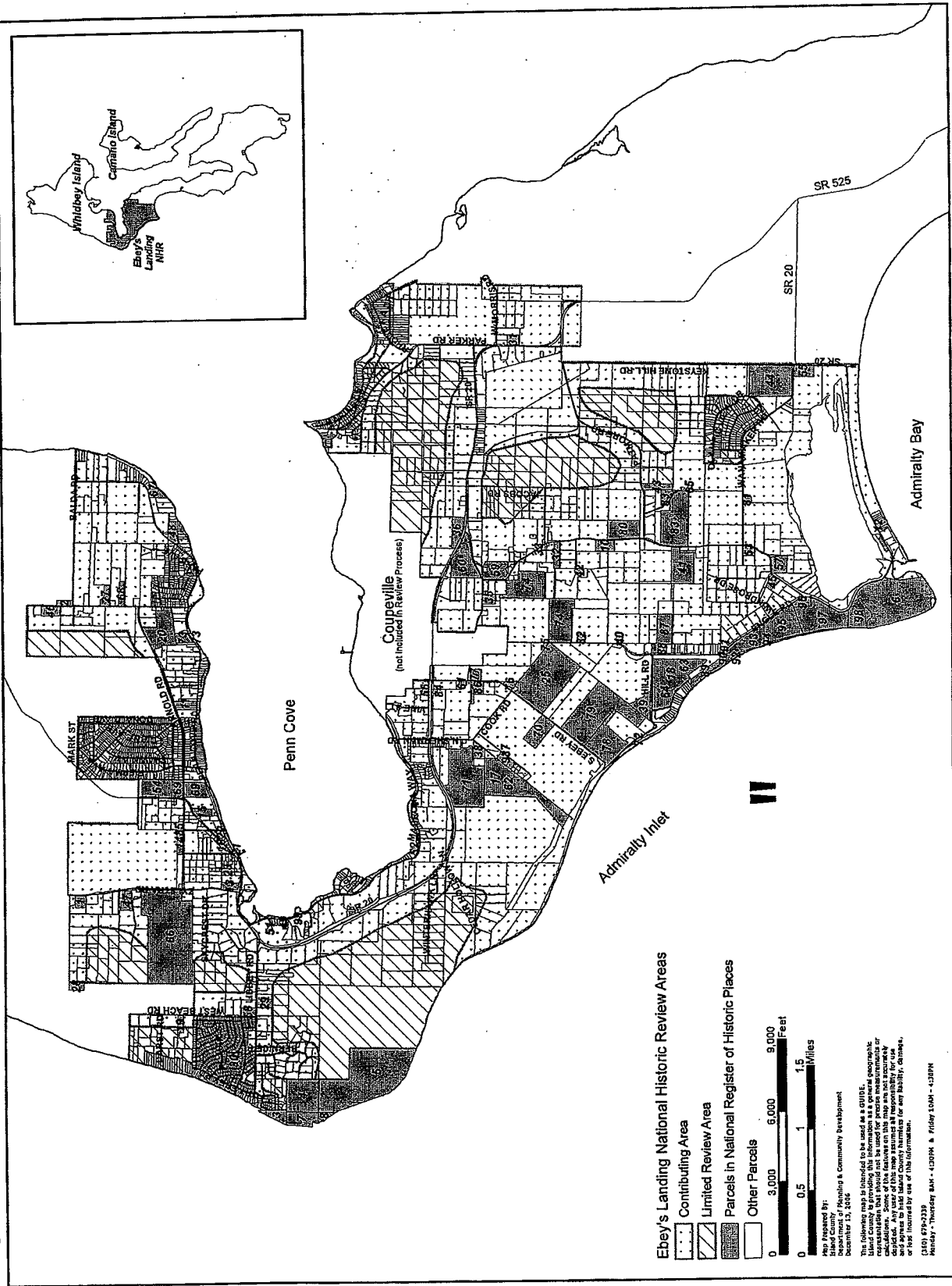
We look forward to working with you in preserving the cultural landscape that is Ebey's Landing National Historical Reserve. We hope your project may inspire future applicants to design new development that blends with the landscape and enhances the quality of life in this national treasure we call home.

Once again, welcome to the Reserve!

The Central Whidbey Island Historical Preservation District Advisory Committee.

# Ebey's Landing National Historic Reserve

\*Please indicate approximate location of the project on this map.\*



## Ebey's Landing National Historic Review Areas

- Contributing Area
- Limited Review Area
- Parcels in National Register of Historic Places
- Other Parcels



Map prepared by:  
Blaine County  
Department of Planning & Community Development

This information is intended to be used as a GUIDE.  
Blaine County is providing this information as a general geographic  
representation that should not be used for purposes of accuracy or  
disputed. Any use of this map is assumed to be the responsibility of the user.  
Blaine County is not responsible for any liability, damages,  
or loss incurred by use of this information.

(2010) 09-03339  
Monday, Thursday, Friday 10AM - 4:30PM

## Parcels in the National Register of Historic Places

SITE			
1	Zylstra/Sherod House	51	R13230-215-2340
2	Hordyk/Vander Voet Farm	52	R13232-131-0520
3	Ft Ebey	53	C. Wanamaker House
4	Ft Ebey	54	Neinhuis/Leach Place
5	Ft Ebey	55	J. Gould House/Miller House
6	Ft Casey	56	Abbott House
7	Ft Ebey	57	Col. W. Crockett Farmhouse
8	Ft Ebey	58	Morris Place
9	Frank Pratt House	59	Thomas/Sullivan House
10	Reuble Farm	60	Stong House
11	Robart Cottage & Bungalow	61	Tuft House
12	Steadman House	62	R13105-252-3300
13	San De Fuca School	63	R13109-147-2530
14	Arnold Farm	64	R.C. Hill House
15	Windy Hill	65	Gilbert Place/Eggerman House
16	San De Fuca Chapel	66	Power Place
17	Jacob Ebey House/Sheep Barn	67	Muzzall House
18	Sherman Hog Barn/Engle Squash Barn	68	Weidenbach House
19	Charlie Mitchell Place	69	Arnold/Grasser Place
20	Vande Werfhorst	70	John Gould House/Smith Farm
21	Still Log Cabin	71	Cook House/Sherman Place
22	San De Fuca Sunday School	72	Old Hunting Lodge
23	Armstrong/Scoby House	73	Monroe House
24	Captain R.B. Holbrook House	74	Engle Farm
25	Lesourd/Sherman Farm	75	Gallager Place/Al Sherman Farm
26	Penn Cove Pottery/Hingston Store/Trumbell Store	76	Lesourd/Sherman Farm
27	Lupien House	77	Harmon/Pearson/Engle House
28	Van Dam Place	78	Ferry House
29	Art Holmburg/Darst Rental House	79	Ralph Engle Farm
30	Libbey Ranch	80	Gillespie Farm
31	John Kineth Farmhouse	81	Sam Crockett House
32	Sam Keith House	82	Samuel Hancock House
33	Wiley Place	83	H. Crockett House/Boyer Farm
34	Engle Farm	84	Terry House/Lee James Property
35	Engle Farm	85	S8060-00-66000 0
36	Strong Granary	86	Glazier-Herrett House
37	R13105-282-4130	87	Old Al Comstock Place – Barn
38	Sunnyside Cemetery/Davis Blockhouse	88	Old Al Comstock Place – Outbuildings
39	Hancock Granary/Chinese Tenant House	89	Ft Casey
40	Ed Jenne House	90	Ft Casey
41	Old Anderson Place	91	Ft Casey
42	Grove Terry Place	92	Ft Casey
43	Fort Casey Housing/Myers House	93	Ft Casey
44	Ft Casey Pump House	94	Ft Casey
45	Ft Casey Storage Buildings	95	Ft Casey
46	Charles Grimes House	96	Ft Casey
47	J. Neinhuis Place	97	Ft Casey
48	McWilliams Bungalow	98	Ft Casey
49	R13230-154-2610	99	Fisher/Messmer House
50	R13230-167-2640		

# MASTER BUILDING APPLICATION

**Owner/Applicant** \_\_\_\_\_ Phone \_\_\_\_\_

ADDRESS \_\_\_\_\_ Email \_\_\_\_\_

City, State, Zip \_\_\_\_\_

**CONTACT/AGENT** \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Email \_\_\_\_\_

City, State, Zip \_\_\_\_\_

**CONTRACTOR** \_\_\_\_\_

License # \_\_\_\_\_ Expiration \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Email \_\_\_\_\_

**NAME OF CONSTRUCTION LENDER OR BOND** \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

## PROPERTY INFORMATION

**PROJECT ADDRESS** \_\_\_\_\_ City \_\_\_\_\_ Lot Size \_\_\_\_\_

Subdivision/Mobile Home Park \_\_\_\_\_ Space # \_\_\_\_\_ Zone \_\_\_\_\_

**Parcel #** \_\_\_\_\_ Key # \_\_\_\_\_

Division \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Has work started? \_\_\_\_\_ Was this ever an Owner Builder Building? \_\_\_\_\_

Adjoining Parcels you own \_\_\_\_\_ Is the property in a special tax program? \_\_\_\_\_

Is this property subject to a Moratorium? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Type \_\_\_\_\_

## PROJECT INFORMATION

- |   |  |   |   |
|---|--|---|---|
| <p><b>RESIDENTIAL</b></p> <p><input type="checkbox"/> One and Two Family dwelling &amp; attached accessory structures</p> <p><input type="checkbox"/> Manufactured Home</p> <p><input type="checkbox"/> Detached Accessory structure &lt;4000 sq ft</p> | <p><b>OTHER</b></p> <p><input type="checkbox"/> Plumbing/Mechanical</p> <p><input type="checkbox"/> Flood Development</p> <p><input type="checkbox"/> Ebey's Landing Historical Reserve</p> <p><input type="checkbox"/> Shoreline, bulkhead &amp; docks</p> <p><input type="checkbox"/> Demolition</p> | <p><b>BUILDING CODE</b></p> <p><input type="checkbox"/> Non-Residential &amp; Multi-Family Residential</p> <p><input type="checkbox"/> Tenant Improvement or Change of use</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Sprinkler or Fire Alarm</p> | <p><b>FIRE CODE</b></p> <p><input type="checkbox"/> Temporary Operational Permit *</p> <p><input type="checkbox"/> Temporary Tents &amp; canopies*</p> <p><input type="checkbox"/> Motor Vehicle fuel dispensing system</p> |
|---|--|---|---|

**\*Temporary is 180 days or less.**

The applicant warrants that all information in this application is truthful and complete. Permits may be suspended or revoked whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provision of the code. **I have read and understand cover sheet instructions.**

Applicant signature \_\_\_\_\_

\_\_\_\_\_ Date

**APPLICATION FOR REVIEW IN EBEY'S LANDING  
NATIONAL HISTORICAL RESERVE**

HRC # \_\_\_\_\_

Provide a brief description of your proposal. \_\_\_\_\_  
\_\_\_\_\_

Has the disclosure notice required by ICC 17.04.100 been executed? \_\_\_\_\_ Yes \_\_\_\_\_ No  
Under Auditor file number \_\_\_\_\_.

Have adjacent parcels been developed? \_\_\_\_\_ Yes \_\_\_\_\_ No

Has a sewage disposal permit been issued for this parcel? \_\_\_\_\_ Yes \_\_\_\_\_ No

Will this proposal have any reflective or glare producing finishes? \_\_\_\_\_ Yes \_\_\_\_\_ No

What is the color and material of the roofing? \_\_\_\_\_

What is the pitch of the roof: \_\_\_\_\_:12

This proposal is in a \_\_\_\_\_ Contributing area \_\_\_\_\_ Limited review area

**Complete for proposals in contributing areas.**

The proposed building or structure is of usual form or shape historically found in the Reserve?  
\_\_\_\_\_ Yes \_\_\_\_\_ No

The proposed building materials and colors are earth tone and blend with the natural and cultural surroundings?  
\_\_\_\_\_ Yes \_\_\_\_\_ No

All utility lines will be installed underground? \_\_\_\_\_ Yes \_\_\_\_\_ No

The proposed structure will be built entirely on site? \_\_\_\_\_ Yes \_\_\_\_\_ No

This location is \_\_\_\_\_ woods \_\_\_\_\_ beach/coastal \_\_\_\_\_ prairie/farmland

**The following items are required for the Historical Review Committee.**

- A. Circle the location of the proposed project on the attached map.
- B. Provide a complete universal plot plan with the addition of the following information.
  - 1. Existing natural features such as hedgerows, trees and fields.
  - 2. Existing and new man made features such as agricultural fields, gardens, orchards, and fencing.
  - 3. Historic buildings on the property and in the vicinity.
  - 4. Existing and new signs.
- C. Provide exterior building elevations.
  - 1. Elevations must show all windows, doors and trim details.
  - 2. Identify the color and type of all exterior materials such as foundations, siding, roofing and architectural features.
  - 3. Clearly identify existing and new elements.

**Submit the original and 8 copies of the application, universal plot plan, and exterior elevations on not larger than 11X17 graph paper (8 ½" X 11" may be used if it is to scale and legible) drawn to scale. Provide one set of exterior color samples.**