

#### 16.08.070 ~~Historic restoration~~ overlay district.

A. Intent and Purpose. While the entire Town is subject to design review as specified in Section 16.13 of the Coupeville Development Regulations, the standards and guidelines will differ, based on the historic significance of an area and building or structure. It is the purpose of these regulations this overlay district is to define the geographic area of the Town which has the highest concentration of historic structures and therefore which will have the strictest development and design standards as specified in the adopted Reserve-wide Design Guidelines adopted under CTC 16.13. ~~provide assistance for citizens, officials and staff of the Town in matters relating to Coupeville's historic character, structures and sites. It is further the intent of this these regulations overlay district to preserve the unique historic character of the Town's' cultural landscape which looks beyond the historic buildings themselves to surrounding buildings and the overall landscape. of adopt guidelines for the evaluation of action affecting the historic character, structures, sites and areas in Coupeville to promote the social, cultural, economic and general welfare of the residents of the Town.~~ The overlay district guidelines shall be used in conjunction with design review standards and procedures found in Section Chapter 16.13 of the Coupeville Development Regulations.

B. Effects of Existing Zoning Districts. The historic ~~restoration~~ overlay district provides for requirements that are the same as the underlying zoning district, ~~except as indicated in this section.~~

C. ~~Specific Definitions for the Historic Restoration Overlay District.~~

1. ~~"Actions"~~ means any request for, or activity requiring permits, authorization or approval by officials of the Town for use, change of use, construction, or exterior alterations of buildings or structures whether permanent or temporary.

2. ~~"Guidelines"~~ means ~~the which is adopted by reference in Section 16.12.080 of the Coupeville Development Regulations written policy which establishes the basis for recommendations of a future course of action as set forth in subsections E, F and G of this section.~~

3. ~~"Historic District"~~ means that portion of Town of Coupeville as defined in subsection D of this section.

4. ~~"Historic sites"~~ means any historic structure and the property on which it is situated and an area one hundred (100) feet from any historic structure or building. If at any future time, the property on which an historic building or structure is situated is subdivided, this section shall apply to the historic building or structure and that portion of the subdivision on which it sits and an area one hundred (100) feet from the historic structure or building. All historic sites within the Town shall be treated as though within the historic restoration overlay district.

5. ~~"Historic structure"~~ means any building or other construction which has been placed on the National Register of Historic Places and/or which has been designated as historically important by the town council.

~~D. C. Description of Historic Restoration Overlay District. That geographic area of the Town of Coupeville which includes the highest concentration of contributing historic structures. The overlay district is that That area of the Town of Coupeville bounded on the north by Penn Cove, and lying within an area bounded by a line beginning at the west end of platted Coveland Street, thence along the centerline of Coveland Street to the centerline of Alexander Street, thence south to the centerline of Seventh Street, thence east to the centerline of Grace Street, thence south to the centerline of Sixth Street, thence east to a point two hundred (200) feet west of the centerline of North Main Street, thence south to the north boundary of S.R. 20, thence east to a point two hundred (200) feet east of the centerline of North Main Street, thence north to the centerline of Third Street, thence east to the centerline of Haller Street, thence north to the centerline of Ninth Street, thence east to the centerline of Otis Street, thence north to Penn Cove. delineated on the official Town of Coupeville Zoning Map: CTC 16.12.080 16.13, and the adopted The Ebey's Landing National Historical Reserve Design Guidelines.~~

#### E. Historic Preservation Guidelines:

1. Objectives. The purpose of these guidelines is to create a spirit of cooperation and assistance concerning historic building preservation, protection of open vistas, and establishment of a fair and reasonable means to accomplish these objectives.

2. Intent. These guidelines are intended to keep the essence of Coupeville's historic and rural character alive and lasting. Each application is considered individually. Flexibility is necessary to fit each specific site and structure in relationship to its surroundings.

a. Development which is compatible and harmonious with those identified characteristics of this small town is encouraged.

b. Nothing in these guidelines shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature which does not involve a change in design, material or outward appearance; nor to prevent the construction, reconstruction, alteration or demolition of such feature which is certified by the town's building official as necessary to protect the public from an unsafe or hazardous condition.

c. These guidelines shall in no case be used to impose upon any property owner any peculiar or undue hardship, nor be so used as to prevent the removal or demolition of any structure which cannot be economically maintained or restored, giving due consideration to all potential uses to which the same might reasonably be put upon restoration by a private property owner.

#### 3. Historic Design Area:

a. "Historic restoration overlay district" means that area comprised of designated historic sites, historic plats and key historic open spaces as shown on the map at town hall as defined in these regulations.

b. "Historic sites" means the property on which the historic structure is situated including an area one hundred (100) feet from the structure in all directions.

#### 4. Guidelines:

a. Height: The height of new structures and alterations should be compatible with the height of adjacent structures unless there are specific conditions which warrant an exception.

b. Wall and Materials: Materials used for new structures should relate harmoniously with the historic character of the area. Materials used for alterations to the existing buildings should be appropriate to each building.

c. Roofs and Roof Related Detail: Roof shapes, including pitch, should harmonize with the historic character visible in the area. If a new structure is adjacent to an historic structure, material should appear compatible with that originally used on the historic site.

#### d. Detail:

i. Chimney: Chimney design should be incorporated into, and be compatible with, the roof design.

ii. Windows and Doors: Window and door design should be in harmonious relationship to each other and to the structures and be compatible with adjacent historic buildings.

#### F. Guidelines for Alteration or Restoration of Historic Structures:

1. Applicants for alteration or restoration of historic structures shall review and implement the following guidelines in their plans prior to submitting their plans for review to the design review board.

2. Guidelines for historic sites and landmarks shall include the following:

#### a. Uses:

i. Encourage the active use of historic structures in an effort to preserve them.

ii. Encourage the restoration of an historic structure by finding a compatible use requiring minimum alterations.

#### b. Alterations:

i. Encourage original architecture and distinct craftsmanship to be repaired or authentically duplicated.

ii. Prior alterations to a building or site may have historic significance and should be evaluated before another alteration occurs.

iii. Additions or alterations should be done in such a way that if removed, the original building or site would remain unimpaired.

G. Land Use Guidelines.

1. Land Use Changes.

a. Changes in land use or intensity of activity should maintain compatibility with the historic restoration overlay district.

b. Plans for new development and structures should provide sufficient open space around historic sites and structures to protect the public view of them.

c. Retention of a maximum amount of open space is desired to protect the small, rural town character. A plan for protecting existing open space within a new development is required to assure visual compatibility with the historic character of the Town. Plans which cluster buildings and activities to protect open space will be given preference in design review.

d. The use of appropriate buffers may be requested to minimize the visual impact of a new development, building or activity.

e. Setbacks and lot coverage, in newly developing areas, should contribute to the overall design of the area and serve to protect open space. In already developed areas, setbacks and lot coverage should vary no more than ten (10) to twenty (20) percent from existing development, unless such action would detrimentally affect an historic site or site conditions warrant special consideration.

2. Landscaping.

a. Landscaping will be considered an important design element in the review of land use changes. Native or traditional vegetation is encouraged.

b. Site or plot plans must show proper consideration for retaining existing trees and geographic features.

3. Off Street Parking.

a. Parking and loading areas should be located in an inconspicuous manner.

b. Landscaping, including the appropriate use of berms or fencing, may be required to offset visual impact. (Ord. 566 § 2 Exh. A (part), 1998)