

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	Washington
COUNTY:	Island
FOR NPS USE ONLY	
ENTRY DATE	DEC 12 1973

**1. NAME**

COMMON: Central Whidbey Island Historic District

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: S of Oak Harbor roughly 6 miles either side of Coupeville

CITY OR TOWN: Oak Harbor wa, Whidbey Island

CONGRESSIONAL DISTRICT: #2 - Hon. Lloyd Meeds

STATE: Washington CODE: 53 COUNTY: Island CODE: 029

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME: Multiple -- Public & Private

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC: Island County Courthouse

STREET AND NUMBER: P.O. Box 97

CITY OR TOWN: STATE: CODE: Coupeville Washington 53

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: Historic American Buildings Survey

DATE OF SURVEY: 1935  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: Library of Congress

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: Washington D.C.



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## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

In 1792, Captain George Vancouver of the British Navy made a thorough exploration of the complex water system he called Puget Sound. He named the largest island after his sailing master, Joseph Whidbey. It was Whidbey who had discovered an interesting cove on the east side of the island and on June 2, Vancouver recorded his own reactions:

On each point of the harbour, which in honour of a particular friend, I call Penn's Cove\* was a deserted village ... the surrounding country, for several miles in most points of view, presented a delightful prospect, consisting chiefly of spacious meadows; elegantly-adorned with clumps of trees; amongst which the oak bore a very considerable proportion, in size from four to six feet in circumference.

In these beautiful pastures, bordering on an expansive sheet of water, the deer were seen playing about in great numbers. Nature had here provided the well-stocked park, and wanted only the assistance of art to constitute that desirable assemblage of surface, which is so much sought in other countries, and only to be acquired by an immoderate expense in manual labour.

The soil principally consisted of a rich, black vegetable mould, lying on a sandy or clayey substratum; the grass, of an excellent quality, grew to a height of three feet, and the ferns, which, in the sandy soil, occupied the clear spots, were nearly twice as high.

The country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others; its natural productions were luxuriant in the highest degree, and it was, by no means, ill-supplied with streams of fresh water.

Today, the prairies remain in much the same condition and many of the original frame houses built by the early settlers still stand on the original Donation Land Claims. Coupeville, the civic and social center of the Central Whidbey Historic District, is a blend of the old and new, with the old still dominating.

\*Who that particular friend might have been is a matter of conjecture but it is quite likely that Vancouver might have been referring to one of the two grandsons of William Penn, who were then living in England.

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#7 - Description  
Central Whidbey Island Historic District (1)

The commercial district of Coupeville is on Front Street which parallels the waterfront. Front Street is characterized by two early-settlement type structures: the false front building, and the simple frame building with gable roof. The false front was an easy, inexpensive way to create unity within a town and was used frequently. The false fronts were usually two-story, and had rectangular panels capped by plain frieze and simple cornice. Nearly all the structures were covered with shiplap siding and painted to be more attractive. Generally, the main sections of these structures were one-story.

In 1883, the first false front building appeared on the scene; it was the Bishop Building, also known as the Elkhorn Saloon. John Robertson's store appeared in 1866, followed by Blowers and Kineth in 1886, the Island County Abstract Office and F. Puget Race Drug Store in 1890, A.B. Coates and Son about 1890, Dr. T.H. Whites Office in 1905 (which was later moved from its original site), the Island County Times Office in 1906, Samsel's Law Office in 1904, Judge Lester Still's Office in 1909 and Benson's Confectionary in 1916. Gillespie's Meat Market (1887), with partial false front, gives the upper portion of the building the appearance of the top of a five-pointed star. The Sedge and Blocksedge Building (1871), and the Island County Bank Building (1892), comprise the simple, frame, gable buildings on Front Street.

Other buildings on Front Street were specialized. The wharf and warehouse built about 1900, Terry's Dryer (1897), the Old Meat Market (1874), and the Glenwood Hotel (1890) are the major members of this group.

The wharf extends 400 to 500 feet out into the water and is constructed of piers and heavy planks. At the end of the wharf and perpendicular to it, sits the warehouse, also built on piers. The warehouse is a rectangular, frame building covered with shiplap siding and has a hip roof on the west end and simple gable on the east end. A heavy exterior suspended rolling door is positioned directly in front of the wharf. Other openings occur where needed. A walkway surrounds the warehouse with a loading dock on the water side. Extensions and additions on the water side include a square tower and a small, rectangular extension with two floating boat docks attached to the east end.

Terry's dryer was constructed for drying fruit. The dryer is a two-story rectangular frame structure covered with board and bat siding. A full length one-story lean-to extension projects from the east side. A sliding door constructed of vertical planks is offset to the west on the street end. Openings occur as needed. The dryer, resting on piers, projects out into the water and is capped by gable roof.

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Central Whidbey Island Historic District (2)

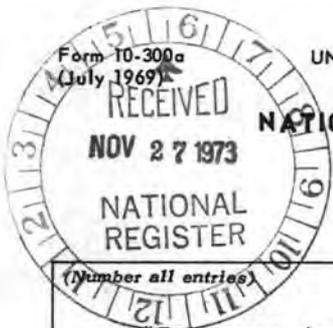
The Old Meat Market hints of Victorian Gothic and is comprised of four gables with steeply sloped roofs creating a cruciform effect. This attractive, well proportioned building is covered with shingle siding and has a front central entry flanked on each side by a window.

The Glenwood Hotel is a three-story frame structure. It has a very slight wedge shape and two front bay windows. The bay windows start at the second story and continue through to the third story, with a second story balcony extended between them. Asbestos shingles now cover the original shiplap siding. The hotel has a short mansard roof and windows appear regularly around the structure. A later addition occurred to the hotel on the rear of the building.

Two other hostelryes occur in the area. Both were constructed earlier than the Glenwood Hotel and are not in the town proper. They are the Ebey Landing House or Ferry House and the Whid Isle Inn.

The Ferry House was constructed in 1870 on Ebey's Prairie to serve the people arriving at Ebey's Landing during the days when travel by water was much easier than by land. This well-proportioned, two and a half story building is of frame construction covered with clapboard siding and has gable roofs. It is "T" shaped in plan. Centered chimneys project from either end of the head of the "T" and are flanked by first and second story windows on either side of the brickwork. A central gable projects on the front portion of the "T" appearing as an extension of the tail through the head. A doorway in the gable provided access to a balcony projecting from the front of the house and running its length. The balcony, which is gone now, was supported by square posts and also served as a covering for the front porch. The front central entrance was flanked on each side by two windows. The tail of the "T" is a half story shorter than the head, and is terminated by a back porch with shed roof. On the north side of the tail there is a full-length side porch and on the south side a bay window is centered on the first story. Windows are spaced evenly and regularly around the house. In a state of bad repair, the front porch is gone as well as the north end chimney.

The Whid Isle Inn, currently the Captain Whidbey, was constructed by Judge Lester Still for vacationers from Seattle. Built about 1901, the building started out as a two-story "H" shape, but additions and alterations have made it irregular in shape. The legs of the "H" projected only a short distance perpendicular to the center portion and gables projecting from the centers of the legs appear as extensions of the center portion. A rustic appearing building, it is constructed of horizontal logs and has



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a shingled gable roof. The entire building was surrounded by a two-story veranda constructed of rough peeled posts. Later, the roof was altered and the projecting gables were leveled flush with the building and the railing and veranda were changed. Windows are multi-paned and occur regularly around the building.

The public, civic and religious buildings fulfill the social, governmental and spiritual needs of the community. The Old Schoolhouse #1 in San de Fuca, the grade school, the Masonic Lodge, the Old Courthouse, the Methodist Church and the Congregational Church fulfilled these needs for the people on Whidbey Island.

The Old Schoolhouse building at San de Fuca was the second structure built for School District #1. Built in 1895, it is a one-story rectangular frame structure with hip roof. A bell cupola is centered on the front roof hip directly over the front door. The front door is framed by an arch and flanked on each side by a large window. Other windows are placed regularly around the building. Covered with shiplap siding and painted white, it is a plain unadorned building but of pleasing proportions. A short gable roofed wing was added to the north side, creating an "L" plan. It is lower than the original building, the ridge line of the addition beginning at the eave of the basic structure.

The Grade School is a two-story rectangular frame structure with gable roof. Reminiscent of the two-story colonial style, gable dormers project from the front roof slope at quarter points. This schoolhouse has been the subject of much remodeling making it difficult to identify the original openings. It is currently covered with composition siding and is a plain severe building.

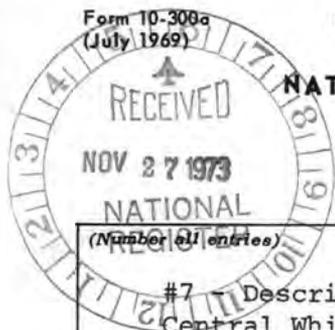
Constructed in 1855 as the Grennan and Cranney store, this two-story gable structure with lean-to addition was rented to the county and served as the courthouse. It was a typical two-story colonial building and is commonly referred to as the Old Courthouse. The front facade was six windows wide and other window openings occurred as often as comfortably possible creating a light attractive building. Also the subject of much remodeling, the original shiplap siding and many of the original openings have been closed and covered over with the present day composition siding.

The Masonic Lodge building was constructed in 1874 by John Alexander. This large rectangular two and a half story building has a gable roof with the back hipped. The front entrance on the gable end is created by an overhang at the first story supported by four heavy, fluted, Doric columns. This awkward entry gives the appearance of a one-story chunk

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removed from the lower portion. Window openings occur irregularly. The Lodge is covered with asbestos shingle siding but little else has been altered on this structure.

The Methodist Church was built in 1894 by Howard Lovejoy after a fire had swept the original building on the site. The church is a rectangular frame structure with steeply pitched gable roof, central crossing and bema in the Victorian Gothic style. A square bell tower adjoins the church on the northeast front corner and serves as the entry. Large, wide windows appear on the front end and on the crossing ends; high, narrow windows occur on the tower and the building itself. The windows have pointed arches and tracery. Circle windows appear on the tower at the second story and from the second story level, four square piers rise up and the square spire appears suspended between them at approximately the third story level. The back portion of the roof slopes in a hip into the bema. The church is sided with clapboard. Additions have been to the back of the church and are continuous repetitions of the original church structure.

The Congregational Church, now St. Mary's Catholic Church, is cruciform in plan with steeply pitched gable roofs. The north-south axis has higher gables than the east-west axis. Towers adjoin the front inset corners. The north tower is the taller and is used for a bell tower; the south tower is shorter and is used for the major entrance. The north and west ends of the cross are accented by a group of four high, narrow, rectangular windows capped by four small square windows; this window grouping strengthens the verticality already created by the steeply pitched gable roofs. A small rectangular projection fills the back south inset corner and serves as a rear exit. The church is covered with clapboard siding and the high gables are slightly decorated.

An excellent cross section of residential architecture remains in the Historic District. The early houses are typically transplanted styles from New England and were chosen probably for their efficiency, economy and practicality. Some of the houses are the result of pure need by their owners, following no definite style or mode. Still others are the result of an eclectic period of the 1880's and 1890's influenced strongly by the Victorian era and also Jacobean and Elizabethan (Jacobethan) architecture. Finally, some houses are the result of a simple house that has been added onto and altered so that its original form is no longer discernable.

Being efficient, practical and economical, it is only natural that the salt box should occur in this area. Seen from its gable ends, its short



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front roof and long slanting back roof give it the appearance of an old salt container and hence its name. Some advantages of the salt box are the long back roof that saves expense because it also serves as the rear wall. Properly oriented, the roof offers storm protection. The two-story front portion enables addition of extra rooms. A slight variation occurs in some of the later salt box structures. This variation is a roof pitch change on the long slanting roof slope. Usually the pitch change occurs at a point on the long roof slope that is equal to the short front slope, giving the building the appearance of a gable roof building with a lean-to addition. The Captain Thomas Coupe house, the Jacob Ebey house, the John and Jane Kineth farm house and the Monroe house are all examples of the salt box style.

In 1853, Captain Thomas Coupe contracted the Hill Brothers to build a house and in 1854, the house was completed. Built of redwood, this salt box house has the roof pitch variation. The small upper front portion gives the house a "pinched" appearance. A shed dormer projects from the front short slope and is centered over the hipped front porch which is supported by two square posts. The porch is flanked on either side by multi-paned windows. Other windows appear to be punched where needed as was the tradition. Originally covered with board and bat siding, the back wall is now covered with plywood and part of the right rear corner is shiplap. A single chimney rises near the roof pitch change at approximately the right quarter point.

The Jacob Ebey house has the typical well proportioned roof pitch change. Chimneys rise from either end of the house and are centered on the gable. The front entry door is flanked on each side by two multi-paned windows. Other windows are punched through as needed. This 1855 home is covered with shiplap siding with corner boards. Another single chimney rises from the mild roof pitch near the back left corner.

The John and Jane Kineth salt box farm house has the excellent proportion of the Cape Cod cottage. The front entrance occurs on the left front corner and an inset back porch occurs on the left rear corner. The porch is sided up to the railing level and provides a feeling of enclosure and the appearance of being an integral part of the house. Other door and window openings again occur as needed. A single heavy stone chimney rises from the roof ridge. The house is covered with shiplap and remains much as originally constructed. An addition occurs on the south end creating an "L" shape.

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The Monroe home is an excellent example of the salt box with the "Beverly jog". The jog is an addition to the side of the house with direct access from the outside front of the building. Its roof follows the slant of the long slope running from the rear of the house almost to the ridge but stops several feet before it intersects the ridge line. The jog then drops straight to the ground and the house looks as if a slice has been removed. This full two and a half story house has a projecting front porch that extends around the side adjoining the jog creating an "L". The porch roof is supported by square columns with railing between the columns. A slight roof pitch change occurs low on the roof slope and accomodates a partial back porch supported by columns. A gable dormer projects from the center of the back roof slope and a single chimney rises to its right. The house is covered with white shiplap siding.

An 1864 home built for John Robertson, it is a saltbox with the roof pitch change as in the Ebe home. A porch projected from the front and the house was covered with clapboard. Windows occurred as needed. This house has been altered on the outside and only the original salt box shape remains.

The Maude Fullington house (1859) is a low pitch salt box originally constructed of logs. It has been moved and altered using materials from other structures, apparently all in Seattle. The diamond paned windows came from the Dexter Horton home, the leaded windows from the Coleman house and dock, a stairway from the Pontius home, oak flooring from the Crystal Ballroom, and hinges and hardware from the Forestry Building of the University of Washington. The home is now covered with cedar shingles and is an attractive well proportioned structure.

The Swift house (1852), although not a salt box, is a simple unassuming one and a half story log cabin built of squared logs using dovetail joints. It has a front central entry flanked on either side by windows. A long one-story gable addition extends from the rear to create a "T". This home was dismantled and moved to its present site.

A group of plain buildings occur in a period between the construction of the early settlers' dwellings and the later fancy Victorian homes. These houses are generally two-story rectilinear frame structures with little or no decoration or ornament. Some are reminiscent of the two-story colonial style, some hint at the later Victorian Gothic, others are simply large rectangular frame buildings. The "T" and "L" shapes are the popular plans and the two-story height dominates.

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The home of Samuel Libbey (about 1860) of West Beach is a full, two-story "L" plan covered with shiplap siding. The interior of the "L" is partially filled by a porch supported by columns. The end of the leg has a one-story, half hipped, enclosed porch while the body end of the "L" has a chimney projecting from it and centered on the end. The front facade has a bay window projecting from the first floor. Other windows occur as needed including a small shed dormer window which projects from the front and interrupts the eave line. The interior has been remodeled and the upper portion of the leg has been changed from shiplap to shingles. A small, rectangular, hip roofed outbuilding sets on the northwest side and is attached by an enclosed walkway.

The Robert Crosby Hill home constructed in c. 1865 is a simple, two-story rectangular frame building with gable roof. An enclosed, half hip roofed porch projects from the front end. The house is plain, looking almost severe. Window and door openings have been altered on the sides and a one-story gable extension projects from the back end.

In 1866, Colonel Granville Haller added onto Raphael Brunn's house. The body of the house is now two stories high with a one and a half story wing forming an "L". The body of the "L" has a small projecting central front porch. Windows occur regularly around the structure. A central chimney rises from the roof ridge and the building is covered with clapboard. A bay window flanks the porch on the east. The leg of the "L" has a single chimney stack rising from the roof ridge. The walls of the wing are covered with gray stucco and windows occur randomly.

Charley Terry's home (about 1866) is a two-story "L" with a one and a half story leg. A colonial appearing building with central chimney on the major portion and an end chimney on the leg, this home is covered with shiplap and has a shingle roof. Window openings are spaced evenly and regularly around the house.

Joseph Libbey built this "L" shaped house in 1870. It has a steeply pitched roof and a front central gable with decorated barge board. Centered in this gable is a pointed arch door which provides entrance to a balcony which serves as the roof for the porch. The double entry doors centered on the front are flanked on each side by a window. The ends have a single centered flat plain window on the first story and a pointed arched window on the second story. A chimney rises from the roof ridge offset to the north of the gable and another chimney rises from the back roof slope offset to the south of the gable. The leg connects to an outbuilding that is half a story lower but somewhat wider than the leg itself. All are attached and covered with clapboard.



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Captain Richard Holbrook resided in San de Fuca and in 1874 built this fine home. A simple two-story rectangle covered with clapboard, it has a projecting front porch offset to the left on the southeast end. On the southwest side a short one-story extension has been added; centered on this side is a triangular roofed dormer window. The northeast side has a duplicate dormer window on the rear portion. Other openings occur as needed. A central chimney rises from the roof ridge.

Cyrus Cook built this house in 1876. Instead of the typical "L" or "T" plan, this house forms a jog with the interior portion of the jog filled with shed roof additions creating an irregular form. Originally, windows were spaced evenly and regularly around the house but alterations have changed or covered many of these openings. The home is now covered with asbestos shingles.

In 1878, Alvah Blowers built a large two and a half story house. A full length front porch projects from the front end and is supported by decorated posts. Windows are positioned regularly and evenly around the house. This house bears a strong resemblance to the Charley Terry home. It is covered with clapboard siding and chimneys rise from the roof ridge at the center on the body and toward the end of the leg.

The two-story Albert Kineth home was built in 1885. The front end has a one-story enclosed porch and the back has a one-story gable roof addition. Windows appear evenly and regularly around the house. It is covered with clapboard and is a severe, plain building with strong vertical proportions.

The 1888 two-story home of Fred Nuttal has a one-story leg off the side creating an "L". A half hipped projecting full length porch extends from the front end. Windows occur in pairs and are regularly positioned around the house. The siding is shiplap. Additions to the rear portion have created an irregular structure but the front has remained unaltered.

Jacob Straub owned an "L" shaped house built about 1890. A half hipped front porch which projected from the interior portion of the "L" and also the end of the leg is now gone. The windows were typical flat plain openings and occurred regularly. Central chimneys rise from the roof ridges. The house is covered with shiplap.

Horace Holbrook, son of Captain Holbrook, built an "L" shaped house in about 1895. The roof on the body extends lower than that of the leg. On the corner of the leg end is a small porch; another small porch occurs immediately around the corner on the outside face of the leg. Windows appear as needed.

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The 1895 two-story home built by Sam Keith is "L" shaped in plan. The interior of the "L" is filled completely by an enclosed porch. A first story bay window terminates the leg of the "L" and the second story overhangs slightly. An addition to the back gives the house an irregular shape.

About 1897, John Kineth Jr. constructed this large two-story home. A half hipped porch projects from the front end. First story windows occur regularly around the building with only end windows appearing on the second story. A central chimney rises from the roof ridge. A one-story gable addition extends from the back end.

The following vintage houses of the 1880's and 1890's represent a period of eclecticism in American domestic architecture. They show a strong Victorian Gothic influence, some being Second French Empire, and others with hints of Jacobethan. Many of these fine homes were built by H.B. Lovejoy who owned a house pattern book. Lovejoy, taking stock plans from these books and adding manufactured details, constructed many well executed homes.

Captain Joseph Warren Clapp occupied this home in 1886. It is a vertical two-story house with steeply pitched, gable roofs. Basically an "L", the leg is the same depth as the body but the body is wider. The interior of the "L" is filled with a one-story porch that extends around the end of the body forming an opposing "L". A bay window projects from the leg end of the "L" on the first story and a centered, gable dormer window projects from the interior portion of the body. The body has a jerkinhead on the gable. A one-story hipped addition on the outside corner of the body gives the house an irregular shape. The central chimney rises from the roof ridge where the roof valley is formed. Covered with shiplap, the house has decorated porch posts, an ornate bay window, and decoration on the gables.

Lovejoy built a home for John and Jane Kineth Sr. in 1887. This irregular house has a small front porch on the east end offset to the south, flanked by a full, two-story bay window. A full length side porch runs along the north side and adjoins a square addition that partially projects off the northwest back corner. The south side facade is plain and continues back until another projecting addition extends off the side and is flush with the rear of the building. The house is covered with shiplap. It has a belt course of evenly spaced ornamental brackets and is capped by a hip roof.



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A house built in 1888 was owned by Joshua Highwarden; it is "L" shaped with the leg inset. Two-story bay windows project from the gable ends and fancy butt shingles separate the first and second stories on the bay windows. Porches fill either side of the leg in the building insets. Covered with shiplap, the decoration on this house is simple, consisting of plain, flat window openings and fancy butt shingles adorning the upper parts of the gable.

The home of Jake and Bertha Jenne, built in 1889, has a front facade opposite that of the Kineth home. On this house the front porch is offset to the north and the east end and is flanked by a squared-off bay window. A side porch runs along the south side in an inset created for this purpose. A one-story, square bay window also occurs on the south side rear portion of the house. The rear of the house has a hipped, one-story addition with more additions added to it later. Covered with shiplap, a belt course of ornamental, evenly spaced brackets runs around the top of the house and is capped by a hip roof.

An 1889 home built for Reverend G. Lindsey of the Congregational Church, the Two-story home is a small "t" in plan. A steeply pitched, gable roof covers this shingled building. The east gable end has a two-story bay window and the northeast inset is filled by a projecting porch which surrounds the north gable end. A simple, one-story shingle covered addition extends from the west gable. The gable ends have their upper portion covered with fancy butt shingles and a decorative frieze.

The 1890 Elisha Rockwell home is a two-story rectangular gable roof building. The roof is flared at the bottom. An interesting feature is the two-story bay inset into the front side of the house. The bay continues up through the roof and is covered with a gable roof. The gable roof of this bay starts at the roof ridge and extends until it is in a line flush with the house roof overhang. The bay, a full two stories high, has a window appearing on all sides of both floors. The flare of the roof partially surrounds the bay leaving the outermost facet exposed and flush with the edge of the roof. A porch flanks the bay covering the remaining portion of the front. A circle window is centered on the gable surrounded by fancy butt shingles. The house is covered with shiplap siding.

The simple two-story home of Bert Nuttal was built about 1890. An "L" shaped porch fills the interior portion of the basic "L" plan and windows decorate the gable ends. The house is covered with shiplap and painted white.



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Central Whidbey Island Historic District (11)

Built in 1890, the Will Jenne house stayed in the family for sixty years. Although irregular in shape, the irregularity is created largely by the tower inset in the interior corner of an "L". A single story gable roof addition projects from the outside center of the body completing the irregular form. A full-length porch projects from this addition. The outside ends of the body and leg have had the corners cut off creating extra well facets. This alteration of the square gable ends gives the ends the appearance of being a full bay window projection. The upper portion of these ends are decorated with fancy shingles and brackets. A porch with ornamental railing fills the inset between the tower and the leg. The square tower is topped with a spire roof and finial.

The Sam Hancock home has the date 1891 in black letters on the front projecting gable extension. Another two-story irregularly shaped house, this one is squarish in appearance. The front porch is one-story high and covers most of the front. It joins the gable extension that projects from the front, but is flush with the side. The side continues back uninterrupted until it reaches the corner where a polygonal bay occurs with three facets exposed. Windows occur on all facets in both first and second stories. The back wall and other side wall are plain and unadorned of any decoration. A later section was added to the back wall and is a one-story rectangular gable roof projection. The house is covered with shiplap and capped with a hip roof. Decorative barge boards, shingles and stick embellishment add to the building. Two chimneys rise from the center of the roof.

The home of James and Keturah Gillespie (1891), is a large, two-story squarish building, hip roofed with a flat top. A half hipped porch projects from the front and is flanked by a bay window. Three evenly spaced single windows are positioned on the second story. These windows run into the frieze board. Ornamental brackets appear above each window as continuation of the jambs. The remainder of the house has regular evenly spaced windows and is covered with shiplap siding.

The 1892 home owned by Francis Lesourd is similar to the 1890 home of Will Jenne. A two-story gable roofed house, it is irregular in shape, bays running the height of the home terminate in gable ends. The interior portion of this house is partially filled with a part of the structure creating a stepped appearance. The projecting porch forms an "L" around these steps. Windows appear often and are well-spaced. A later addition to the house is a one-story gable projection from the back. A Lovejoy home, it displays skillful use of decorative barge boards and trim as well as modest employment of spindle decoration.

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#7 - Description  
Central Whidbey Island Historic District (12)

Another Lovejoy home is the Parker house, built about 1890. It is similar in appearance to the Rockwell home with its two-story rectangular plan and the inset polygonal tower or bay. A spire finishes the tower on the Parker house. A front porch flanks the tower and sets under the slight front roof flare. It has been glassed in some time ago. On the east end is a projection that appears to have been a bay window but has been altered and partially enclosed. A full-length, single story flat roof addition was added to the back of the house. The steeply pitched gable roof has a small dormer centered on the front roof slope.

The Alonzo Coates home (1892), is a large two-story squarish house with single story extensions. The front is dominated by a full two-story centered bay window and is flanked on the left by a small porch. Flanking the bay window on the right is a one-story extension projecting from the side and flush with the front. Another extension projects back and is partially attached to the side of the house. Windows occur as needed. The house has a small gable immediately above the bay window and is capped by a hip roof. It is covered with asbestos shingles.

Doctor W.L. White's home, built by Lovejoy in 1894, is two stories high and resembles a cross in plan but the legs are of different sizes and proportions. The front extension is terminated with the typical polygonal bay and is gable ended, the gable having a boxed cornice with return and decorative brackets. A front porch fills the left inset and a side porch makes up the first story of the right extension. The wings on either side are hipped as is the rear of the house. The right extension has a dormer window rising from it centered on the hip. The left wing has a small dormer window facing the front inset. A rectangular one-story addition with gable roof projects from the back. An unusual feature is the angled board decoration within the gables.

The major portion of the John Gould home (1894), is a squarish symmetrical two-story building. A long rectangular addition projects from the back. This one-story low pitch gable roof addition has the east side covered with small multi-pane windows. The front of the two-story portion is dominated by two bay windows with a porch centered between them and above the porch a single window. The remainder of the house has even regularly spaced windows. Finished with a hip roof, centered chimneys rise out of the east and west hips.

The John Gould Farmhouse (1896), is a large two-story squarish house with hip roof and regularly spaced windows. A small gable porch projects from the front. A plain building covered with clapboard siding, it has a one-



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story addition projecting from the back. A gable occurs on the front left corner.

A later house, the Ed Jenne home (1908), is basically bungalowoid but shows a strong Victorian influence with its irregular shape and steep gable roofs. A well proportioned and attractive house, it has a full projecting front porch supported by Doric columns and is covered with white clapboard.

Howard B. Lovejoy built many houses in the area for about a decade. Most of them showed Victorian influence or were counterparts of the Victorian style which was popular at the time. Two of the houses built were Second Empire Style houses which are characterized by their squarish appearance, full mansard roof, dormer windows and single central chimney stack. Additions were frequently added to the back creating a heavy looking "T" structure.

H.B. Lovejoy built one of these houses for Ernest Watson in 1886, and the other for his personal residence about 1889. The Watson house is a square house with shingled mansard roof and covered with shiplap siding. Gable dormer windows project from the slightly concave roof. Windows were placed comfortably around the house. Later, a bay window replaced the east side corner window. A rectangular hip roof extension was added, creating the heavy "T" and a projecting full length front porch with railing was also added. Lovejoy's personal residence was sold to James Zylstra and is known as the Zylstra house. Similar to the Watson house with shingle mansard roof and shiplap siding, the Zylstra house also had a rear extension. Dormer windows have curved lintels and are decorated with dentils as are the first-story windows. The front porch is inset into the corner, covered with a flat roof and supported by columns. The porch cornice is also decorated with dentils. A small cornice finishes the roof. A bay window projects from the west side.

Some of the homes have been so altered that their original appearance is not apparent. Among such houses are the John Crockett home, the Hugh Crockett home and the Walter Crockett home. Of Sam Crockett's home only the chimney and foundation survive and they have been used by another home built on the site. The Isaac Power and Thomas Griffith homes have had large additions expand the original smaller buildings. The Power home started as a simple cabin with a low pitch gable roof and has had a large two-story rectangular colonial addition. The Griffith's home started as a small rectangular structure and had a salt box addition added to it. The Kinney home also started as a small rectangular gable house with inset front porch but later outbuildings were attached to it and it now has an irregular shape.



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#7 - Description

Central Whidbey Island Historic District (14)

Certain buildings associated with the Historic District had a military origin. These structures were required for protection and defense against possible invaders. The blockhouses and Fort Casey were constructed for this purpose.

The blockhouses were erected for protection from invading northern Indians. Constructed during the blockhouse era in Western Washington between 1855-1857, they have been restored and maintained by historical groups from time to time. The blockhouses are all simple, two-story buildings constructed with horizontal logs. The upper story has a substantial overhang. Gun ports were spaced regularly around the buildings on both upper and lower levels to provide easy visual access in any direction. All these structures are included in the Historic American Buildings Survey.

The Alexander Blockhouse is a rectangular gable structure of horizontal squared timber and lap jointed corners with a simple shingle roof. Major openings occur on the ends.

The Crockett Blockhouse is square with hip roof. It is constructed of hewn logs and has dovetail joints.

The Davis Blockhouse is another rectangular gable roof structure built with horizontal peeled logs on the bottom level and squared timbers on the top level. It contains an interior stone fireplace.

Ebey Blockhouse is also rectangular with simple gable shingle roof. It is constructed entirely of horizontal notched logs and was one of four which provided the corners for the stockade surrounding the Jacob Ebey house.

Fort Casey was constructed in the late 1890's as part of the coastal defense system to protect the inland waters of Puget Sound. A typical coastal fort mounting disappearing cannon, Fort Casey had ten batteries with guns ranging from 3" to 10" in caliber, including 12" mortars. The gun batteries rested near the steep bluffs at Admiralty Head. Mounted at the fort are the two remaining large caliber disappearing cannon in the United States. Once considered the "acme of ingenuity", only these two massive artillery pieces remain from the hundreds which once guarded the nation's important harbors.

Another interesting feature of Fort Casey are the fine buildings constructed in the early 1900's as quarters for the men serving there. The



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Central Whidbey Island Historic District (15)

Commanding Officers' Quarters, an attractive stately building, resembles a small case "t" in plan. A projecting veranda fills the front inset and covers the ends of the head of the "t". Gables have a boxed cornice with return. This two-story frame structure has windows placed regularly around its facade and is covered with clapboard siding. A notable point is the slate roof, a feature common to all structures original to the Fort Casey reservation. Many buildings were removed in the 1930's but those that remain are similar in appearance to the Commanding Officers' Quarters. In 1860, the first light station inside Cape Flattery was built at Admiralty Head. It was a frame structure and was removed in the late 1890's when the government was constructing coastal fortifications near the site. A second station was built in 1901 and still stands today. The current light station is an irregular stuccoed brick building with deep-set windows regularly spaced around the station. Entrance is achieved through a double semi-circular arched entry way. The center portion of the entrance is supported by a Doric column. The actual light was supported by a two-story cylindrical tower partially attached to the major portion of the station. The tower is topped by a cupola surrounded by a partially cantilevered walk with wrought-iron railing. The lighthouse was abandoned in the 1920's and now serves as a museum and interpretive center for Fort Casey.

The District is bounded on the east and north by high ground which is particularly rough in the area between Point Partridge and Penn Cove. Most of the land has been cleared although substantial stands of second growth occur on most headlands. Those trees which grow in the most exposed positions are twisted and broken by the almost constant wind.

High bluffs face Admiralty Inlet in an almost unbroken line. There are only two openings: Ebey's Prairie, an historical landing site, and a much smaller and lower gap at Fort Casey which was used as the post parade ground. The bluffs give way to a low gravel beach along the southern boundary west of Admiralty Head. Crockett Lake, a very large shallow body of water, is impounded behind the gravel beach adjacent to Admiralty Bay. High ground also borders Penn Cove.

Ebey's Prairie dominates the area between the high ground to the north and east. Sloping evenly and gradually from Coupeville to the beach at Admiralty Inlet, it remains virtually unchanged from its original appearance.

The structures and geography of the Central Whidbey Island Historic District combine to present a unified appearance, a subtle blend of buildings and open space. Intrusions have been few but have threatened increase

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within the last ten years. The Historic District area is prime recreation land and an ideal location for development. Platting of small vacation lots is on an upward swing. A new highway cuts through the center of the proposed District and makes it more accessible to would-be property owners. The Army Corps of Engineers has developed a project to convert Crockett Lake into a small boat harbor or marina.

Despite increasing development and the potential of a possibly grim future, the District remains a cohesive unit. In the almost 200 years which have passed since George Vancouver entered Penn's Cove, the area has come to reflect truly "the assistance of art" and "that desirable assemblage of surface" which he envisioned.



**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input checked="" type="checkbox"/> Historic     | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____  |
| <input checked="" type="checkbox"/> Agriculture  | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____  |
| <input checked="" type="checkbox"/> Commerce     | <input checked="" type="checkbox"/> Military    | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  |  |
| <input type="checkbox"/> Conservation            |   |  |  |

STATEMENT OF SIGNIFICANCE

On October 16, 1972, the Island County Commissioners established the Central Whidbey Historic District, containing approximately 8,000 acres surrounding Penn Cove. Located within the District are: original Donation Land Claims preempted by early settlers according to the provisions of the Donation Land Law passed by the U. S. Congress in 1850; eighteen places listed in the Historic American Buildings Survey, fifteen of which still stand; Fort Casey, a turn of the century coastal defense installation and lighthouse; and numerous structures portraying a cross section of early domestic architecture.

The first thorough exploration of Puget Sound was by Captain George Vancouver of the British Navy. On June 4, 1792, two days after naming Whidbey Island's Penn Cove, Vancouver took formal possession of the region in the name of King George III. Joseph Whidbey, one of Vancouver's most useful officers, described Penn Cove and Whidbey Island to Vancouver in such glowing terms that the Captain wrote in his journal, "The Country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others..... The number of its inhabitants he estimated at about six hundred, which I suppose would exceed the total of all the natives we have seen."

On August 16, 1833, Mr. Heron of the Hudson's Bay Company's Fort Nisqually set out in the sailing vessel Cadberough to survey a spot on Whidbey Island for an Indian trading post. Heron probably looked over Ebeys Prairie. In the following December, a canoe loaded with provisions and tools left Fort Nisqually to break ground for a new post, but a storm forced the party back and the endeavor was postponed. Evidently, the entire project was later dropped.

In 1839, Chief Tsalakum of the Sowkamish Indians on Whidbey Island made his way to a new Catholic mission on Cowlitz Prairie, in what is now southwestern Washington, and asked Father Francis N. Blanchet to come visit his people. The following year, Father Blanchet arrived at "Whitby" baptised 218 Indians, and erected a 24' cross.

Indian traders probably continued landing on the island, but the next group positively known to have visited Penn Cove was the U. S. Exploring Expedi-

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Avery, Mary W. Washington, a History of the Evergreen State. Seattle University of Washington Press, 1961.  
 Cahail, Alice Kellogg. Sea Captains of Whidbey Island. Private Printing, n.d.  
 Kellogg, George Albert. A History of Whidbey's Island. Island County Historical Society, Thesis Reprint, 1961.  
 Meany, Edmund S. History of the State of Washington. New York: MacMillan Co., 1950.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	48° 15' 37"	122° 46' 08"				
NE	48° 15' 37"	122° 37' 27"				
SE	48° 09' 13"	122° 37' 27"				
SW	48° 09' 13"	122° 46' 08"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 8000

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



**11. FORM PREPARED BY**

NAME AND TITLE: Ms. Jimmie Jean Cook, Island County Liaison

ORGANIZATION: Island County Historical Society DATE: 5/1/72

STREET AND NUMBER: PO Box 25

CITY OR TOWN: Coupeville STATE: Washington CODE: 53

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Charles H. Odegaard  
 Charles H. Odegaard

Title: Director - Washington State Parks & Recreation Commission

Date: Nov 20, 1973

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

Ewert A. Connally  
 Associate Director, Professional Services  
 Date: DEC 12 1973

ATTEST:

Wm. [Signature]  
 Keeper of The National Register  
 Date: 12.11.73

NW 10/516350  
 5345090  
 NE 10/527820/5345070  
 SE 10/528040/5333246  
 SW 10/517170/5333200  
 SEE INSTRUCTIONS



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#8 - Significance

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tion commanded by Lieutenant Charles Wilkes, which arrived in June, 1841. The expedition saw that the Skagit Indians lived in large, well-built lodges and had constructed several wooden barricades, 400' or more in length, to serve as protection against raiding northern Indians. The fortifications consisted of 30' timbers set vertically in the ground so that trade muskets could be fired between the posts. The interiors were divided into lodges for numerous families.

In 1848, Thomas W. Glasgow and A.B. Rabbeson built a cabin on Ebey's Prairie and planted wheat, peas, and potatoes. Largely at the request of Pat-ke-nim, Chief of the Snoqualmies, numerous tribes assembled at Penn Cove to discuss the incursions of the Whites or "Bostons" into the Puget Sound region. The Indians called Americans "Bostons" because the early American fur trading ships which arrived on the coast in the late 1700's were mostly from Boston, Massachusetts. Rabbeson estimated that 8,000 of these "wild men" attended the meeting, but he may have exaggerated. Glasgow and Rabbeson were forced to flee from the island, and returned to Olympia.

In 1850, Colonel Isaac Neff Ebey, who emigrated overland to California in 1848 and later came to Puget Sound, took a 640 acre claim on Ebey's Prairie. The following year, Ebey's family and Colonel Walter Crockett's family gathered in Olympia, loaded their belongings and livestock on rafts, and pushed and floated to Whidbey Island. They were assisted by Dr. Richard Hyatt Landsdale who took a claim at the west end of Penn Cove.

The U.S. Congress had passed the Donation Land Law on September 29, 1850. Under the provisions of this Act, 160 acres were granted to White male citizens twenty-one years of age or over who settled in Oregon Territory between December 1, 1850, and December 1, 1853. If married, their wives were entitled to a like amount, causing a rush by many single men to find eligible unmarried women. An amendment of February, 1853, extended the Act to immigrants arriving as late as December 1, 1855, and permitted claimants to patent after two years' occupancy and payment of \$1.25 per acre.

When the Donation Land Law expired in 1855, twenty-nine claims had been preempted by incoming settlers on Central Whidbey, setting the basic framework for the present Historic District. These settlers were rather well off financially, often related by marriage, and many had been friends before coming to the area.

On January 6, 1853, Samuel D. Howe, John Alexander, and John Crockett were appointed the first county commissioners; Dr. Lansdale was appointed



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probate clerk; and Hugh Crockett was the first sheriff. The board met at John Alexander's home and the first regular business was a petition presented for building a road between Ebey's Prairie and Coveland, Dr. Lansdale's plat at the head of Penn Cove. The road was completed in April, 1853.

A number of sea captains also settled around Penn Cove at about the same time the farmers were settling on the prairies and breaking the virgin sod for cultivation. These sea captains of New England and New Brunswick had followed the China and East Indies trade, the whaling business, and more recently, the transport of men to the West Coast gold fields or carrying spars and pilings from Oregon to the market in San Francisco. The mill at Utsalady on nearby Camano Island became particularly well-known for the production of excellent spars, which were shipped as far as the East Coast and Europe. During the summer months, the prevailing winds made Penn Cove, located opposite from close-by Utsalady, an ideal harbor. Many of the sea captains, who had sailed throughout the world, were attracted by the beauty of the central Whidbey area. A number of them settled here in semi-retirement, dabbled in politics and business and had some who often later became Puget Sound pilots.

In October, 1855, news of the White River massacre, which occurred near Seattle on the mainland, reached Whidbey Island. Even though Whidbey Island's Indians were not feared, the threat of marauding Northern Indians from British Columbia and Alaska caused the settlers to erect blockhouses. Four of the blockhouses remain, three of which are on the original locations. Cannonballs have been retrieved from Crockett's Lake as evidence of the time when the U.S.S. Decatur patrolled the Sound, lobbing shot to impress rather than hit the Indians.

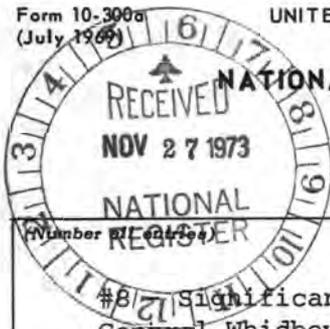
The local Indians remained quiet, but the Haidahs from the Queen Charlotte Islands, located far to the north of Vancouver Island, became bolder. They often landed on the outer beaches of Whidbey Island, killed livestock, and ransacked houses. Some settlers left the area, and at least one moved to the eastern portion of the Island to escape these depredations. On October 20, 1856, a skirmish at Port Gamble, located to the south of Whidbey Island, between the men of the steamer U.S.S. Massachusetts and a group of Haidahs resulting in the death of twenty-seven Indians, including a chief.

Colonel Ebey, previously described as leading the first permanent settlers to Whidbey Island, had quickly become an important figure in Washington Territory. Among other accomplishments, he had been a Collector of Customs for Puget Sound, a Captain in the Washington militia, District Attorney for the Third Judicial District, and a serious contender for the Governor's Office. On August 12, 1857, a party of Haidahs landed at Ebey's

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Landing and approached Colonel Ebey who they had been told was a white "chief" or "Big Tye". Ebey was shot and beheaded in revenge for the chief killed the year before at Port Gamble. The raiding party took Ebey's scalp to their homeland, about 500 miles to the north. Two years later, Trader Dodd, of the Hudson's Bay Company, was able to secure the scalp which was returned to the family and buried with the body in the Sunnyside Cemetery. The Washington Territorial Legislature officially thanked Trader Dodd.

After the first burst of settlers in the 1850-55 period, there was little expansion except in the growth of the town of Coupeville, founded on Captain Thomas Coupe's 320-acre claim. Captain Coupe was the only man to sail a ship through treacherous Deception Pass, at the north end of Whidbey Island, without the aid of steam power. He was once master of the U.S.S. Jeff Davis, the first revenue cutter on Puget Sound. Coupe donated land to a school district and the Methodist Church and sold several waterfront lots. In 1883, his son-in-law, Thomas Cranney, platted Coupeville and turned deeds over to the owners of already existing businesses. By 1884, Coupeville had two hardware stores, a drug store, three hotels, two saloons, a blacksmith and wagon shop, a county courthouse, a post office, a schoolhouse, about twenty-five dwellings, and a church.

John Alexander S. Robertson and Howard Bently Lovejoy were responsible for much of the development that occurred in Coupeville. For thirty-five years, Robertson, the son of Captain William Robertson, was largely responsible for the commercial growth and activity along Coupeville's front street. Robertson built, traded and leased. He owned a store, wharf, warehouse, the Glenwood Hotel, and other small commercial buildings. Lovejoy, on the other hand, a native of Whidbey Island and the son of Captain H.B. Lovejoy, built many fine homes in the area for a number of years. Erected in the Victorian style, these homes were of excellent craftsmanship and many still exist. Lovejoy later turned to steamboat building.

The boom of 1890 brought some vision of a railroad and heavy industry, but this failed to materialize and farming, logging, and shipping remained the trades of the area. An interesting sidelight of the 1890's and again during the prohibition years was smuggling. Ebey's landing, for instance, being isolated and uninhabited, was an ideal location for bringing in illegal Chinese laborers, liquor, and drugs. In 1894, a farmer accidentally found opium which he thought was mineral paint; and he painted his house with it. A local newspaper later commented, "It took only about \$3,000 to do the job, giving a fine maroon color". In the prohibition years, West Beach, near Partridge Point, was often used for smuggling in Canadian liquor.



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(Number all entries)

#8 - Significance

Central Whidbey Island Historic District (4)<sub>2</sub>

In the late 1890's, the U.S. Government built Fort Casey on Admiralty Head as part of the triangular defense system which guarded the entrance to Puget Sound. Construction of the post provided the island with its largest single employer for a number of years. Fort Casey had the first railroad on the island as well as the first electric power plant. When the big guns were fired in November, 1900, the shock waves rather unexpectedly broke windows and cracked well walls. In 1908, the fort was in full operation and ranked as the fourth largest military post in the state with a staff of ten officers and 428 men. Whatever the irritation to town elders, their daughters were delighted with the situation, and many married young soldiers. Fort Casey was used through World War II and is now a State Park.

In the 1930's, the Historic American Buildings Survey listed and recorded eighteen buildings in the Central Whidbey area. As an indication of the state of preservation in the District, fifteen still exist: Alexander Blockhouse, Crockett Blockhouse, Ebey Blockhouse, Davis Blockhouse, Captain Thomas Coupe House, Jacob Ebey House, Major Granville O. Haller House, Captain James Henry Swift House, John Robertson House, Masonic Hall, Ferry House, John Kineth House, Charles Terry House, I.B. Power House, and County Court House.

In August, 1935, Whidbey Island was finally connected to the mainland by the newly completed Deception Pass Bridge, thus ending Whidbey's isolation.

The Central Whidbey Island Historic District possesses a rare combination of historical and architectural significance. Few areas of such importance have retained so much of so many different aspects of the past. The development of this rural community in Central Whidbey -- and it is very much a community in both a visual and a social sense -- in the 19th Century established a pattern which has remained unbroken to the present time.

It presents the physical evidence of an early, active settlement, whose residents became closely tied to the land. Today, their descendants have inherited those same feelings. It is an excellent example of a rural town with an intimate relationship with the surrounding farmland while still retaining a strong tie with wartime activities. Isolated from mainland expansion for many years, the District is still largely intact and unaltered. It presents a capsulized version of the major activities and architectural styles of much of the Puget Sound region in the late 1800's, well preserved because of a locally stabilized economy and growth pattern. It is an admirable demonstration of an unusually large District of unusually high quality.



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

NOV 12 1973

SEE INSTRUCTIONS

1. NAME

COMMON: Jacob Ebey Home & Blockhouse (Central Whidbey Island Historic District)  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
Ebey Prairie

CITY OR TOWN:

STATE: Washington	CODE 53	COUNTY: Island	CODE 029
----------------------	------------	-------------------	-------------

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen

DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking North.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Washington <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span>	
COUNTY	
Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

SEE INSTRUCTIONS

1. NAME

COMMON: James Zylstra House (Central Whidbey Island Historic District)

AND/OR HISTORIC: H.B. Lovejoy House

2. LOCATION

STREET AND NUMBER:

101 N.E. 7th

CITY OR TOWN:

Coupeville

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. PHOTO REFERENCE

PHOTO CREDIT: Greg Hranac

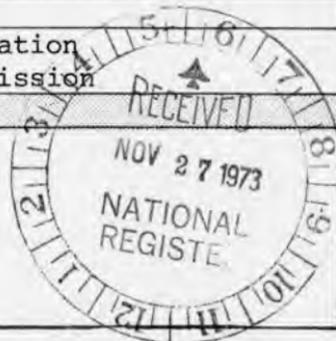
DATE OF PHOTO: June, 1973

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View to Southeast.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington		3
COUNTY Island		
FOR NPS USE ONLY		
ENTRY NUMBER DEC 12 1973	DATE	

SEE INSTRUCTIONS

1. NAME

COMMON: Davis Blockhouse (Central Whidbey Island Historic District)

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

Near Sherman Road

CITY OR TOWN:

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen

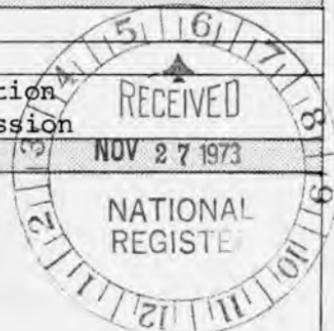
DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking Northwest.





200-1000 1000-1000

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	Washington
COUNTY	Island
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

SEE INSTRUCTIONS

1. NAME  
COMMON: John & Jane Kineth Town House (Central Whidbey Island Historic District)  
AND/OR HISTORIC:

2. LOCATION  
STREET AND NUMBER:  
702 Main Street  
CITY OR TOWN:  
Coupeville  
STATE: Washington CODE 53 COUNTY: Island CODE 029

3. PHOTO REFERENCE  
PHOTO CREDIT: Greg Hranac  
DATE OF PHOTO: June, 1973  
NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION  
DESCRIBE VIEW, DIRECTION, ETC.  
View looking Southwest.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	Washington	5
COUNTY	Island	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE
		DEC 12 1973

SEE INSTRUCTIONS

1. NAME

COMMON: San de Fuca School (Central Whidbey Island Historic District)  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
Near Zylstra Road

CITY OR TOWN:  
San de Fuca

STATE:	CODE	COUNTY:	CODE
Washington	53	Island	029

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen

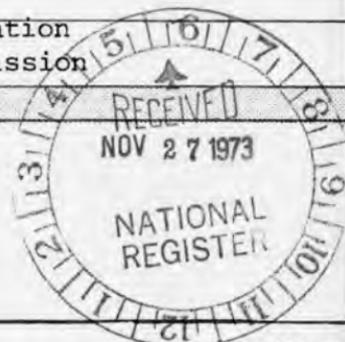
DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking East.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE		Washington (6)
COUNTY		Island
		FOR NPS USE ONLY
ENTRY NUMBER	DATE	
DEC 12	1973	

SEE INSTRUCTIONS

1. NAME

COMMON: Fort Casey Lighthouse (Central Whidbey Island Historic District)  
AND/OR HISTORIC: Admiralty Head Light Station

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:

Fort Casey

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. PHOTO REFERENCE

PHOTO CREDIT: Ralph Rudeen

DATE OF PHOTO: September, 1968

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Looking North, Ebey Prairie in Background.





STATE		7
Washington		
COUNTY		
Island		
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
	DEC 12 1973	

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Colonel Granville Haller Home (Central Whidbey Island Historic District)			
AND/OR HISTORIC:			
<b>2. LOCATION</b>			
STREET AND NUMBER:			
N.E. Front Street			
CITY OR TOWN:			
Coupeville			
STATE:	CODE	COUNTY:	CODE
Washington	53	Island	029
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT: Robert Larsen			
DATE OF PHOTO: August 20, 1973			
NEGATIVE FILED AT: Office of Archaeology & Historic Preservation Washington State Parks & Recreation Commission			
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.			
View looking S.E.			





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington		8
COUNTY Island		
FOR NPS USE ONLY		
ENTRY NUMBER DEC 12 1973	DATE	

SEE INSTRUCTIONS

1. NAME

COMMON: Ferry House (Central Whidbey Island Historic District)  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
Near Hill Road

CITY OR TOWN:

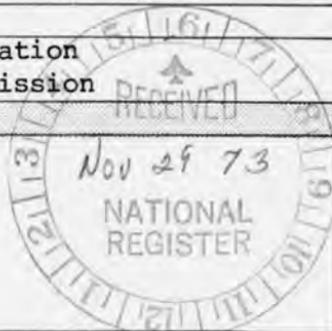
STATE: Washington	CODE 53	COUNTY: Island	CODE 029
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3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen  
DATE OF PHOTO: August 20, 1971  
NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.  
View looking North.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington ⑨	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
DEC 12 1973	

SEE INSTRUCTIONS

1. NAME

COMMON: Glenwood Hotel (Central Whidbey Island Historic District)

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

N.W. Front Street

CITY OR TOWN:

Coupeville

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen

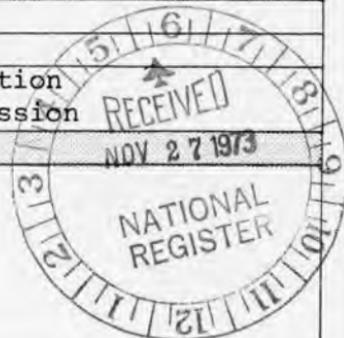
DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking South.





STATE Washington <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10</span>	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

SEE INSTRUCTIONS

**1. NAME**

COMMON: Captain James Henry Swift House (Central Whidbey Island Historic District)

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
207 N.W. Front Street

CITY OR TOWN:  
Coupeville

STATE: Washington	CODE 53	COUNTY: Island	CODE 029
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**3. PHOTO REFERENCE**

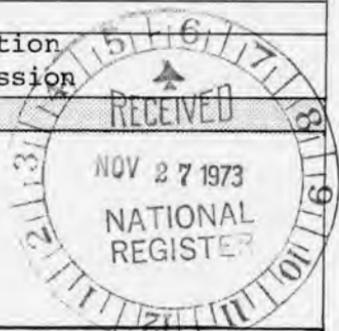
PHOTO CREDIT: Robert Larsen

DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

**4. IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC.





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER DEC 12 1973	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: John Gould House (Central Whidbey Island Historic District)

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

501 Gould Street N.E.

CITY OR TOWN:

Coupeville

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Larsen

DATE OF PHOTO: August 20, 1971

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking South.





STATE Washington		12
COUNTY Island		
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
DEC 12 1973		

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

SEE INSTRUCTIONS

**1. NAME**

COMMON: 10" Disappearing Rifle (Central Whidbey Island Historic District)

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Fort Casey

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. PHOTO REFERENCE**

PHOTO CREDIT: Ralph Rudeen

DATE OF PHOTO: September, 1968

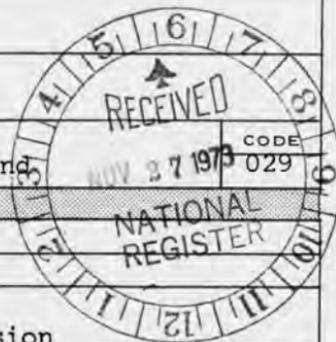
NEGATIVE FILED AT:

Washington State Parks & Recreation Commission

**4. IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC.

Disappearing Rifle in Firing Position, Emplacement #1 Battery  
William Worth, looking South West





**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

STATE Washington		(13)
COUNTY Island		
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	
	DEC 12 1973	

SEE INSTRUCTIONS

**1. NAME**

COMMON: Coupeville (Central Whidbey Island Historic District)

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Coupeville

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. PHOTO REFERENCE**

PHOTO CREDIT: Greg Hranac

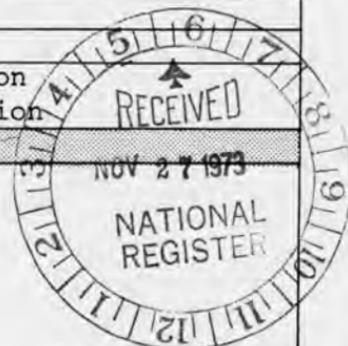
DATE OF PHOTO: June, 1973

NEGATIVE FILED AT: Office of Archaeology & Historic Preservation  
Washington State Parks & Recreation Commission

**4. IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC.

View of Waterfront from Dock,  
Looking South





INTERPRETIVE —  
WASH. STATE PARKS

**FORT CASEY STATE PARK**

Ten-inch guns obtained from Fort Wint,  
Philippine Islands.

A coastal defense facility on Whidbey Island  
circa 1900.

A Washington State Park and Recreation  
Commission Restoration Project.

**PROPERTY OF THE NATIONAL REGISTER**

INTERPRETIVE —  
WASH. STATE PARKS



FORT CASEY STATE PARK  
Empty 10" gun battery

A coastal defense facility on Whidbey Island  
circa 1900

A Washington State Park and Recreation  
Commission Restoration Project.

PROPERTY OF THE FEDERAL REGISTER



Admiralty Lighthouse, Fort Casey, Washington, as it appeared  
about 1900

INTERPRETIVE  
WASH. STATE PARKS

PROPERTY OF THE STATE OF WASHINGTON  
DEPARTMENT OF RECREATION

**FORT CASEY STATE PARK**

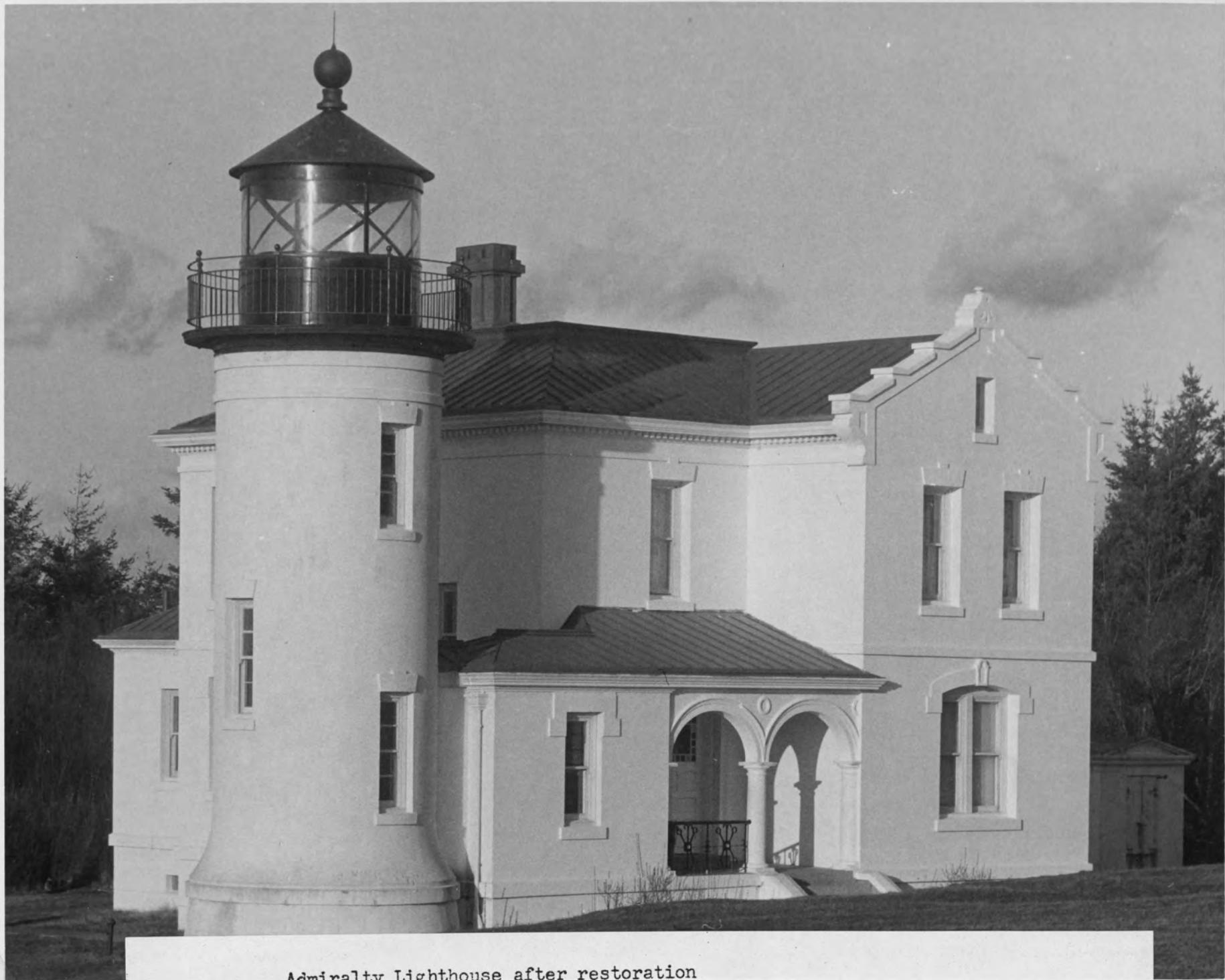
Admiralty Lighthouse before restoration

Lighthouse located at Fort Casey, coastal  
defense facility on Whidbey Island.  
circa 1900

A Washington State Parks and Recreation  
Commission Restoration Project

INTERPRETIVE

PARKS



66 Admiralty Lighthouse after restoration

INTERPRETIVE -  
WASH. STATE PARKS

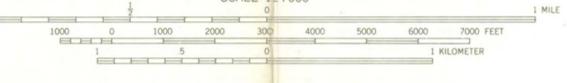
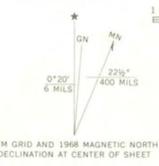
Naurally Pt Lighthouse - F & Casey after restoration  
Int. Cen &

**PROPERTY OF THE NATIONAL REGISTER**

INTERPRETIVE -  
WASH. STATE PARKS



Mapped, edited, and published by the Geological Survey  
 Control by USGS and USC&GS  
 Topography from aerial photographs by multiplex methods  
 Aerial photographs taken 1951. Field check 1953  
 Hydrography compiled from USC&GS charts 6401 and 6450  
 Polyconic projection. 1927 North American datum  
 10,000-foot grid based on Washington coordinate system, north zone  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone 10, shown in blue  
 Revisions shown in purple compiled from aerial photographs  
 taken 1968. This information not field checked



CONTOUR INTERVAL 20 FEET  
 DATUM IS MEAN SEA LEVEL  
 DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER  
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
 THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 8 FEET



CAMANO, WASH.  
 N4807.5—W12230/7.5

1953  
 PHOTOREVISED 1968  
 AMS 1480 II NE—SERIES V891

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

10/528 040  
 5333 240

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
DEC 12 1973	

SEE INSTRUCTIONS

**1. NAME**

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Whidbey Island

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. MAP REFERENCE**

SOURCE:

U.S.G.S. - 7 1/2' Series - Camano Quad.

SCALE: 1:24000

DATE: 1968

**4. REQUIREMENTS**

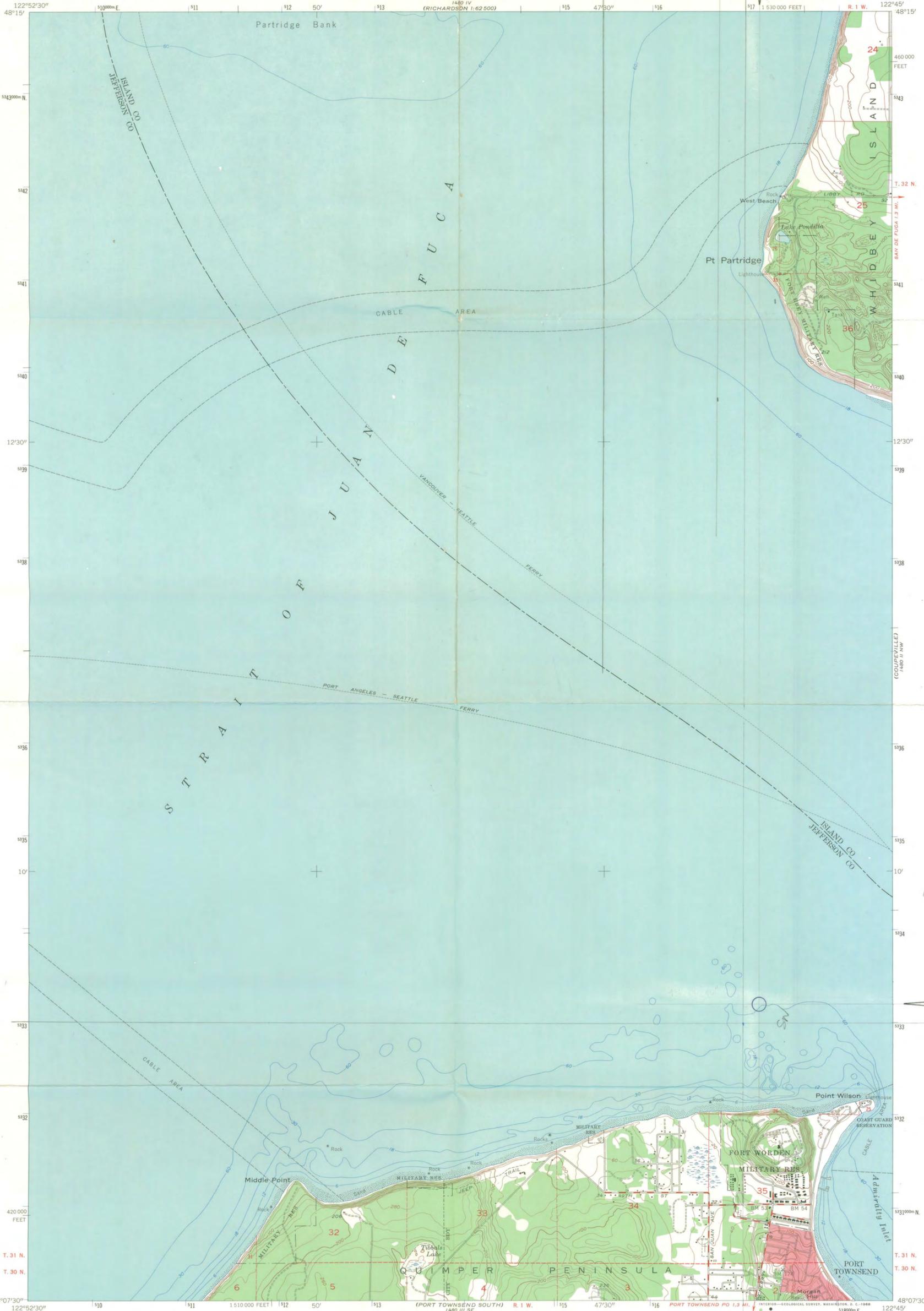
TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

122° 46' 08"  
PORT TOWNSEND NORTH QUADRANGLE  
WASHINGTON  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
NE/4 PORT TOWNSEND 15' QUADRANGLE



10/517 176  
5333 200  
CD

48° 09' 13"

Mapped, edited, and published by the Geological Survey  
Control by USC&GS

Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1951. Field check 1953  
Hydrography compiled from USC&GS Charts 6403, 6405, and 6450  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Washington coordinate system, north zone  
Dashed land lines indicate approximate locations  
Red tint indicates areas in which only landmark buildings are shown  
1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue



CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 5 FEET



ROAD CLASSIFICATION  
Heavy-duty 4 LANE 6 LANE Light-duty  
Medium-duty 4 LANE 6 LANE Unimproved dirt  
U.S. Route State Route

PORT TOWNSEND NORTH, WASH.  
NE/4 PORT TOWNSEND 15' QUADRANGLE  
N 4807.5—W 12245/7.5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1953  
AMS 1480 III NE—SERIES V891

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

DEC 12 1973

SEE INSTRUCTIONS

**1. NAME**

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:  
Whidbey Island

STATE: Washington	CODE 53	COUNTY: Island	CODE 029
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**3. MAP REFERENCE**

SOURCE:  
U.S.G.S. - 7 1/2' Series - Port Townsend North Quad.

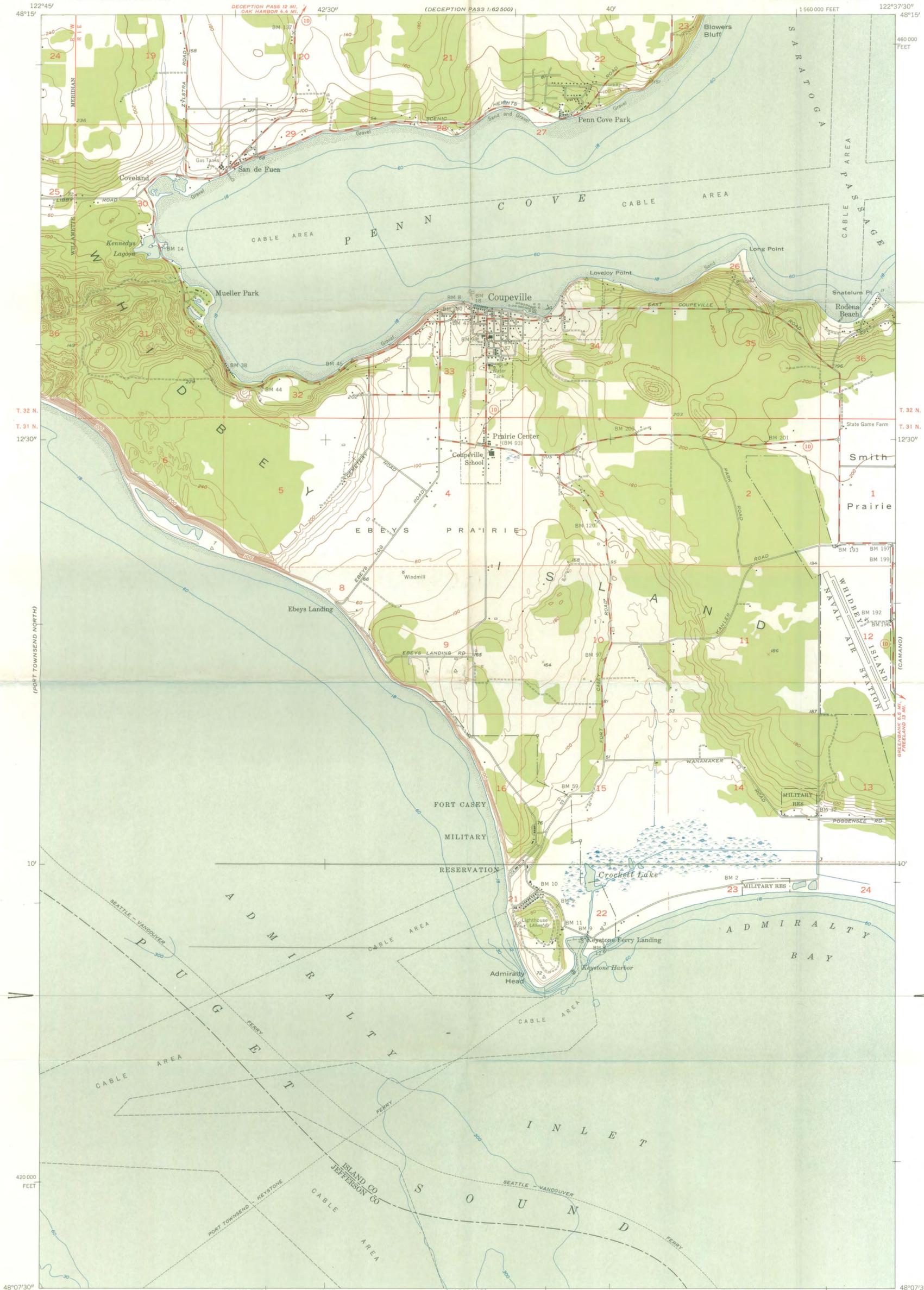
SCALE: 1:24000

DATE: 1953

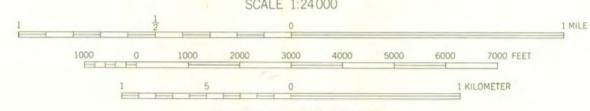
**4. REQUIREMENTS**

- TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
  2. North arrow.
  3. Latitude and longitude reference.





Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1951. Field check 1953  
Hydrography compiled from USC&GS charts 6405 and 6450  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Washington coordinate system, north zone  
Lashed land lines indicate approximate locations



CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 5 FEET IN ADMIRALTY INLET  
AND 8 FEET IN PENN COVE AND SARATOGA PASSAGE



ROAD CLASSIFICATION  
Heavy-duty ——— 4 LANE 16 LANE Light-duty ———  
Medium-duty ——— 4 LANE 16 LANE Unimproved dirt .....  
U.S. Route      State Route

COUPEVILLE, WASH.  
NW/4 COUPEVILLE 15' QUADRANGLE  
N 4807.5—W 12237.5/7.5

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE	
Washington	
COUNTY	
Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

DEC 12 1973

SEE INSTRUCTIONS

**1. NAME**

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Whidbey Island

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. MAP REFERENCE**

SOURCE:

U.S.G.S. - 7 1/2' series - Coupeville Quad.

SCALE: 1:24000

DATE: 1953

**4. REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.





48°15'37" NW

NE 10/527 820  
5345 070  
NW 10/516 350  
5345 090  
C

122° 46' 08"

Map published by the Geological Survey  
Control by USGS and USC&GS  
Topography by plane-table surveys 1940  
Culture revision and field check 1951  
Hydrography compiled from USC&GS Charts 6376, 6380,  
6404 and 6450  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Washington coordinate system,  
north zone  
Red tint indicates area in which only  
landmark buildings are shown  
Dashed land lines indicate approximate locations  
1000-meter Universal Transverse Mercator grid ticks,  
zone 10, shown in blue

SCALE 1:62,500  
CONTOUR INTERVAL 50 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES IN FEET-DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 5 FEET  
122° 37' 27"

ROAD CLASSIFICATION  
Heavy-duty — Light-duty  
Medium-duty — Unimproved dirt  
State Route  
DECEPTION PASS, WASH.  
N4815-W12230/15  
1951  
AMS 1480 I-SERIES V791



**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE	Washington
COUNTY	Island
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

SEE INSTRUCTIONS

**1. NAME**

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Whidbey Island

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. MAP REFERENCE**

SOURCE:

U.S.G.S. - 15' Series - Deception Pass Quad.

SCALE: 1:62000

DATE: 1951

**4. REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



# TOWN OF COUPEVILLE, ISLAND COUNTY, WASHINGTON

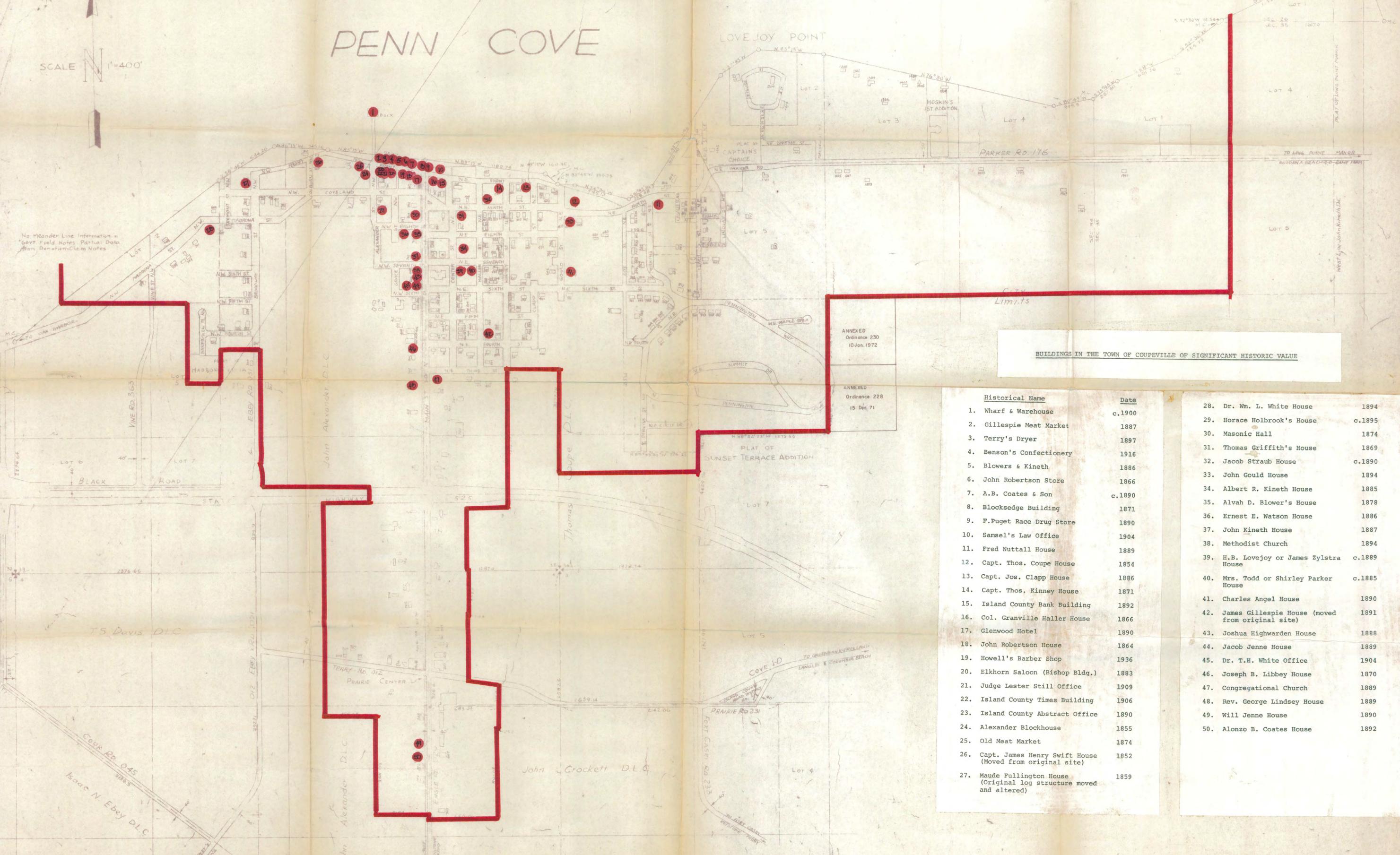
LONG POINT



## PENN COVE

SCALE 1"=400'

No Meander Line Information in Govt Field Notes Partial Data from Donor's Claim Notes



BUILDINGS IN THE TOWN OF COUPEVILLE OF SIGNIFICANT HISTORIC VALUE

Historical Name	Date
1. Wharf & Warehouse	c.1900
2. Gillespie Meat Market	1887
3. Terry's Dryer	1897
4. Benson's Confectionery	1916
5. Blowers & Kineth	1886
6. John Robertson Store	1866
7. A.B. Coates & Son	c.1890
8. Blockledge Building	1871
9. F.Puget Race Drug Store	1890
10. Samsel's Law Office	1904
11. Fred Nuttall House	1889
12. Capt. Thos. Coupe House	1854
13. Capt. Jos. Clapp House	1886
14. Capt. Thos. Kinney House	1871
15. Island County Bank Building	1892
16. Col. Granville Haller House	1866
17. Glenwood Hotel	1890
18. John Robertson House	1864
19. Howell's Barber Shop	1936
20. Elkhorn Saloon (Bishop Bldg.)	1883
21. Judge Lester Still Office	1909
22. Island County Times Building	1906
23. Island County Abstract Office	1890
24. Alexander Blockhouse	1855
25. Old Meat Market	1874
26. Capt. James Henry Swift House (Moved from original site)	1852
27. Maude Fullington House (Original log structure moved and altered)	1859
28. Dr. Wm. L. White House	1894
29. Horace Holbrook's House	c.1895
30. Masonic Hall	1874
31. Thomas Griffith's House	1869
32. Jacob Straub House	c.1890
33. John Gould House	1894
34. Albert R. Kineth House	1885
35. Alvah D. Blower's House	1878
36. Ernest E. Watson House	1886
37. John Kineth House	1887
38. Methodist Church	1894
39. H.B. Lovejoy or James Zylstra House	c.1889
40. Mrs. Todd or Shirley Parker House	c.1885
41. Charles Angel House	1890
42. James Gillespie House (moved from original site)	1891
43. Joshua Highwarden House	1888
44. Jacob Jenne House	1889
45. Dr. T.H. White Office	1904
46. Joseph B. Libbey House	1870
47. Congregational Church	1889
48. Rev. George Lindsey House	1889
49. Will Jenne House	1890
50. Alonzo B. Coates House	1892

**NATIONAL REGISTER OF HISTORIC PLACES**  
**PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER DEC 12 1973	DATE

SEE INSTRUCTIONS

**1. NAME**

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:

CITY OR TOWN:

Whidbey Island

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

**3. MAP REFERENCE**

SOURCE:

Supplementary material: Significant structures within the town of  
Coupeville

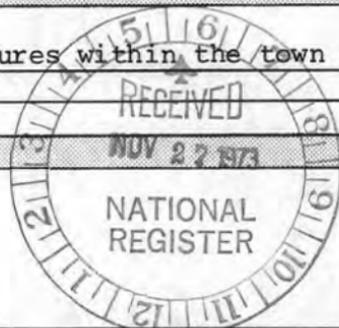
SCALE:

DATE:

**4. REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



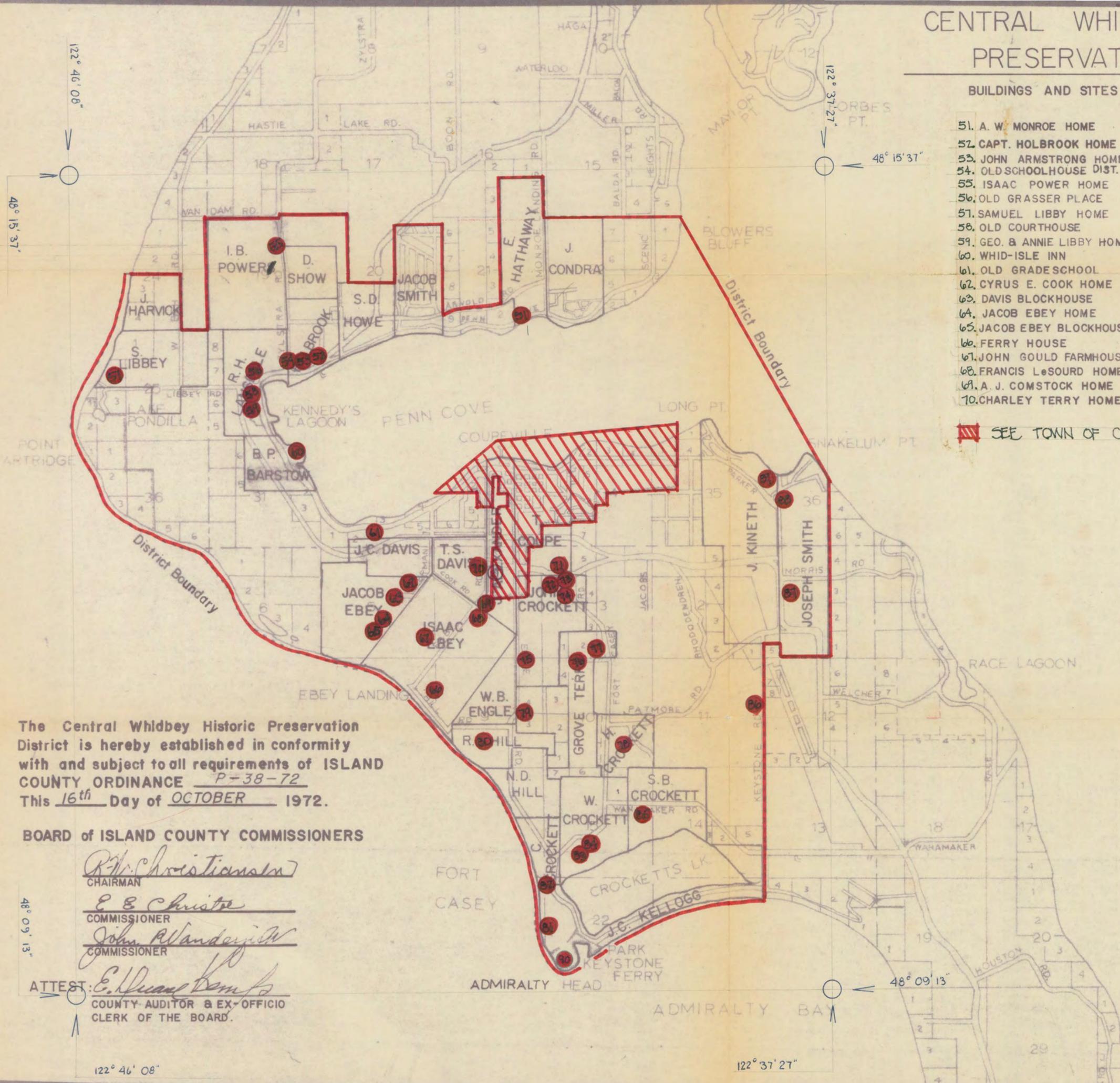
# CENTRAL WHIDBEY HISTORIC PRESERVATION DISTRICT

BUILDINGS AND SITES OF SIGNIFICANT HISTORIC VALUE:



- |                              |   |
|------------------------------|---|
| 51. A. W. MONROE HOME        | 71. BERT NUTTALL HOME                     |
| 52. CAPT. HOLBROOK HOME      | 72. JOHN CROCKETT HOME                    |
| 53. JOHN ARMSTRONG HOME      | 73. T. RICHARDS (SGT. CLARK'S HOME)       |
| 54. OLD SCHOOLHOUSE DIST. *1 | 74. ELISHA ROCKWELL HOME                  |
| 55. ISAAC POWER HOME         | 75. SAMUEL E. HANCOCK HOME                |
| 56. OLD GRASSER PLACE        | 76. GROVE TERRY - RICHARD STRAUB HOME     |
| 57. SAMUEL LIBBY HOME        | 77. SAM KEITH HOME                        |
| 58. OLD COURTHOUSE           | 78. HUGH CROCKETT HOME                    |
| 59. GEO. & ANNIE LIBBY HOME  | 79. ED JENNE HOME                         |
| 60. WHID-ISLE INN            | 80. ROBERT CROSBY HILL HOME               |
| 61. OLD GRADESCHOOL          | 81. FT. CASEY LIGHTHOUSE (ADMIRALTY HEAD) |
| 62. CYRUS E. COOK HOME       | 82. OFFICER'S QUARTERS                    |
| 63. DAVIS BLOCKHOUSE         | 83. COL. WALTER CROCKETT'S HOME & BARN    |
| 64. JACOB EBÉY HOME          | 84. CROCKETT BLOCKHOUSE                   |
| 65. JACOB EBÉY BLOCKHOUSE    | 85. SAM CROCKETT'S HOME SITE & CHIMNEY    |
| 66. FERRY HOUSE              | 86. HARP PLACE                            |
| 67. JOHN GOULD FARMHOUSE     | 87. JOHN KINETH, JR. HOME                 |
| 68. FRANCIS LeSOURD HOME     | 88. CHIEF SNAKELUM MONUMENT               |
| 69. A. J. COMSTOCK HOME      | 89. JOHN KINETH'S FARM HOME & BARN        |
| 70. CHARLEY TERRY HOME       | 90. FORT CASEY                            |

 SEE TOWN OF COUPEVILLE MAP



The Central Whidbey Historic Preservation District is hereby established in conformity with and subject to all requirements of ISLAND COUNTY ORDINANCE P-38-72 This 16<sup>th</sup> Day of OCTOBER 1972.

BOARD of ISLAND COUNTY COMMISSIONERS

*R.H. Christiansen*  
CHAIRMAN

*E. & Christe*  
COMMISSIONER

*John Alander*  
COMMISSIONER

ATTEST: *E. Juan*  
COUNTY AUDITOR & EX-OFFICIO CLERK OF THE BOARD.

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY Island	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

DEC 1 1973

SEE INSTRUCTIONS

1. NAME

COMMON: Central Whidbey Island Historic District  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:

Whidbey Island

STATE:

Washington

CODE

53

COUNTY:

Island

CODE

029

3. MAP REFERENCE

SOURCE:

Supplementary material: District boundaries and significant structures

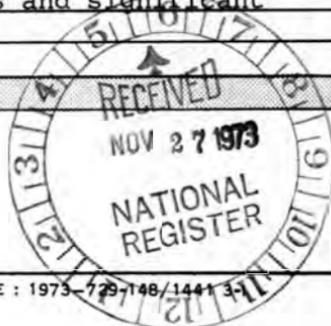
SCALE:

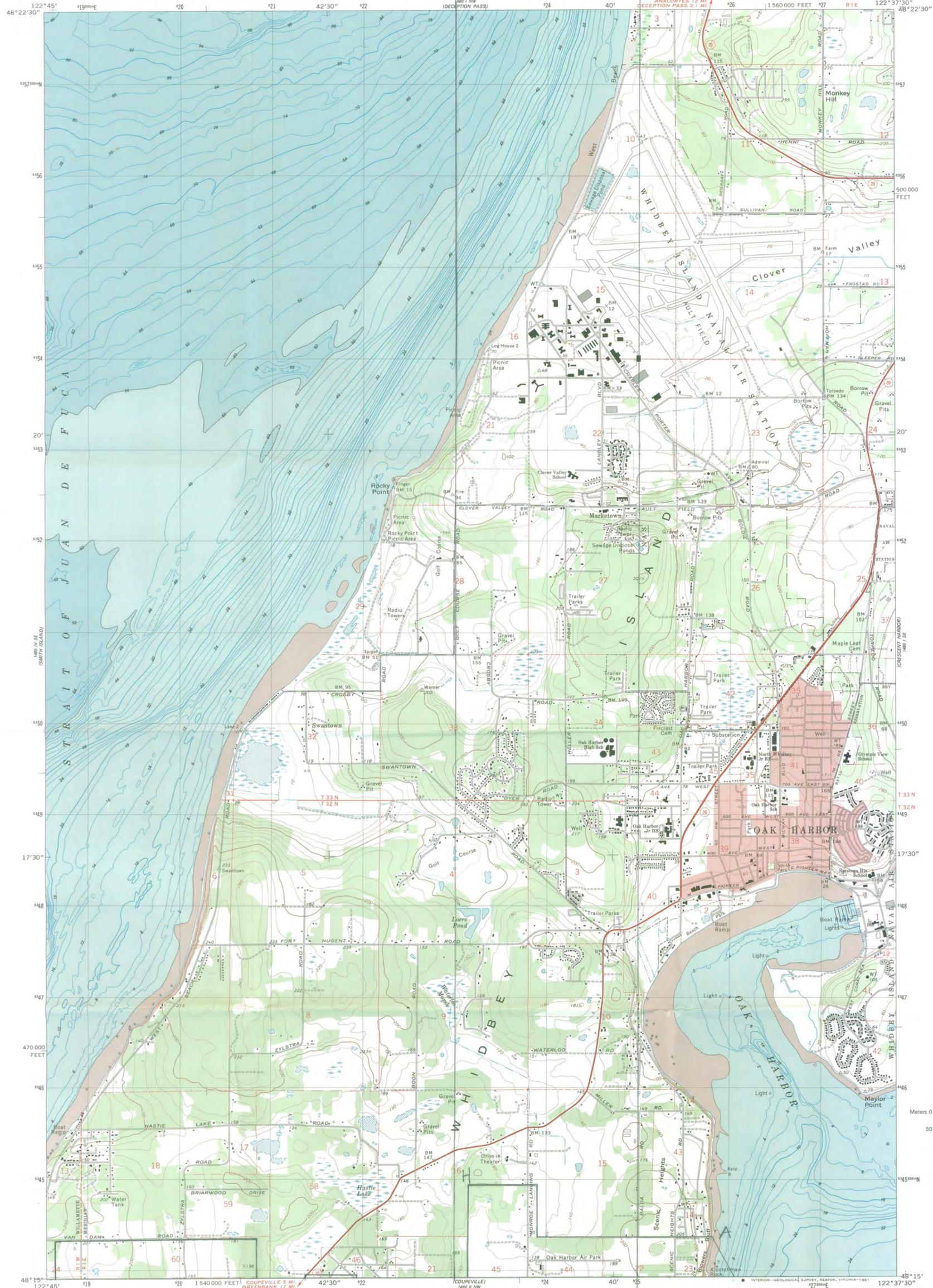
DATE:

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

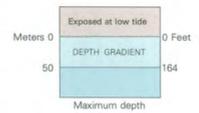
1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



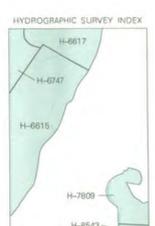


Feet	Meters
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters multiply by 0.3048  
To convert meters to feet multiply by 3.2808



Mapped, edited, and published by the Geological Survey and the National Ocean Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs taken 1972. Field checked 1973  
Bathymetry compiled by the National Ocean Survey from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes  
Mean lower low water (dotted) line and mean high water (solid) line compiled by NOS from tide-coordinated aerial photographs  
Projection and 10,000-foot grid ticks: Washington coordinate system, north zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 10 1927 North American Datum  
To place on the predicted North American Datum 1983 move the projection lines 23 meters north and 94 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines  
There may be private inholdings within the boundaries of the National or State reservations shown on this map



HYDROGRAPHIC SURVEY INDEX  
H-6617  
H-6747  
H-6815  
H-7809  
H-8543

CONTOUR INTERVAL 20 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 2 METERS  
DATUM IS MEAN LOWER LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.4 METERS

SCALE 1:24 000  
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 KILOMETER

ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Light-duty road, hard or improved surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

WASHINGTON  
QUADRANGLE LOCATION

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND SURVEY STANDARDS USED AT THE DATE OF THE SURVEY  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND NATIONAL OCEAN SURVEY, ROCKVILLE, MARYLAND 20852  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Survey Number	Survey Date	Survey Scale	Line Spacing (Feet, Meters)
H-6615	1940-41	1:10,000	01-08
H-6617	1941	1:10,000	25-50
H-6747	1941	1:20,000	04-23
H-7809	1951	1:10,000	02-05
H-8543	1960	1:10,000	02-10

CENTRAL WHIDBEY ISLAND HISTORIC DISTRICT / EBEY'S LANDING NATIONAL HISTORICAL RESERVE  
Whidbey Island, WA

OAK HARBOR, WASH.  
SW4 DECEPTION PASS 15' QUADRANGLE  
N4815-W12237.5/7.5

1973  
BATHYMETRY ADDED 1980  
DMA 1480 I SW-SERIES V891



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1951. Field check 1953  
Hydrography compiled from USC&GS charts 6405 and 6450  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Washington coordinate system, north zone  
Dashed land lines indicate approximate locations  
1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue  
Revisions shown in purple compiled from aerial photographs taken 1973. This information not field checked



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 5 FEET IN ADMIRALTY INLET  
AND 8 FEET IN PENN COVE AND SARATOGA PASSAGE

ROAD CLASSIFICATION  
Heavy-duty Lane 1 Lane 2 Light-duty   
Medium-duty Lane 1 Lane 2 Unimproved dirt   
U.S. Route State Route



COUPEVILLE, WASH.

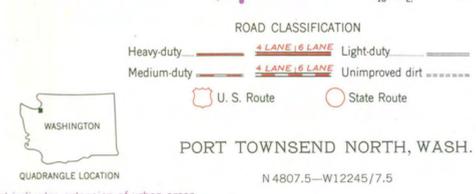
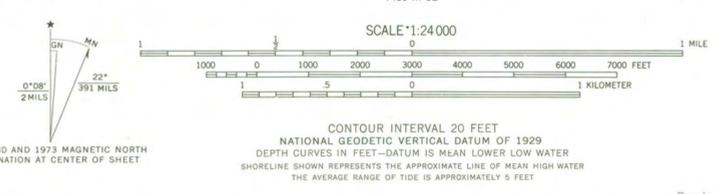
1953  
PHOTOREVISED 1973  
AMS 1480 II NW—SERIES V891

CENTRAL WHIDBEY ISLAND  
HISTORIC DISTRICT/  
EBEY'S LANDING  
National Historical Reserve  
Whidbey Island, WA

CAPTAIN'S  
Nautical Supplies  
Fisherman's Terminal  
1723 W. Nickerson St.  
Seattle, WA 98119  
(206) 283-7242



Mapped, edited, and published by the Geological Survey  
Control by USC&GS  
Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1951. Field check 1953  
Hydrography compiled from USC&GS Charts 6403, 6405, and 6450  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Washington coordinate system, north zone  
Dashed land lines indicate approximate locations  
Red tint indicates areas in which only landmark buildings are shown  
1000-meter Universal Transverse Mercator grid ticks,  
zone 10, shown in blue  
Revisions shown in purple compiled from aerial photographs  
taken 1973. This information not field checked



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 9 FEET  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

PORT TOWNSEND NORTH, WASH.  
N 4807.5—W 12245/7.5  
1953  
PHOTOREVISED 1973  
AMS 1480 III NE—SERIES V891

CENTRAL WHIDBEY ISLAND HISTORIC DISTRICT / EBEY'S LANDING National Historical Reserve Whidbey Island, WA

CAPTAIN'S NAUTICAL SUPPLIES  
1914 4th Ave., Seattle, WA 98101  
USA, (206) 448-CAPT

# National Register of Historic Places

## Note to the record

Additional Documentation: 1980

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only

received JUN 5 1980

date entered

Continuation sheet

Item number 8

Page 5

Central Whidbey Island Historic District: May 1980 Addendum

In July 1979 a significant building, the Sergeant Clark House, was moved from its original location in the Central Whidbey Island Historic District to a new site, which is also in the district.

The Clark House, though not discussed previously in the nomination of the district, was of primary importance to the historic character of the area and was recognized as such in local records. Built in 1892 by Thomas N. Richards, the house soon passed to the mortgage holder. It was bought in 1908 by Sergeant Thomas Clark, a soldier stationed at nearby Fort Casey. Clark retired from the service and lived in the house until his death in 1930. Until 1941, the house was occupied by members of the Clark family, some of whom achieved important positions in county government. A son was a county engineer and a grandson, the county sheriff. In 1947 ownership of the house passed to Fred Burchell, who lived in one of the rooms on the lower floor until his death in 1969. The house has not been occupied since and, until recently, was deteriorating rapidly from neglect and vandalism.

The previous owners, operators of a dairy farm, did not desire to restore the house or to sell to somebody who would. They agreed, however, to sell the house for removal from their land. The present owners bought it under these conditions and moved it to its new site in July 1979.

The original location of the Clark House was near the southwest corner of Fort Casey Road and Old State Highway. To the south is a large frame house of historic character. To the west are two badly deteriorated out-buildings and, beyond them, the verdant fields of the Engle Dairy Farm. Another historic house, the Nuttal Home, is located to the north, on the other side of Fort Casey Road.

The new location, 310 South Main, is to the northwest of the old, across more grassy pasture land. It is visible from the original site and from the Nuttal Home. To the south is a large dark-stained bungalow. Across Main Street is a small Cape Cod cottage and a large turn-of-the-century house. The latter, though it has fairly recent composition siding, retains its original massing and detailing.

The west facade of the Clark House is visible through dense woods from Main Street. The trees extend only about fifty feet from the road, however, and the east facade looks out over open fields. The other facades are obscured from general view by the woods. The house, which has two stories and an attic, is basically rectangular with an intersecting side wing extending to the west. The main part of the house

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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received

JUN 5 1980

date entered

Continuation sheet

Item number

8

Page 6

Central Whidbey Island Historic District: May 1980 Addendum (continued)

has a gabled hip roof, while the wing has a plain gable. This design gives the house a balanced, symmetrical roof line from both the front and back. A spacious porch and upstairs verandah extend from the wing across the rest of the west facade. In the rear, there is a one story extension. The roof is new wood shingles which faithfully replicate the roofing in historic photographs. Except for fishscale shingles above the window level, bevelled siding is used throughout. Fenestration is generally two-over-two double-hung wood sash, though many of the windows are temporarily in storage. Small triangular windows in the gable and gablet light the attic and echo the roof line. On the first floor are a living room, a parlor, a dining room, a kitchen, a bathroom, and a service porch. A central stairway leads to three upstairs bedrooms. All the rooms have high ceilings and generous dimensions. The walls are lath and plaster, which is badly deteriorated, especially on the second floor where rain has caused considerable damage.

Before the house was moved, the new owners brought the matter before the local Historic Review Board. This group concluded that the plan to move the house to a nearby site was the best available option for preserving the structure. This conclusion was based on the lack of interest in the house on the part of the dairy farmers and on a number of other facts. Without attention, the house would soon deteriorate beyond saving. Also, the proposed site was the nearest available one and is easily visible from the original location of the house. The new location would "balance" with the Chauncey House, which is located across Main Street from the new site. Finally, the historic significance of the house derives from its architectural attributes, rather than from any associations with its original site.

A map showing the old and new locations is provided on the following page.

United States Department of the Interior  
Heritage Conservation and Recreation Service

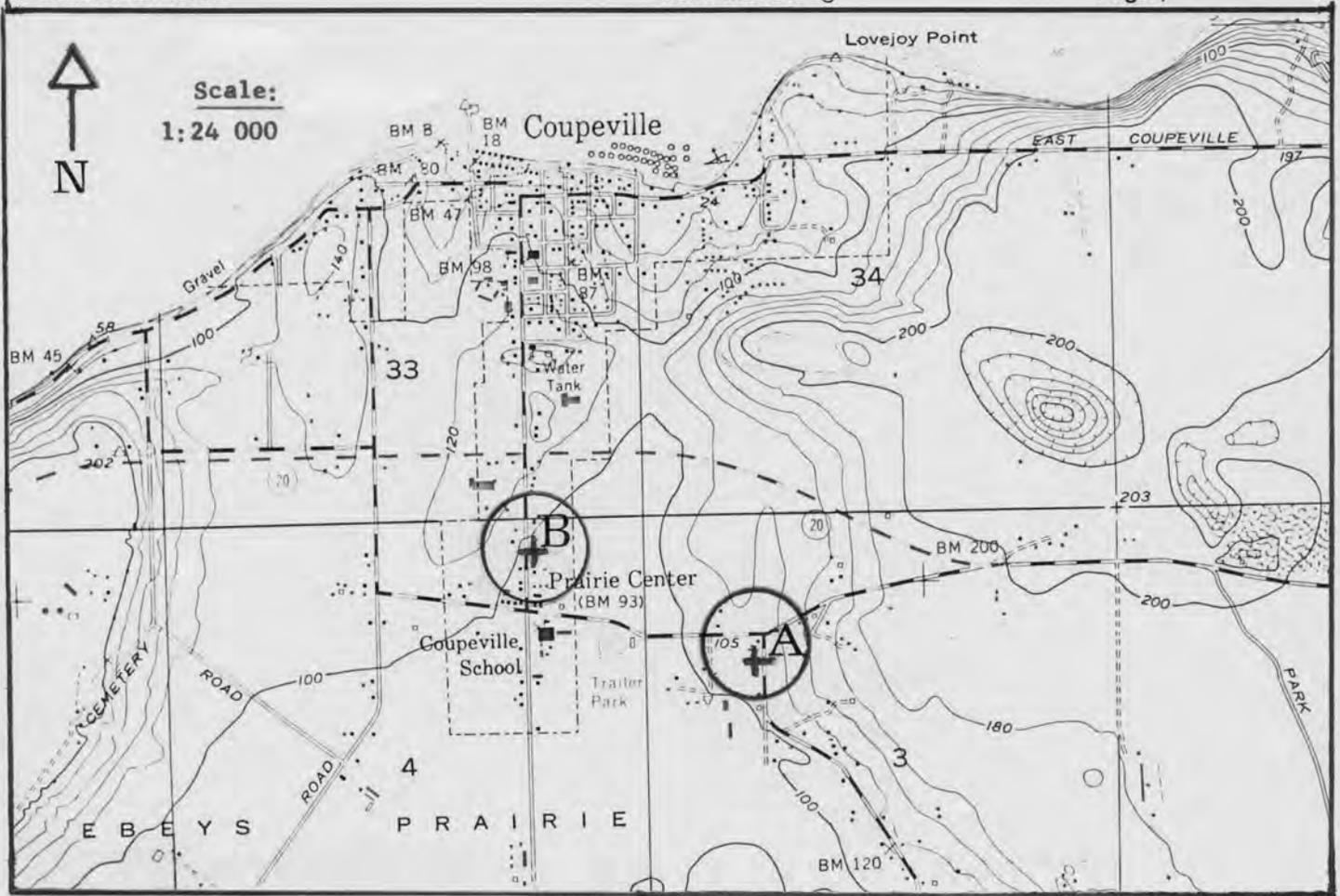
National Register of Historic Places  
Inventory—Nomination Form

For HCRS use only  
received  
date entered JUN 5 1980  
*Montgomery 8/28/80*

Continuation sheet

Item number 8

Page 7



(A) Old Location      (B) New Location

OLD AND NEW LOCATIONS OF THE SERGEANT CLARK  
HOUSE WITHIN THE CENTRAL WHIDBEY ISLAND  
HISTORIC DISTRICT



Area Covered by Larger Map

Boundary of Historic District ---

May 1980

WASHINGTON STATE OFFICE OF ARCHAEOLOGY  
AND HISTORIC PRESERVATION

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCERS use only

received

date entered

11/15 1980  
J. H. Vandermeer  
8/28/80

Continuation sheet

Item number 8

Page 8

Central Whidbey Island Historic District: May 1980 Addendum (continued)

This form was prepared by J. H. Vandermeer, Historian  
Office of Archaeology and Historic Preservation  
111 West Twenty-First Avenue KL-11  
Olympia, Washington 98504

(206) 753-9685

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby certify that the Clark House in its new location has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service and that the historic significance of the new location is not adversely affected by the move. I request that the Clark House be considered as an historic property of primary importance within the already-established Central Whidbey Island Historic District.

Jeanne M. Welch  
State Historic Preservation Officer

5-30-80  
(Date)



**CENTRAL WHIDBEY ISLAND HISTORIC DISTRICT:**

**Sergeant Thomas Clark House**

**301 South Main St., Coupeville (Island  
County), Washington**

**Photographer: J. H. Vandermeer JUN 5 1980**

**Date of photograph: March 1980**

**Location of negative: Office of Archaeology  
& Historic Preservation, Olympia, WA**

**West facade**

**Photograph #1 of 2**



**CENTRAL WHIDBEY ISLAND HISTORIC DISTRICT:**

**Sergeant Thomas Clark House  
301 South Main St., Coupeville (Island  
County), Washington**

**Photographer: J. H. Vandermeer** JUN 5 1980

**Date of photograph: March 1980**

**Location of negative: Office of Archaeology  
& Historic Preservation, Olympia, WA**

**East facade**

**Photograph #2 of 2**

# National Register of Historic Places

## Note to the record

Additional Documentation: 1998



5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
103		buildings
6		sites
286		structures
1		objects
396		Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed  
in the National Register

79

6. Function or Use

Historic Functions  
(Enter categories from instructions)

See attached sheets

Current Functions  
(Enter categories from instructions)

See attached sheets

7. Description

Architectural Classification  
(Enter categories from instructions)

See attached sheets

Materials  
(Enter categories from instructions)

foundation concrete; brick; stone

walls wood; asphalt; asbestos; stucco;  
concrete

roof asphalt; synthetics; wood; metal; stone

other \_\_\_\_\_

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See attached sheets

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 6 Page 1

---

## FUNCTION OR USE

### Historic Functions:

Domestic/Single Dwelling: secondary structure; institutional housing  
Commerce/Trade: Specialty store; restaurant; warehouse  
Social/meeting hall; civic  
Government/city hall; courthouse  
Education/school  
Religion/religious facility; church-related residence  
Funerary/cemetery; graves/burials  
Recreation and Culture/ monument/marker  
Agriculture/Subsistence; storage; agricultural field; agricultural outbuilding  
Health Care/resort  
Defense/fortification; military facility  
Landscape/water-related; rail-related  
Transportation/water-related; rail-related

### Current Functions:

Domestic/Single Dwelling; multiple dwelling; secondary structure; institutional housing; hotel  
Commerce/Trade/business; professional; organizational; financial institution; specialty store; restaurant; warehouse  
Social/meeting hall; civic  
Government/city hall; correctional facility; fire station; government office; post office; public works; courthouse  
Education/school; library  
Religion/religious facility; church-related residence  
Funerary/cemetery; graves/burials  
Recreation and Culture/museum; sports facility; outdoor recreation; monument/marker  
Agriculture/Subsistence; storage; agricultural field; animal facility; agricultural building  
Industry/Processing/Extraction; extractive facility; communications facility; industrial storage  
Health Care/hospital; clinic; sanitarium; medical business/office; resort

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 6 Page 2

---

Landscape/forest; unoccupied land; natural feature; conservation area  
Transportation/air-related; water-related  
Work in Progress

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3

---

## **DESCRIPTION**

### Introduction

Ebey's Landing National Historical Reserve (the Reserve) is comprised of 17,400 acres of natural and cultural features that reflect human use and occupation of the landscape over several generations. Historic land use patterns, the mix of farm and forest, coastal shorelines and historic town of Coupeville all contribute to defining the cultural character of a nineteenth century rural community with an unbroken record of use up to the present.

The Reserve is located in the central portion of Whidbey Island, one of over 170 individual islands comprising the San Juan archipelago in the Strait of Juan de Fuca, in Washington State. The island is irregular in shape with natural prairies, high bluffs and rugged beaches, protected coves, rolling hills, and forests dotting its 40 mile length. The boundaries of the Reserve coincide with those established in the 1973 nomination of the Central Whidbey Island Historic District to the National Register of Historic Places. The 1973 nomination focused primarily on the architectural resources which are notable as one of the largest intact collections of 19th century residential and commercial structures in rural Washington State. This documentation supplements and amends that nomination to fully reflect the resources of the Reserve, including a number of significant twentieth century structures. This amendment also takes into account key cultural landscape components and characteristics such as historic land use patterns, circulation systems, landscape organization, vegetation, and farm complexes that illustrate functional and cultural relationships through several generations.

### A. PHYSICAL DEVELOPMENT

The physical landscape of central Whidbey Island has been shaped by both natural and cultural forces for over 25,000 years. The land began to emerge as the Vashon Glacier, which covered the entire land mass between the Cascade and Olympic Mountains, began withdrawing 13,000 years ago. The landforms, soils and shorelines that characterize the island landscape are the residue of the glacial moraine depositing sand, gravel, and other materials over thousands of years. Deposits of glacial till and uplift were left on scattered uplands, and along the shorelines. In some areas melting ice from the glacier formed large lakes and shallow lagoons. Over time, small depressions of water filled with organic matter and became bogs and marshes. Approximately 10,000 years ago, sediments and organic matter began settling in the lakes, eventually forming rich and fertile prairies throughout central Whidbey Island. (White, 3-13, and Wessen, 4-19)

The earliest forest of central Whidbey were largely comprised of lodgepole pine with scattered red alder and white pine. Over thousands of years changing climate and ecological processes replaced pine tree communities with douglas fir, spruce, ash, alder and maple. The

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island forests were extensive, influencing soils, microclimates, and eventually the use of the landscape by early inhabitants. (White, 78)

Five hundred years before Anglo-american settlement of central Whidbey, the Salish people use the inland waters and shorelines of the island for seasonal villages. Primarily hunters and gathers, evidence suggests they routinely used the prairies for hunting and cultivating carrot, potato, wild lily, and nettle. The first settlement by whites was in 1850 when several families took donation land claims on the open prairies of central Whidbey. The town of Coupeville was established on Penn Cove in 1881, and slowly the rural community stabilized with a market economy. The military also used the island, beginning at the turn of the century, establishing Fort Casey near Admiralty Head. The island became a destination for tourists with the construction of resorts and vacation homes sited to take advantage of spectacular views to the Cascade Mountains and Penn Cove beginning around the turn of the century. Additional development pressure by the 1970s eventually lead local citizens to lobby Congress to designate the central Whidbey area as a National Historical Reserve in 1978.

The contemporary landscape of the Reserve is the result of dynamic processes over the last several millennia. Human use and adaptation to the land has created a unique physical relationship between the built and natural environment that is reflected in the patterns of use present on the Reserve today. While the landscape of the Reserve can be viewed as a single whole, there are areas within the Reserve that have a distinct character. These areas are defined by a concentration of resources, physiographic qualities, and historic land use patterns and relationships. There are ten character areas in the Reserve representing four primary landforms and the town of Coupeville.

## Prairies

Three large natural prairies--Ebey's Prairie, Crockett Prairie, and Smith Prairie--cover over 5,000 acres or 42% of the Reserve. All three are defined by major ridges which funnel the land into gentle sweeps of rich farmland. The prairie soils are a particularly valuable resource on the Reserve. In all of Island County only 5% of the soils are class II soils (productive agriculture), and of that, 50% of those soils are found in the Reserve. Approximately one-third of the prairie lands are in market crops such as squash, corn, and various seed crops. Primary landscape features within the prairies include historic farm complexes, roads, fences, hedgerows, and land use patterns and relationships that date from the period of early white settlement.

As early as 1300, the Salish people were using the prairies for subsistence agriculture. These groups routinely burned the prairies to enhance the production of plants and provide food for game. Documentation also indicates that the Salish actively cultivated camas, lily, wild carrots, and potatoes on Ebey's Prairie. When the prairies were settled by white settlers between 1850 and 1855, the land was cultivated, fences built, pastures established, and a variety of structures erected to support the economic viability of a growing community.

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Many of the land use patterns and landscape features that historically characterized the prairies remain today including farm complexes, historic roads, field patterns, hedgerows, and fencelines. In addition to these resource, Crockett Lake, a salt water marsh on the south edge of Crockett Prairie has high ecological value and provides habitat to a variety of birds and small mammals. The structural remnants of the historic military bridge (ca. 1900) across the lake is also evident. In many ways the prairies are the heart of the Reserve constituting not only a cohesive scenic area, but an area rich in the resources that explain human use and occupation of the landscape.

Of the three prairies, Ebey's Prairie and Crockett Prairie are the most fertile and still support agricultural use. Only a portion of Smith Prairie is within the boundaries of the Reserve, and of this area, only a small amount of the land is in agricultural use. The remaining portions of Smith Prairie support grasslands, a tree farm, a state game farm, and the Coupeville outlying-landing field (OLF).

## Uplands

The upland areas are undulating and gently rolling hills that sweep up from the shorelines on either side of the island. There are two upland areas in the Reserve: the San de Fuca Uplands in the north, and the Fort Casey Uplands in the south separating Ebey's and Crockett prairies. The uplands were the first lands settled after the prairies were claimed. Between 1850 and 1855 ten donation land claims were made in the San de Fuca Uplands, and five were filed on land in the Fort Casey Uplands. Although good lands existed in these areas, the soils were not as fertile as the prairies and after years of cultivation, many settlers were forced to turn their lands into less intensive agricultural crops and pasture land. In addition, because the lands were densely wooded in some areas, the uplands were sparsely settled with scattered farms and residences carved out of woodland stands. Many of the Reserve's historic roads run through the uplands as early circulation systems followed property lines and major landforms. Fort Casey State Park, located on Admiralty Head on the southern tip of the Fort Casey Uplands, contains the lighthouse, parade ground, gun emplacements, and other structural features from the Fort Casey Military Reservation (1897), as well as the historic wharf on the east side of the head, near Crockett Lake. Today this wharf area serves as the dock for the Washington State ferry running between Whidbey Island and Port Townsend on the Olympic Peninsula. While this area of the uplands is protected, development pressure has started to impact other areas of the uplands with the addition of individual residences and subdivisions in concentrated development zones. This is the case in the San de Fuca Uplands. In spite of these changes the upland areas of the Reserve retain a pastoral quality, with a number of agricultural areas, historic structures, woodlands, woodlots, and landscape features from the period of early settlement.

## Woodlands

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Two densely wooded areas on the Reserve cover just over 4,500 acres. The East Woodlands divide Crockett and Smith prairies along a ridgeline. The West Woodlands fill the narrow neck of the Reserve between Ebey's Prairie and the San de Fuca Uplands. Both forests are second and third growth Douglas fir-western red cedar forests with some alder, salal, and rhododendron understory. The interior portion of the West Woodlands is remote and isolated with few roads and access points. Large glacial kettles (or depressions) over 200 feet deep are found in the West Woodlands, punctuating an area rich in geologic history. Lake Pondilla fills one such kettle. With the exception of Fort Ebey State Park on the coastal edge of the West Woodlands the area remains relatively undeveloped. Fort Ebey State Park contains the gun batteries and bunkers from the Fort Ebey Military Reservation (WW II), as well as contemporary picnic areas and camp sites.

The woodlands on the east side of the Reserve are more open and, as a result, more developed. Rhododendron State Park is located in the middle of the East Woodlands, and a number of individual residences are sited within the forest.

In addition to the east and west woodlands, smaller woodlands and woodlots are character-defining landscape features in the upland areas, defining pasture lands and creating visual boundaries where topography or land use changes within a property. Forests also ring the shorelines of Penn Cove, comprised primarily of Douglas fir and madrona trees on the rocky soils and outcrops. Historically, the Salish people used the forests of Central Whidbey sparingly, burning the edges to enhance habitat for game, and harvesting individual trees for canoes. The majority of the original forests in central Whidbey were harvested by the early settlers for lumber and market crops over a number of years, beginning in the 1870s. In the 1880s, government land surveyors listed the composition of the forest by the John Kineth claim near Penn Cove as hemlock, cedar, vine maple, willow, salal, ferns and briers in the understory. Present day plant communities and associations are very similar.

During the construction of Fort Casey, the military harvested the remaining forests adjacent to the fort and by the turn of the century all the old growth forests were gone. The pattern and composition of the forests remaining on the Reserve provide a valuable natural resource in the composite cultural landscape of the Reserve. Woodlots in the upland areas, and the forest communities around Penn Cove define these landscape areas.

## Shorelines

Two distinct and dramatic shorelines outline the perimeter of the Reserve: the Coastal Strip on the west, and Penn Cove on the east, extending into the central land mass of the Reserve. The west shore of the Reserve, along Admiralty Inlet, is an eight-mile strip of narrow sand and stone beaches that give way to dramatic bluffs and ravines. Elevations range from sea level to just over 200 feet. Many of the bluffs are sparsely vegetated, relatively unstable with an average slope of 15%, and in a constant state of erosion and accretion. Historically the coastal area of central Whidbey was a primary access point to the interior

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portions of the island. The landing for which the Reserve is named, is located on the western shore of the Coastal Strip where the land dips before climbing to Ebey's Prairie. From this point travellers and settlers made their way to the Ferry House sited on the edge of the prairie. The other major landscape feature in the Coastal Strip is Perego's Lake, located along the base of a large bluff between the landing and Fort Ebey State Park. The lake is highly-saline and brackish, supporting a variety of bird species.

The other major shoreline on the Reserve is Penn Cove. A more sheltered area, Penn Cove covers 4,300 surface acres of water and ten miles of shoreline. The shoreline varies between low beach front at Monroe's Landing, to uplifted banks near Coupeville. Along the west edge of the cove, the low lands fill out into lagoons providing habitats for waterfowl and migratory birds. Small beach cottages are sited along the protected shorelines with seasonal and permanent residences concentrated at Good Beach and Snakelum Point.

The safe inland waters of Penn Cove were historically used by the Salish people for fishing, and the shorelines were used as suitable locations for seasonal winter villages. Three winter villages were known to exist in Penn Cove, one on the north shore at Monroe's Landing, and two on the south shore, at Long Point and at Snakelum Point. The first trading post on the entire island was located on the shores of Penn Cove on Captain Barstow's claim at Coveland. An overland road was built in 1853 linking the cove with Ebey's Prairie following portions of what is now Madrona Way. Nearby, and associated with the period of early settlement, the county seat was established at Coveland where it remained until Coupeville became the primary service area for the region in 1883. Also in the vicinity of Coveland a small resort community evolved at the turn of the century. The Captain Whidbey Inn (1901) was built during this time, and along with several small cabins established tourism and recreational use of the area.

The value of Penn Cove as a harbor was recognized by the early settlers as the key to the development of a market economy and establishment of a stable community on Central Whidbey. Coupeville, on the south shore of Penn Cove, became the focus for early commerce and trade, and the large wharf in a protected harbor became the key for moving goods and crops to outside markets. While these activities and land use functions have changed, a number of historic features and remnants remain today. Seventeen significant and contributing structures remain on the shores of Penn Cove, and along with the thirty-four known archeological sites, Penn Cove remains a valuable cultural and natural element of the Reserve.

### Coupeville

The town of Coupeville is the commercial and governmental center of the Reserve occupying 740 acres of land stretching from Penn Cove across Highway 20 into Ebey's Prairie. First developing along Front Street on the waterfront of Penn Cove, the town has a strong cohesive character. This is due in part to the number of false front commercial

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buildings along Front Street and the close proximity of the neighborhoods. Coupeville grew largely in response to the growing needs of the developing community. Based on the original claim of Thomas Coupe, the town was platted in 1883, and provided a number of basic services including a drug store, hardware store, blacksmith shop, and a number of civic buildings including churches, a post office, and jail.

Prairie Center developed at the turn of the century, and although it never competed with Front Street in terms of services, it did develop services that helped pull the development of the town to the south. In more recent years, the linear area along Main Street became the primary entry to the historic waterfront when Highway 20 replaced the old entry road along Penn Cove. The residential neighborhoods surrounding these areas contain a significant number of historic residences (including the oldest house on the Reserve), many of which retain qualities from the original site design including large undivided lots, remnant orchards, gates, walls, walks, and grounds that denote early patterns and stylistic trends. In Coupeville alone there are 106 historic buildings proposed for listing in the National Register (some of which were listed in the 1973 nomination) and a number of associated landscape features, structures, and circulation patterns that contribute to the district. Although some areas of the town have changed due to infill and new development, these developments have largely occurred within the framework of the historic street grid and the overall character of a nineteenth century townscape.

## B. CULTURAL LANDSCAPE CHARACTERISTICS

### PATTERNS OF SPATIAL ORGANIZATION

Spatially, the Reserve is organized by four major natural landforms including prairies, uplands, wooded ridges, and shorelines. These landforms historically provided a strong physiographic framework in which the early settlement of central Whidbey occurred, and structured development of the landscape into ten distinct character areas. The two shorelines that define the edges of the Reserve are strong linear boundaries on the east and west sides of the island and historically influenced the development of transportation systems, access for trade, and the movement of goods. Equally significant are the two major ridges on the reserve which influenced early land use and development of the landscape by physically channeling settlement onto the more accessible, open prairie lands. On these prairies, rich soils and favorable climate lead to the establishment of several donation land claims in the early 1850s. Many of the original donation land claims taken in the prairies are still discernable on the land, defined by old roads, fence lines and field patterns. Historically, farmsteads were clustered along early roads which tended to follow property lines and natural landforms such as ridges. Eight of these farm clusters are in Ebey's Prairie, sited along Ebey's Landing Road, and Engle Road.

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All services and market-related functions were concentrated in the town of Coupeville, along the south shore of Penn Cove. Platted in 1883, Coupeville became the county seat for Island County and until roads improved linking outlying communities with central Whidbey, Coupeville functioned as the main governmental district for the surrounding communities and the node for transporting farmer's crops to market.

To a large degree these historic trends and large-scale landscape patterns and organization are very evident throughout the Reserve today. Primary services remain concentrated within the city limits, and tourism and government provides the main market economy for the community. Development pressure remains significant in the Reserve, especially around Penn Cove, in the open prairies, and along the ridgelines where views are expansive. New development in the prairies is somewhat limited to subdivision of relatively large residential properties, largely due to the high value of the land for agriculture, and some protection by scenic easements. In spite of these influences, historic patterns of settlement and organization is still evident in the landscape. This is especially true in the prairies where original donation land claims for the late 19th century are still visible in the patterns of fields, roads, fencelines, and hedgerows following historic property lines.

## RESPONSE TO THE NATURAL ENVIRONMENT

Historically, virtually all land use activities, circulation systems, and structures throughout the Reserve tie directly to the presence of several dominant landforms and natural resources found in central Whidbey Island. Perhaps most evident is the strong correlation between historic land use and current agricultural capability of the soils in the Reserve. Two large areas of extremely rich fertile soils are located in Ebey's and Crockett prairies. In addition to this prime resource, the majority of other areas in the Reserve are dominated by a variety of soils which as a group, are suitable for agriculture with proper management. In some areas of the uplands, where soils were naturally more shallow and less fertile than the prairie soils, farmers cleared woodlots for pasture and less intensive feed crops. These patterns of use, based on the physical properties of the soil, are still evident today throughout the Fort Casey Uplands and portions of the San De Fuca Uplands, where farms are smaller, and woodlots frame developments into pockets of cleared land.

In a similar response to natural features, the historic town of Coupeville was built on the inland waters of Penn Cove in part because that location was critical for providing access to ships carrying farmers' goods to outside markets.

Natural vegetation also impacted the ability of settlers to work their claims. In addition to the forests which generally restricted any development on the ridges prior to 1870, three salt marsh areas--Crockett Lake, Peregó's Lake and Grasser's Lagoon--also restricted development. All three areas, however, have been subject to a variety of cultural impacts including grazing, cultivation, and recreation which, over the years, has altered native plant communities. These marshes are extant today and are valuable resources in the Reserve,

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providing wildlife habitat, and opportunities for passive recreation.

In addition to land use, natural features strongly influenced the establishment of circulation networks. For example, the general alignment for most of Fort Casey Road was in place by 1859 following the east toe of the ridge dividing Ebey's and Crockett prairies. The road was extended ca. 1899 when the military required an access to Coupeville. Engle Road, which followed the west toe of the same ridge, was also extended into Prairie Center, eventually following John Alexander's claim into Coupeville. The road linking the early settlement of Coveland and Coupeville (1853) also appears to have been built and aligned in response to the more open shoreline of Penn Cove (rather than tracking through the thick forests surrounding it).

Today, the historical influence of natural systems and features on the built environment is clearly evident in the physical landscape of the Reserve. The early siting of primary roads in relation to landforms, the ways in which land was, and continues to be used, based on the viability of class I agricultural soils, and type and character of building materials used throughout the Reserve reflect a distinctive interrelationship between humans and the natural environment. Perhaps most significant is the historical influence of large-scale landforms such as ridges and prairies, in determining early settlement patterns that remain intact today, and give the Reserve its distinctive cultural landscape character.

## LAND USE CATEGORIES AND ACTIVITIES

Although evidence suggests that several groups may have used the inland waters and shorelines of central Whidbey Island, by 1300 the Salish Indians were among the dominant people influencing the ecology of the area. The Salish were primarily fishermen, hunters and gatherers using the natural resources and rich environment of the island for subsistence. Their occupation of the area was characterized by the establishment of a winter village site-which included a variety of activities-and the development of smaller, more temporal seasonal sites designed to maximize mobility in the gathering of seasonal resources. (Wessen, 17-18, and White, 14-34) The Salish also used fire to burn the prairies as a means to increase the production of some plants (nettle and bracken fern) and to invigorate the vegetation for game animals grazing on the edges of the forest. Documentation also suggests that some plants were actively cultivated by the Salish including camas, lily, and wild carrot (White, 21-22). By the time white pioneers began settling central Whidbey Island, the ecology of the prairies and larger landscape context of the area had been significantly altered. What appeared "natural" to these settlers was more realistically a landscape reflecting the impact from several generations of cultural adaptation and manipulation of the landscape.

Isaac Ebey filed the first donation land claim on central Whidbey in 1850. Located in the heart of a large sweeping prairie, Ebey's claim was followed by four more claims in the same area. Shortly afterward, the Crocketts, the Terrys, the Kineths, and the Smiths made claims in the remaining open prairies, while fifteen other families settled on the uplands to the

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north. By 1855, all the open lands in central Whidbey had been claimed, and for the next several generations agricultural practices and the infrastructure associated with it would set the physical and ecological patterns on the prairies forever. Farms were built and the large open prairies were fenced to define more discrete land uses. Within this system, cultivated lands were maintained within the fence, and grazing occurred outside. Livestock was allowed to graze over the prairie and found ample feed along the rich marshy edges of the wetland areas at the edges of Crockett Prairie and in the San de Fuca Uplands. Over time these fragile landscapes became too impacted to sustain the use. While some farmers grew timothy for feed crop, the number of farmers pasturing livestock on the prairies dropped quickly. Crops grown by the early settlers included corn, potatoes, eggplant, oats, wheat, and tomatoes. Some crops were more successful than others, due to growing conditions, climate, and viable markets. By 1900, farmers on the prairie were relying on staple crops and limited grazing to strike the balance between ecological sustainability and economic stability. Agricultural use in the uplands followed a similar pattern but because the soils were not as fertile as the prairies, more area was used for pasture land and associated ranching operations. On both the prairies and the uplands, lands were rented to those settlers and farmers who chose not to take claims in woodlands or farm on less desirable lands.

In response to natural resources, economic conditions, and community development, land use in the Reserve today reflects the evolution of activities and land uses through many generations. These land use patterns provide the functional and physical framework for understanding the cultural value of the landscape. Primary land uses in the Reserve include: agricultural use of the prairies, concentration of residential, government, service, and commercial development in the town limits of Coupeville, the conservation of natural areas and systems (e.g. the forests, woodlands, wetlands, lakes, and parklands), and the recreational use of the shorelines and beaches along the coast and Penn Cove. While new development is occurring and land uses are changing in specific areas, these broad land use systems mirror historic patterns, and reflect a continuity of use based on the need of a growing community and the qualities of the natural resources found in the Reserve. This is particularly evident in the consistent long-term agricultural use of the prairies and the stability of Coupeville.

Cultivated fields, pastures, woodlands, and open spaces comprise nearly 90% of the landscape of the Reserve. Agriculture remains viable largely because of rich soils, low rainfall, and relatively warm temperatures. There are 48 working farms on the reserve ranging in size from five to seven hundred acres. Altogether these farms cover approximately 6,000 acres of agricultural land and of the 6,000 acres, 3,500 is in cropland. (Comprehensive Plan, 25)

Land leasing, a practice similar to historic farming practices where farm land is worked by non-owners, is still practiced in the Reserve. In some cases, several generations of a single family continue in the farming community despite the relative difficulty of small-scale farming and competitive markets.

Commercial and service-related land uses in the Reserve are concentrated in the

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historic town of Coupeville. Established as the count seat in 1881, Coupeville includes 740 acres of land or about 5% of the land comprising the Reserve. There are three main districts within the town of Coupeville. Front Street is the oldest with many false-front commercial buildings dating from the period of early settlement and community stabilization. While several of these buildings have been renovated and converted to specialty shops for the growing number of tourists, Front Street retains a distinctive and cohesive character strongly tied to the early 19th century development of the town. Services are also available in Prairie Center, at the south end of the town. Prairie Center grew in response to the needs of military personnel during the establishment and operations at Fort Casey beginning in 1897. Pat's Place, built in 1905 in the heart of Prairie Center, served as a meeting/gathering place and continues in much the same capacity today as the Tyee.

A number of county offices, civic and government buildings are also located in Coupeville. Concentrated along Main Street, these structures serve to link the historic county seat of the island with towns throughout Island County.

Within the Reserve, residential development is concentrated in the town of Coupeville, extending east and west from Main Street. These areas contain many of the oldest houses in the Reserve, many of which remain on large oversized lots with orchards and associated outbuildings. Additional concentrations of residential development occur in the Reserve in the form of subdivisions located in the East Woodlands, and the San De Fuca Uplands.

There are two state parks in the Reserve, one county park, a state game farm, and several miles of beaches that provide a variety of recreational opportunities largely concentrated on the shorelines. Altogether parks and natural areas account for approximately 10% of the land comprising the Reserve. Fort Casey and Fort Ebey State parks contain significant remnants from the military use and occupation of the island dating from the turn of the century.

Recreational use of shorelines and activities associated with tourism dating from the turn of the century, also continue today. Seasonal homes and resorts, like the Captain Whidbey Inn on Penn Cove, and recreational activities including boating, hiking, beachcombing, and picnicking on the beaches remain a dominant type of land use.

During initial settlement forest lands on the ridges above the prairies were ignored by many farmers too busy tending crops and cultivating their lands. For some individuals however, the forests were a ready cash crop, and by 1850, small portions of the forests along Penn Cove and above the prairies were being logged to provide piles and squared timbers for outside markets. These early efforts had only a minimal impact on the forests as a whole primarily because it took so much effort to harvest even one tree. Documentation indicates that when Thomas Cranney began removing trees in 1855, it took two to three days to cut one spar and haul it to tidewater. Farmers working with few oxen and less help probably took even longer. Even when Thomas Cranney was operating at a peak production he could clear no more than an acre a month. (White, 81). By the 1880s only two mill companies--Puget Mills with over 10,000 acres, and Port Blakely Mill Company with approx 840 acres, still

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owned land in the county. By 1900, 50 years of logging had carved the forests of the Reserve into a patchwork of virgin timber, second growth, and burned lands. Between 1900 and 1920, most of the forests on central Whidbey had been harvested at least once, and loggers moved their operations to other parts of the county. (White, 94-95)

Historic land use patterns in the Reserve retain a high degree of integrity and are a reflection of the dominant value of agricultural lands, the recreational and natural resource values of the shorelines, and community stability in maintaining services in the town of Coupeville. Especially significant is the dominance of the agricultural landscape, and the degree to which the contemporary landscape is a tangible footprint of historic patterns and features at several scales including the location of structural complexes, the size of fields and croplands, the location, use, and character of access roads, the location and type of fences used to delineate individual fields, the types of crops grown, and the accommodation of contemporary dairy practices within existing complexes. Large-scale land use patterns that carry such a high degree of integrity to such detail is evident throughout the Reserve, and although the intensity of use, for example of recreational homes along Penn Cove, has increased, the overall historic land use patterns have remained intact.

## VEGETATION RELATED TO LAND USE

As a resource, vegetation found in the Reserve can be organized into two categories: cultural vegetation--primarily associated with the agricultural landscape; and native communities, associated with the forests and beach/salt marsh vegetation along the low lakes and shorelines. The location and composition of these communities is a direct result of the impacts and influences of human settlement over centuries of land use and adaptation.

### Agricultural Vegetation

Plant communities introduced or impacted by humans is a natural occurrence throughout the Reserve but is most evident in the prairies and upland pastures. From the first plow breaking the bracken fern roots on Ebey's Prairie, to the grazing of livestock, the introduction of crops, the fencing of property, the clearing of land to build homes, and a variety of land use practices related to the development of a viable market crop, the landscape of the Reserve was significantly and permanently altered between 1855 and 1900. Although the changes in themselves seem small, the new plant communities and animal population impacting the landscape were significant. Fencing property, for example, led to the development of large numbers of hedgerows throughout the Reserve. In adjacent fields these hedgerows favorably influenced micro-climate, provided wildlife habitat, worked to conserve soil moisture, and minimize soil erosion, which in turn increased soil fertility and restricted the growth of undesirable weeds. Today there are miles of hedgerows in the Reserve, many of which follow historic property lines, former fence lines, and serve as boundary demarcations.

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Primary plant associations found in hedgerows include wild rose, snowberry and salal.

In terms of other impacts, several cycles of uses and adaptation swept over the prairies as farmers sought a stable market crop. Ranching and crop production were the main focus on the prairies and uplands. These uses were interrelated both in terms vegetative cover and physical transformation of the land. For example, velvet grass was introduced as pasture feed for grazing sheep, and soon became the successional vegetative cover to timothy which the sheep routinely overgrazed. Without active replanting of the timothy, velvet grass became the main plant cover in large portions of the uplands and edges of the prairie. By 1900, the velvet grass was more than physical fact, it was in a sense a part of the ecological history of the land. To understand the land was to understand not only the plants themselves, but the cultures of the people who farmed the land, their farming techniques and tools, and the conditions of the markets they supplied. (White, 74-75) The dependence on a stable market in the early period of settlement made "good farming practices" very difficult. Farmers had to change crops annually to meet competition or find viable market crops. Changes in use within single fields from pasture land to field lots, to crop production yielded much of the mosaic landscape we see today.

This pattern of fluctuating land use based on market economy and viability of the soils is still practiced today but with a smaller degree of fluctuation in the range of agricultural uses practiced. Markets are more stable and good farming practices are the standard, geared to more long-term management of the land itself. Standard rotating crops include corn, cabbage, squash, seed crops, and a variety of feed crops such as alfalfa, and corn. The management of agricultural landscape by individual families over successive generations has lead to the patchwork of relatively small family farms.

## Forests

There are no old growth forests in the Reserve but there are areas on the ridge above Ebey's Prairie, where no cutting or burning has occurred since the 1900s and mature Douglas fir, grand fir and western hemlock can be found. The primary forest cover naturally occurs along the ridges and upland areas of the Reserve, and along the shores of Penn Cove. Forest cover ranges from very dense and inaccessible to relatively small woodlots interspersed with pasture and croplands. These forest communities and woodlots create physical and visual boundaries within the district, and historically defined more distinct landscapes based on topography or use. The dense forests in the Reserve historically forced settlers onto open lands primarily because clearing such large trees required a significant amount of labor and took time away from crop production which was essential for survival.

During the 1900s, forests on Central Whidbey were heavily logged, as the market for lumber increased. Most of these enterprises took place in the West Woodlands and areas to the north, and large tracts of land on Admiralty Head were harvested by the military for the construction of Fort Casey. Several areas in the Reserve, particularly in the uplands and area

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outside of Coupeville, retain woodlots and remnant stands of forest that define land uses and delineate pasture and crop lands throughout the remaining agricultural landscape of these areas.

In addition to the coniferous forests, madrona trees along the shores of Penn Cove, create a distinctive boundary between the road and rocky shoreline. Extending the entire length of Madrona Way west from Coupeville, these trees were planted during the early part of the century and have created a micro-climate along the rocky shoreline of the cove, and are a character-defining element of the cultural landscape.

## Shorelines and Wetlands

Significant salt marsh areas are located at Crockett Lake, Perego's Lake, and Grasser's Lagoon. In some cases, these areas were historically used as pasture for livestock, and more recently for passive recreation. Significant vegetation associated with the marshes include pickleweed, saltgrass, and saltbrush. Beach and associated bluff vegetation occurs primarily along the eight-mile coastal strip, and along Penn Cove. In addition to routine disturbance by winds and tides, human use over many years has impacted native plant areas, leaving a variety of non-native species. This is especially evident in the public access areas along Penn Cove and along the west shore of the Reserve, near Ebey's Landing. Primary plants associated with beach communities include orchard grass, creeping bentgrass, dune wildrye, velvet grass, yarrow, and sand verbena. On the shoreline bluffs, wild rose, snowberry, bracken fern, orchard grass, pea vine, yarrow, and sea plantain are found. (Resources Management Plan)

Primary vegetation resources within the Reserve relate to use of the landscape for agricultural purposes. The prairies are a working landscape and reflect the long-term impact of historic land use practices including grazing, dairy farms and feed lots, row crops, and crop rotation. Collectively, these practices have historically and permanently altered the native plant communities in central Whidbey Island. The presence of hedgerows and the extent of them throughout the Reserve is a significant and character-defining feature of the district. Although vegetation in the Reserve has been significantly impacted by human use and occupation over several generations, there are areas where plant communities reflect native associations or composition. These areas--Crockett Lake, Perego's Lake, and Grasser's Lagoon, are significant resources for their natural qualities and cultural attributes in the context of the overall cultural landscape. In addition, the forest areas in the west and east woodlands have reestablished to approximate the pre-1900 cover, and contribute to the visual and structural integrity of the landscape at the largest scale.

## CIRCULATION

The contemporary road system through the Reserve is largely based on historic routes and patterns. Although indigenous people used and travelled throughout today's Reserve,

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there is no evidence or documentation of specific routes they may have used. Early roads were aligned based on functional need, proximity to natural landforms, and property lines. The earliest road in the Reserve was laid out in 1853 between the small settlement of Coveland and Ebey's Prairie, following what is today Terry Road, Broadway and Madrona Way. The following year another road was added linking Ebey's Prairie to Snakelum Point just north of the Kineth claim, east of Coupeville. Access to the developing town of Coupeville branched off of this road in 1855. In 1861 the first petition for a road linking the Ferry House and Coupeville was filed. Although the road was not constructed until 1865, this route was heavily used by both farmers and by travellers who still reached the area via the landing along the west coast of the island. Today this road is comprised of Ebey Road, Terry Road, and Main Street. At a smaller scale, local roads also were required to link families and farms on the prairies and in 1859 two routes were set out generally following the toe of the ridge between Crockett and Ebey's prairies, connecting the Crocketts' claims, and along R.C. Hill's claim to the landing (today comprised of portions of Engle Road). Although primitive these roads linked the major points within the community for many years. Roads were also built to connect central Whidbey to other settlers and communities to the north as early as 1854. In 1866 a road from Coveland reached the town of Oak Harbor, in the same alignment of what is today Madrona Way, Penn Cove Road, Scenic Heights Road, and Monroe's Landing Road. In addition to these early roads, twelve additional roads were constructed by 1899, providing the framework for circulation through central Whidbey that remains intact and actively used today by the community.

Current access to the Reserve is off of Highway 20 which runs the length of the island from north to south. Main Street which crosses the highway connects Prairie Center to the core area of Coupeville and is the primary entry to the town and the historic commercial area along Front Street. Coupeville was platted on the Thomas Coupe and Alexander Donation Land claims. The historic grid of the town focussed on a linear area along the waterfront, and along a relatively narrow corridor, south toward the prairies. From the town of Coupeville, roads through the Reserve largely retain their historic alignments and attributes. All of these roads are relatively narrow, two-lane paved roads, with limited shoulders and are rural in character.

Roads as a system of movement through the landscape were among the first structural elements to be built by the early white settlers. Following property lines or natural features, seven of the Reserve's primary roads were in place by 1870, linking the settlers with the developing town, the new County Seat, markets for goods on Penn Cove, and each other. Within a few years, additional roads were added as the upland areas were settled and Fort Casey was constructed on the south end of the island. In some cases, these new roads incorporated, improved, and extended the early roads, and in other cases, they provided access to newly developed areas. By 1899, this system of roads was in place, and continue to function as the primary circulation network through the landscape.

Individual roads that contribute to the district include:

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\* (All roads are listed using contemporary names)

Fort Casey Road  
Engle Road  
Wanamaker Road  
Keystone Road  
Patmore Road  
Parker Road  
Front Street  
Main Street  
Ebey Road  
Terry Road (includes Broadway north of Hwy. 20)  
Sherman Road  
Cemetery Road  
Cook Road  
Madrona Way  
Libby Road  
Zylstra Road  
Penn Cove Road  
Monroe's Landing Road  
Scenic Heights Road  
Van Dam Road  
West Beach Road

## STRUCTURES

Like land use, structures found in the Reserve are a reflection of both individual needs and the inherent qualities and specific resources of the landscape. Building type, location, materials, style, function, and siting reflect cultural customs, economic conditions, technology, and a basic relationship between the developing community and the natural environment.

### Historic Buildings

Buildings represent all important historical eras in the development of the Reserve and reflect a variety of architectural styles. Some properties are individually significant as examples of certain types of architecture or construction technology; others are significant because they contribute to our understanding of aspects of Reserve history. Collectively, these properties provide a record of the changing tastes, technologies and methods of construction,

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and economies that comprise the history of the Reserve.

The 1983 building inventory identified 338 pre-1940 structures in the Reserve. The cultural significance of these buildings was evaluated in terms not only of their historical significance and architectural style but also with reference to their relationship to the surrounding elements, including other structures, roads, vegetation, and topography. Primary building styles in the Reserve range from simple salt-box structures, more ornate Victorian residences, and the Craftsman/Bungalow Style. Although no single style dominates, there is a cohesiveness among the various structures. Many of the buildings throughout the Reserve are constructed of wood with clapboard or shiplap siding, and the colors, lines, materials, details, and construction techniques create a sense of locale and visual continuity.

Fifty-eight historic buildings in the Reserve (originally listed in the 1973 National Register nomination) are located in Coupeville alone, including a number of false front commercial buildings and a variety of significant residential structures. Most of the false front commercial buildings in Coupeville are located along Front Street. They are generally 1-to-2 stories in height, sited close together and oriented to the street. The rhythm of these structures historically created a visual cohesiveness to the district that remains evident today. Other commercial buildings reflect a vernacular version of the Moderne style and incorporate steel and concrete materials, a clear deviation from historic patterns. Religious properties are primarily within the Coupeville town limits and represent the Queen Anne style of architecture. Residential areas and individual houses in the town also reflect historic styles and design elements from the nineteenth and twentieth centuries. Many homes are located on early platted city lots with original walks, gardens, orchards, and fences still intact.

Outside the city limits of Coupeville, many of the oldest buildings in the Reserve relate to early agricultural use of the land by white settlers, and are located along historic roads and sited in response to the natural contour of the land. Early residential buildings in the Reserve were functional, vernacular structures with limited architectural detail or ornamentation. Most of these buildings were wood-frame, 1 or 1-1/2 stories in height, with a gable roof, and "L" or "T" shape in plan. In addition to individual buildings, agricultural farm complexes in the prairies and upland areas often grew beyond a single residence to incorporate a barn, several outbuildings, and even additional residences, reflecting specific land use practices and cultural traditions over several generations.

Another major category of building "type" in the Reserve includes military buildings. Most of these are associated with the establishment and operation of Fort Casey, between 1897 and World War II. Military structures found in the Reserve today include officer quarters, barracks, service buildings and storehouses, bunkers, parade grounds, a lighthouse, remnants of a wharf, roads, and gun emplacements. The buildings exhibit both neo-classical and Queen Anne style elements in their ornamentation and detail. This architectural expression was used in other forts from this era, forts Flagler and Worden, constructed across the sound to form a trio of defense systems to protect the entrance to Puget Sound. The installations look identical in appearance because stock plans were followed and installed on

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all three reservations.

## Roads

Many of the primary and secondary roads in the Reserve are historic, following original alignments and retaining much of their historic character, and are considered contributing structures of the district. (see Section 7, "Circulation," pg. 15)

## Other Structures

Other types of structures in the Reserve include historical monuments and memorials, four blockhouses, a wharf, and two churches (see Inventory cards, 1984).

Sunnyside Cemetery is the only designated cemetery in the Reserve and dates from 1869 when land was first deeded for "burying ground only." This land comprised the slope on the east side of the hill where the Ebey family plots were sited. The first person to be buried in the cemetery was Rebecca Ebey in 1853. Additional land was set aside and platted in 1887 and 1891, generally following the line between the Ebey and Davis Donation Land claims. This "newer section" of the cemetery was called Valley-View. Most of the grave markers throughout the historic portion of the cemetery are stone, although one wood marker remains on the grounds along the west edge of the cemetery. The Ebey's grave site, like several of the earliest white settlers includes a monument, wrought iron fence, and ornamental plantings of lilac, rose, and iris. The cemetery was expanded north of the original area, to accommodate contemporary use, and is distinct in design and character to the historic portion. Throughout the grounds, the stones and markers are oriented east. The two sections of the cemetery defined by the original plats constitute the historic site, defined by Cemetery Road on the east, extending generally west to the fence, then north to the access road, and east, back to Cemetery Road.

## CLUSTER ARRANGEMENT

Clusters of buildings and structures found in the Reserve represent several historic eras and trends in the settlement and development of the landscape. There are fourteen primary farm clusters in the Reserve in Ebey's, Crockett, and Smith prairies alone. These complexes represent some of the oldest working farms in the Reserve. In addition to these farms, remnant complexes, complexes that have been adaptively used, and complexes where modern farming operations dominate the building cluster are found throughout the Reserve. Building clusters in the Reserve are designated in the context of the landscape because of their historical association with each other, and because of a functional relationship among several individual buildings. Examples of these clusters include groups like the Arnold complex in the San de Fuca Uplands which is still a working farm, as well as places like the Crockett

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Farm, which retains many of the structures historically associated with the farm complex, but no longer supports an active farming operation, and is currently used as a bed and breakfast.

In addition to the farm-related clusters, a large complex--like Fort Casey--is also regarded as a cluster because of the historical associations and relationships among a variety of structures that are evident today. Although Fort Casey today is comprised of only a portion of the original military reservation, it retains a large number of significant historic structures and landscapes resources that have a high degree of integrity. Overall organization of the landscape, including the formal and hierarchical lay-out of officer quarters, barracks, and parade ground at the center, with service areas, workshops, and defense structures located behind and south of these areas has been in place since 1900. The physical location of the site is also significant, chosen for the availability of natural resources, including shore land for access, inland water for wharfs, and high bluffs for defense and strategic purposes. Many of the primary roads through the site also have been in place since 1906 including Fort Casey Road into the site, the secondary roads around the parade ground and officer quarters', barracks and workshops, and the road from barracks into Fort Casey State Park to the lighthouse (see map C). These roads are part of an overall circulation system that has a high degree of significance and integrity. Structures including gun emplacements, barracks, officers quarters, and service-related workshops and support buildings all associated with the military use and operation of the site, as well as the historic parade grounds and many of the roads throughout the site are historic and contribute to the significance of the site.

## *Building Clusters*

### Ebey's Prairie

Sherman Farm  
Al Sherman Farm  
Striblings  
Hancock's  
Engle Farm  
Gould House/Smith Farm  
Dale Sherman property  
Ferry House  
Harmon/Pearson/Engle Farm

### Fort Casey Uplands

Reuble Farm

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Fort Casey Military Site

Crockett Prairie

Gillespie Farm  
Crockett Farm  
Boyer Farm (Kaehler Place)  
Eggerman Place  
Wanamaker Place  
Myers House

Smith Prairie

Kineth Farm

San De Fuca Uplands

Arnold Farm  
Neinhuis Place  
Neinhuis/Leach Place  
Vanderwerfhorst Place  
Vandervoet Farm  
Lupiens Place  
Van Dam Place  
Arnold/ Grasser Place

West Woodlands

Cook House/Sherman Place  
Art Holmburg Place

Coupeville

Booth House

East Woodlands

Strong House

Penn Cove

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Muzzall Farm

## ARCHEOLOGICAL RESOURCES

Archeological work in the Reserve and on Whidbey Island as a whole has been limited (Harris). The earliest projects were undertaken at the beginning of the 20th century. Shell middens and cairns sites were reported at that time. Two middens and two cairns were reported by Smith and Fowke in 1901, in the vicinity of Penn Cove. Six years later, Smith reported three shell midden sites in the same general vicinity (one of these may actually be a cairn site noted by Smith in 1901).

This early field work was followed by a hiatus in research, one lasting approximately a half century. In the early 1950s, an archeological survey of the island's shoreline was undertaken. Bryan (1955) conducted a shoreline survey of three regional counties, including Island County, where EBLA is located. Ninety-three sites were recorded for all of the county at this time: in the area of EBLA, 34 sites were identified, all in the area of Penn Cove. In addition to these 34, one site was located in Ebey's Prairie. All but two of the sites recorded by Bryan are characterized by the presence of shell; the other two are described as cairns. Test excavations were conducted by Bryan at the 3 former village sites on Penn Cove. These sites were probably selected because they stratified and exhibited potential for artifact recovery. Bryan's results, however, were limited, yet he formulated a chronological sequence of native land use consisting of: 1) coastal land hunting culture; 2) land and maritime culture; 3) Late/Recent/Historic sequence showing a shift from maritime use back to an emphasis on land resources.

Twenty years later, in 1977, field investigations around Penn Cove were conducted by the Office of Public Archeology, at the University of Washington. Four sites were recorded, three of which were previously recorded by others. Archeological fieldwork was also conducted by Robinson in 1980 along State Route 20. Test excavation resulted in no new sites. A shell scatter was located in the vicinity of Libby Road (near State Route 20) and recorded in 1982 by E. Chesmore and H. Jackson.

The most recent work was a county-wide inventory and assessment of prehistoric archaeological sites undertaken by Gary Wesson on behalf of the Office of Archaeology and Historic Preservation in 1987-88. This effort both sought to relocate previously recorded sites and survey in previously uninvestigated areas. Within the Reserve, he successfully relocated 26 of the 33 previously recorded sites and reported 12 additional sites. While most of the previously recorded sites are located along Penn Cove, most of the additional sites reported by Wesson are located either in Ebey's Prairie or along Crockett Lake, at the southern end of the Reserve. This study confirmed that archaeological resources are widely distributed within the Reserve but, as no excavations were conducted, it too did not significantly add to our knowledge of the prehistory of any particular site.

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In conclusion, information about archeological sites, and their distribution on the uplands and prairies as well as around Penn Cove, is limited. The sites located at Penn Cove are high density artifact clusters represented by large accumulations of unmodified shell artifacts. Sites known to exist on prairies in the Penn Cove area are described as shell mounds, shell scatters and cairns. Since no formal comparisons have been made among any of the sites, it is not possible to assess the relationships between these sites and no properties of archaeological significance are included in this amendment.

## VIEWS AND OTHER PERCEPTUAL QUALITIES

As a cultural landscape, the Reserve is viewed holistically as a collection of resources. Within the context of this nomination it is important to note that historic views and perceptual qualities also contribute to the significance of the landscape. These views are treated as tangible resources and are identified using the historical record and are based on character-defining features of the cultural landscape as documented in this amendment to the National Register Nomination and other studies (see Bibliography).

### Contributing Views

1. Ebey's Prairie from the cemetery, and from Engle Road
2. Entry to Coupeville (from Ebey's Prairie into Prairie Center, and along Main Street) and Front Street in Coupeville
3. View from Front Street and the Wharf, across Penn Cove
4. View to Crockett Prairie and Camp Casey from Wanamaker Road
5. View to Crockett Prairie and uplands from the top of Patmore Road
6. View to Crockett Prairie and uplands from Keystone Spit
7. View to Grasser's Lagoon from Highway 20
8. Views to and across Penn Cove along Madrona Way
9. Views from the bluff trail to Ebey's Prairie and Coastal Strip
10. View of Smith Prairie from Highway 20, entering the Reserve
11. Views from Monroe's Landing across the cove to Coupeville
12. Views from fort Casey across Keystone Spit and Crockett Lake
13. View from Hwy 20 across Ebey's Prairie
14. Engle Road to Uplands and west coast
15. Views to Grasser's Hill from Madrona Way

### SMALL-SCALE FEATURES

A variety of small-scale features found throughout the Reserve add character and texture to

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the cultural landscape. Many of these features are associated with historic structures such as old lamp posts in Fort Casey; individual specimen trees like the black walnut tree at the old Coupe house; historic gates and fences in Coupeville; wooden post and wire fencing along roads, property lines and agricultural fields; remnant orchards; building ruins such as the Grove Terry house overlooking Ebey's Prairie; and individual grave markers in the cemetery.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture; Architecture; Commerce;  
Recreation/Tourism; Ethnic Heritage;  
Exploration/Settlement; Education;  
Religion; Military; Politics and Gov't

Period of Significance

1300 - 1945

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Captain George Vancouver; Master Joseph Whidbey; Ebey Family; Captain Coupe; Judge Still

Cultural Affiliation

Salish tribe

Architect/Builder

Lovejoy

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See attached sheets

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # WA-104, WA-97, WA-39-W-8,13,16,19,11
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 17,400 acres (includes Penn Cove)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

XX See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See attached sheets

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See attached sheets

11. Form Prepared By

name/title Cathy Gilbert/Historical Landscape Architect; Gretchen Luxenberg/Historian

organization National Park Service date December 1997

street & number 909 First Avenue telephone 206-220-4138

city or town Seattle state WA zip code 98104-1060

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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## STATEMENT OF SIGNIFICANCE

### Introduction

Ebey's Landing National Historical Reserve (hereinafter the Reserve) was established by an Act of Congress on November 10, 1978, in order to "preserve and protect a rural community which provides an unbroken historic record from nineteenth century exploration and settlement of Puget Sound up to the present time..." (Public Law 95-625). The area was the first within the National Park System to be designated a historical reserve. The Reserve derives its name from the landform along the west coast of Whidbey Island where white settlers first landed and made claim to the island's fertile prairies.

Located on central Whidbey Island in Puget Sound, Washington State, the Reserve encompasses 17,400 acres of woodlands, open prairies, wetlands, a saltwater cove and shorelines, sloping uplands and the small historic community of Coupeville. Climate played a crucial role in why and how the land was settled. Low rainfall and relatively warm annual temperatures resulted in the natural prairies that could support agricultural use; the prairies also provide sweeping vistas of the Olympic and Cascade Mountain Ranges. Dense second and third growth woodlands define the edges of the prairies, and are distinct areas in themselves. Diverse water ecosystems abound, including marshes, tidal lagoons, kettles, and lakes. The sheltered waters of Penn Cove, a 4300 acre bay that cuts deeply into the island's east side, meet the gently sloping uplands and steep cliffs that characterize the perimeter, of the Cove.

The features of the natural environment influenced the way humans used this land. It funneled settlement, agricultural practices, and transportation in distinct ways. The landscape still reveals evidence of cultural use ranging from different types of land use, vegetation and circulation patterns, to buildings, structures, fences, and Coupeville, the latter containing the highest degree of manipulation by humans. All of these elements working with or against the natural environment, reveal a rich composite picture of a landscape that people slowly and purposefully shaped and reshaped over successive generations. The Reserve's cultural landscape evidences a time of early occupation and later settlement and cultivation of subsistence foods. This was followed by a period of development in which a strong rural community evolved, one based primarily on agriculture and commerce. Over time, these land use activities provided a stabilizing force for the growing community. In addition, the community was impacted by the presence and actions of the United States military, which established a post of operations at the turn of the 19th century; and the arrival of tourists and recreation-oriented activities in the beginning of the 20th century. Both enhanced the relatively stable economy of central Whidbey Island. Slow but steady growth characterized this last era in the Reserve's history, bringing the rural community well into this century.

Despite tremendous development pressures and urbanization to the north and south since World War II, the Reserve has retained its rural character and farming remains a primary activity. The Reserve continues to support some of the richest farmland in the state; much of

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the land is still farmed by descendants of original settlers; and original settlement, land-use and circulation patterns, architecture, landscape structures and remnants are all evident on the land. This is unusual for an area (the Pacific Northwest) that has undergone such widespread development in recent decades; the result is that the Reserve serves as a microcosm of Pacific Northwest history, a laboratory wherein one can "see" the history of the use, manipulation and transformation of this landscape by humans over an extensive period of time.

The boundaries of the Reserve coincide with those established in the 1973 nomination of the Central Whidbey Island Historic District (CWIHD) to the National Register of Historic Places. The 1973 nomination focused primarily on the area's mid-to-late 19th century development, particularly the architectural resources which are notable as one of the largest intact collections of 19th century residential and commercial structures in rural Washington. This documentation amends and supplements the existing nomination to fully reflect the range of landscape and architectural features that contribute to the special character of the Reserve which Congress has sought to preserve.

## SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The focus of this amendment is to identify the significant natural and manmade components which comprise the cultural landscape of the Reserve, and to identify, for the purposes of listing, all National Register eligible properties not identified in the 1973 nomination form. This amendment will serve to clarify and confirm which of those properties were originally included in the nomination and those which are eligible today (some of which were omitted in 1973).

In terms of the National Register criteria, these components are significant under Criterion A, B, and/or C. The primary basis for this evaluation is the detailed 3-volume inventory of the Reserve's buildings and landscape. This inventory was conducted by the National Park Service, Pacific Northwest Region, under the direction of the Cultural Resources Division in 1983. A team of 3 historians and 2 landscape architects completed the work. Between the months of June and September, the survey team completed a windshield survey of the Reserve; conducted historical research at local and regional repositories; identified natural and cultural resources and features (recording this information onto inventory cards); mapped and photographed extensively; and prepared a camera-ready document for printing.

Breaking into separate teams, the historians identified, documented, and evaluated all structures built before 1940 within the boundaries of the Reserve. A windshield survey was undertaken, leading the team down public and private roads. Every property suspected of meeting the survey's age requirements was plotted on a USGS quad map. Historical research was conducted at local and regional repositories and maps, photographs, books and manuscripts were consulted. County land records were reviewed, revealing pre-1940 properties not identified in the original windshield survey because of significant alterations.

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Fieldwork followed research and a checklist was used to facilitate the work. Architectural descriptions were prepared for all pre-1940 structures, and associated outbuildings and distinct or interesting landscape features were noted or described as well. Farm complexes were considered as one site. In some cases, post-1940 structures were included because of their architectural distinction. Inventory cards included information such as the property's common and historic names, location (also plotted on a map), dates of construction and alterations, physical description of property, and a statement of its significance. A structure's significance was determined by applying the National Register criteria for evaluation, recognizing that some properties might not be eligible for listing on their own but nevertheless are contributing resources within the context of a historic district.

During the course of research, distinct periods or eras in the history of the Reserve became evident. These eras provided a framework for historical context and helped determine whether a property was considered to be a contributing element of the Reserve.

The landscape component of the inventory documented both natural and cultural elements of the Reserve. After conducting a visual survey of the natural landforms, the 17,400 acres within the boundary were broken into 10 distinct zones or character areas. This division was based on both natural land patterns, such as ridges and woodlands, and cultural patterns, such as roads and political boundaries (city limits). These patterns provided a conceptual framework for the inventory process as a whole.

Next, the landscape architects documented the material landscape of the Reserve. Inventory cards were designed to provide a format for documenting key landscape features at a variety of scales. Each inventory card represented one unit of land, or one half of a USGS section (1/2 mile by 1 mile). A brief description locates the half section in the Reserve relative to the 10 character areas, and discusses primary access routes and general spatial patterns. These patterns were then documented in more depth according to general land use categories (agriculture, residential use, etc.) and specific land use activities (crop types, pasture, etc). The landscape cards also identify natural and manmade boundaries at a variety of scales, from ridges to hedgerows. Roads, water, fences, and other political lines constitute other types of boundary demarcations. All were recorded onto USGS maps at 1:8000. Photos of distinct or representative views were placed on the front of the cards, and a panorama of the half section was placed on the back. A section was drawn in order to show primary relationships among elements found within that land unit. Finally, the landscape cards were cross-referenced with the architecture cards, ensuring the inclusion of all pre-1940 structures in the landscape inventory.

The result of the summer recording project was a 3-volume set of inventory cards. Although the landscape cards are grouped separately from the architecture cards, the intent of the work was to view them together as a composite view of the cultural landscape.

For the purposes of this amendment, the architectural inventory cards were reviewed and updated as needed to reflect changes to the properties determined to be contributing in the 1983 inventory. Fieldwork in 1996-7 included looking at recent aerial photographs and

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checking each complex and contributing property in the Reserve to ensure changes, alterations, and demolitions were noted. New photographs were taken for properties which have undergone change, and for newly proposed buildings, structures, and sites.

This inventory is incorporated as part of this amendment. Robert Z. Melnick's Cultural Landscapes: Rural Historic Districts in the National Park System and National Register Bulletin #30 provide the organizational framework for the National Register documentation and evaluation. Additional source materials are listed under Section 9 of the amendment.

The following discussion of the Reserve's history is organized into four primary historical periods:

1. Native People's Use and Occupation, 1300-1850;
2. Exploration and Early Settlement, 1792-1870;
3. Community Development, 1871-1910;
4. Community Stabilization and Recreation/Tourism Development, 1911-1945.

Significant cultural resources which reflect themes, events, people and activities important in Reserve history will be identified as the discussion traces each historical period. The integrity of the resource, as defined by the continuum of patterns and uses in the Reserve since its initial settlement, is unusually strong. It is the continuum of these early patterns of settlement, agriculture, and commercial uses and their evidence in the landscape that provides the basis for evaluation of the resources in the Reserve. Resources associated with individuals who played notable roles in central Whidbey's history remain. Numerous structures are still extant that represent events, activities and patterns important in Reserve history. Still others are examples of distinctive design, construction or forms of architecture. The resources are eligible under National Register criterion A: for their association with agriculture, architecture, commerce, recreation/tourism, ethnic heritage (native people), exploration and settlement, education, religion, military, and politics and government; under National Register criterion B: for their association with Captain George Vancouver and Master Joseph Whidbey, the Ebey family, Captain Thomas Coupe, Judge Lester Still, and other individuals who contributed to the settlement and development of central Whidbey Island; and under National Register criterion C: because they comprise a cohesive cultural landscape that embodies the distinctive characteristics of types, styles and periods of construction dating from the mid-19th century to the present, reflecting associations with agricultural, military, commercial, residential, governmental and recreational types of land use.

There are several properties within the rural historic district which would normally be considered as criteria considerations under A, B, D, and G. These include churches within the town of Coupeville, buildings and structures that have been moved, a grave/commemorative site, a cemetery, and properties that have achieved significance within the last fifty years. However, because these resources are components of a historic district and are not the

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predominant features of the district (A); the buildings/structures that were moved are only a small percentage of the typical buildings in the district (B); the cemetery is not the focal point of the district (D); the commemorative properties are single markers that are contributing components of the historic district (F); and the buildings that are less than 50 years of age are few and do not represent the most important Period of Significance within the Reserve (G). Collectively these resources exhibit a high degree of integrity of location, design, materials, workmanship, materials, feeling and association and continue to maintain historic relationships to each other which distinguish this cultural landscape from other rural historic districts. New development and contemporary intrusions upon the landscape have not diminished the significant historic patterns of settlement, land use and development that have occurred in this place over the past 140 years; historic place names remain in use, some dating back to 1792, when the island was first discovered by Europeans.

## Salish Occupation and Use: 1300-1850s

Ethnographic and historical references show that more than half a millennium before Anglo-American settlement occurred on central Whidbey Island, native groups occupied the land and used the islands's resources. The earliest records describing American Indians are those of British explorer Captain George Vancouver. In 1792 he travelled through the area that is today western Washington and Puget Sound. Vancouver sent first Lieutenant Joseph Whidbey in a longboat to further explore Whidbey Island. Whidbey reported native inhabitation in the area of Penn Cove, noting: "On each point of the harbour ...was a deserted village...." In describing the native people, Vancouver estimated that the number of Penn Cove inhabitants probably exceeded " ...the total of all the natives we had before seen; the other parts of the Sound did not appear, by any means, so populous...." (Vancouver 1801, 167).

Nearly half a century later an Anglo-American Catholic missionary, Father Blanchet, arrived on western Whidbey Island. He met with a Skagit chief named Snatelum of Penn Cove, and made observations of potatoes growing in Skagit gardens. Potatoes were introduced into the region by the Hudson's Bay Company in the early 1800s. Apparently several tribes tested the agricultural potential of the island's prairies around Penn Cove (Gilbert 1984, 5).

When Charles Wilkes of the U.S. Exploring Expedition arrived in Puget Sound in 1841, he observed and described the Penn Cove area as having more native inhabitants than other areas he had visited in the Sound. He also noted a barricade around a village at Penn Cove (built as a defense against raiding northern tribes), a church, and a 3-4 acre enclosure of potatoes and beans (Harris 1984).

By the 1850s, 2 tribes shared central Whidbey Island, the Skagit and Clallam tribes. Attracted to the safe, protected anchorages and low, sandy beaches that made canoe landing safe, and an abundance of fish, clams, mussels, and wildlife, the Skagit established three

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permanent settlements along the shores of Penn Cove. Although different in size, these villages were sited on extended points of land with the largest at Snakelum Point (east of Coupeville on the south side of Penn Cove), one on Long Point (due west of Snakelum Point), and one at Monroe's Landing (across the cove from Coupeville on the north shore). One of these villages is believed to be the Skagit village of Caukwala, reportedly occupied until 1850 (Harris 1984). The Clallam arrived in the 1840s and located on Ebey's Prairie where they built a wooden fort and raised potatoes (White 1980, 15).

The Skagit were not a nomadic tribe, but populations in the villages could fluctuate dramatically according to seasonal supplies of fish and game and the harvest of camas and fern, which provided their primary diet. In gathering their food crops the Skagit generally lived within the natural balance of the island's food resources. They did practice field burning to enhance the production of camas, bracken fern and nettles which were not naturally abundant in the prairies. Their agricultural practices also included transplanting plant materials to increase production, mulching their crops with organic matter to increase fertility, and cultivating crops such as wild carrot and lily by dividing the roots and bulbs. These land practices, though rather contained, altered the native plant communities of central Whidbey over time. The success of the Skagit and Clallam tribes at cultivating potatoes signaled the onset of a significant and permanent change on the island - the transformation of the prairies into permanent crop producing lands (Gilbert 1985, 5).

Exploration by whites had its price for those who lived on the land first. With the arrival of Europeans, two distinctly different cultural lifestyles came into contact with each other. During his voyage in 1792, British naval captain George Vancouver noted his colleague's, Master Joseph Whidbey's, observation of the indigenous people inhabiting the island which was to bear his name: "The number of its inhabitants he estimated at about six hundred, which I suppose would exceed the total of all the natives we have seen...[W]e have been visited by one small canoe only, in which there were five of the natives, who civilly furnished us with some small fish..." (Cook 1973, 11). The whites brought deadly diseases which spread quickly and reached Indians who had never even seen European men. Thousands were wiped out and a culture nearly decimated. In addition, Indians were uprooted from the fertile prairies by whites who claimed the open lands for their own use beginning in the mid-19th century.

In 1880 there were 295 Indians living in Island County. According to the census, some still followed traditional pursuits and were fishermen and hunters; there were also two shamans, or Indian doctors. Many had taken jobs as farm laborers, woodcutters, and general laborers, and members of the tribe were beginning to marry non-Indians. By 1900, the Indian population of the entire County was down to only 44; and by 1920 the census showed a mere 38. The native culture and its traditional lifeways was virtually non-existent, losing out to the new world enveloping them (White 1980, 71).

During the 1930s, Indians returned to Coupeville to participate in the annual water festival which had been held beginning in 1929. As an advertisement noted, there were

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several days of "thrilling, educational and historic entertainment. An Indian village, Indian dances and the only all-Indian dance orchestra in the Northwest" could be experienced, along with canoe races. The nation's entry into the second world war put a stop to the water festival in 1941 (Cook 1973, 10). In 1992, members of the Coupeville community attempted to revive the water festival; members of several different Northwest tribes, including some from Canada, participated in the festivities which included canoe races in Penn Cove, dancing, arts and crafts, and other activities. It has remained an annual event to date.

A preliminary overview of the Reserve's archeological resources was prepared by a volunteer archeologist during the 1983 building and landscape inventory. Existing site information and published materials were used to produce the overview. Although it provides a useful summary for managerial use, the overview is not sufficient to provide the basis for National Register evaluation as part of this nomination. A National Register multiple property documentation form was prepared by contract archeologist Gary Wesson for archeological properties within the Reserve. That documentation, and the subsequent individual nomination forms that will be prepared for eligible properties, more fully addresses these types of properties.

From a cultural landscape perspective, the Indians were a significant force on central Whidbey, for they were the first to manipulate the land. They burned it, cultivated it and harvested its prairies and waterways. They built villages and had burial sites along the edge of Penn Cove. It seems apparent that the Indians lived well off the island's resources. It would be their exposure to Euro-Americans that would bring great changes to their lifeways. The period of significance for the Salish era was determined by archeological evidence dating back to 1300, and ending with the arrival of whites to central Whidbey, even though Indians continued to try and live amongst the incoming settlers for a time. By the turn of the century, however, most of these original inhabitants of the land had been forced out.

One property associated with the American Indians living in the area is a commemorative site (and possible gravesite) for four individuals who represented the native community which once flourished here. It is a small granite obelisk located to the north of Parker Road near Rhodena Beach Road. It is possibly the grave of two Chief Charlie Snetlums, one who died in 1857 and another who died in 1934; and commemorates Old Chief Snaklin, who died in 1849, and George Snaklin, who died in 1880. From its design and decorative detail, the obelisk appears to date from the 1930s and is in excellent condition. It is located in the woods on private land, in a quiet spot just off the original road into Coupeville, and it is now surrounded by a chain-link fence because of damage incurred from vandalism. This property is significant under National Register criterion B, for its association with native peoples on central Whidbey Island. Because it is possibly a gravesite (criteria consideration C) it must be associated with individuals of outstanding importance and be the last surviving property associated with those individuals. This is the only property, aside from the archeological sites which have not been fully tested and are not yet known to qualify for National Register listing, which is associated with a community of people who played a

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significant role in the Reserve's early history. The Indians used the resources of the land and surrounding waters in order to subsist and maintain their coastal culture and lifeways. They were the first to manipulate the land, establishing patterns of land use that were later embraced by the early settlers who came to central Whidbey Island to farm. As a commemorative marker, it exhibits elements of design which reflect the era in time in which it was created. However, as a single marker that is a component of a rural historic district, this property does not need to meet criteria consideration F.

## Euro-American Exploration and Settlement: 1792 - 1870

European exploration of the Puget Sound area began in the late 1700s. The Spanish were the first to explore in the 18th century but they left few records of their travels. In 1792, Captain George Vancouver of the British Navy made the first thorough exploration of the complex water system he named Puget Sound, after its chief explorer, Peter Puget. Vancouver's efforts included the place-naming of distinct features; many of these early place names are still used today, tangible evidence of this great explorer's association with the Pacific Northwest and Whidbey Island. The British captain identified capes and headlands mapped previously, renamed previously named features, and added to his charts points of "discovery" others had missed. He christened Mounts Rainier and Baker. His voyage was the last significant northwest exploration by a European power, and it resolved the question of whether a Northwest Passage existed (Johanson 1967, 45-47). During this two month voyage in these waters, Vancouver named the largest island in the Sound after his sailing master, Joseph Whidbey, who in June had discovered an interesting cove on the east side of the island. Vancouver named the water Penn Cove in honor of a friend, perhaps one of William Penn's grandsons. The captain also named Admiralty Head, the point of land projecting southward from the island, in honor of the Board of Admiralty, the governing body of the Royal Navy (Hussey 1955, 7-8).

Whidbey's reports to Vancouver on what he observed from the sailing vessel prompted the Captain to write in his journal:

The country in the vicinity of this branch of the sea is, according to Mr. Whidbey's representation, the finest we had yet met with, notwithstanding the very pleasing appearance of many others; its natural productions were luxuriant in the highest degree, and it was, by no means, ill-supplied with streams of fresh water (Cook 1972, 1).

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. . .the surrounding country, for several miles in most points of view, presented a delightful prospect, consisting chiefly of spacious meadows; elegantly-adorned with clumps of trees; amongst which the oak bore a very considerable proportion, in size from four to six feet in circumference.

In these beautiful pastures, bordering on an expansive sheet of water, the deer were seen playing about in great numbers. Nature had here provided the well-stocked park, and wanted only the assistance of art to constitute that desirable assemblage of surface, which is so much sought in other countries, and only to be acquired by an immoderate expense in manual labour.

The soil principally consisted of a rich, black vegetable mould, lying on a sandy or clayey substratum; the grass, of an excellent quality, grew to a height of three feet, and the ferns, which, in the sandy soil, occupied the clear spots, were nearly twice as high (Cook 1972, 19).

Two days after the British Captain named Penn Cove, on June 4, 1792, he took formal possession of the region in the name of King George III. It remained a British claim only until the Americans settled on it, filing their own claims as citizens of the United States (Cook 1973, 11).

Place names in the Reserve are important because of their associations with Captain Vancouver and his crew. They are tangible reminders that these early explorers were in the area, making observations, recording data in journals and on charts, and making contact with the indigenous people inhabiting the island. This information and subsequent discoveries by Euro-americans led to the opening of the region to white settlers, merchants and sea captains. The coastal waters, inlets and bays, and the snow-capped mountains of the Cascades and Olympics, appear to us today from the bluffs and prairies of the Reserve as they appeared to these intrepid sailors from their ships and skiffs. These place names add a layer of richness and depth to both the history of the Reserve and the Pacific Northwest in general.

Others followed Vancouver. On August 16, 1833, the Hudson's Bay Company sent out

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a ship from Fort Nisqually to survey Whidbey Island for the purposes of locating an Indian trading post. The following December, a canoe departed the Fort, laden with provisions and tools to begin the construction of the new post. A storm forced the crew to turn back and for unknown reasons, the project was dropped. In May of 1840 Catholic missionary Father Francis Blanchet departed his newly established mission on the Cowlitz Prairie to visit the Indians on Whidbey Island. On May 26th, Blanchet was "received with joy" by Chief Tslalakum of the Sowkamish Indians; a rough altar was prepared, and the missionary baptized 218 Skagit people, leaving for their use a 24' wooden cross (Cook 1973, 13).

The next documented exploring party to visit Penn Cove and Whidbey Island was the United States Exploring Expedition, commanded by Lieutenant Charles Wilkes. Wilkes was charged with completing a comprehensive scientific survey of the entire Pacific Ocean. Setting sail in 1838, Wilkes and party arrived in the Pacific Northwest in 1841 and spent several months examining Puget Sound, the Columbia River and its settlements (Johanson 1967, 199-200). He wrote favorable reports about the area's harbors, charted "Penn's Cove, Whidbys Island, Oregon Territory," and stressed that the United States should never secede the region to British rule (Cook 1973, 15). Like Vancouver, Wilkes made observations of the natives occupying Whidbey Island. He observed Skagit Indians living in substantial, well-built multi-family lodges surrounded by wooden barricades 400' long or more. These barricades served as protection from enemies, usually northern Haida Indians who periodically went on raids to the south. The fortifications consisted of 30' timbers set vertically in the ground to allow for the firing of trade muskets through the posts.

Vancouver's and Wilkes' observations and other early descriptions of open meadows, natural prairies, abundant timber and dark rich soils did much to advertise the island's natural amenities to others. As part of the westward migration wave of the 1840s and 1850s, settlers headed north from the Willamette Valley and across the Columbia River into British lands. Permanent settlement was hampered to some extent by a boundary dispute between the United States and England. The Oregon Treaty settled the boundary dispute in 1846; all lands south of the 49th parallel, including Puget Sound, became territory of the United States.

On September 29, 1850, Congress passed the Oregon land bill, an act that provided for the survey of lands in Oregon Territory. This act also provided for the donation of these public lands (assuming the surrender of Indian title to these lands) to settlers. Known as the Donation Land Claim Law, a half-section, or 320 acres, was granted to every male settler over the age of eighteen who was a citizen or declared his intention to become one before December 1, 1851, and who had occupied and cultivated his land for four consecutive years before December 1, 1850; if married by December 1, 1851, the settler's wife was eligible for the same amount of land to hold in her own right.

On March 2, 1853, President Millard Fillmore signed the bill creating Washington Territory. This was defined as the lands bounded by the Canadian line on the north, the Rocky Mountains on the east, and on the south by the Columbia River to where it intersected the 46th parallel near the mouth of the Walla Walla River (Johanson 1967, 249).

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The U.S. government continued to encourage settlement and extended the Donation Land Claim Act in 1853 to provide lands to settlers arriving as late as 1855. This extension provided new immigrants with patented land after two years' occupancy and payment of \$1.25 per acre (Johanson 1967, 231). The Treaty of Point Elliot, negotiated in 1855, was the document in which the Indians officially ceded title to the lands to the whites, who had been making claims on the land for five years (White 1980, 34).

In October 1850, Colonel Isaac N. Ebey filed the first donation claim on Whidbey Island. Arriving on the west side of the island, Ebey landed at the most accessible point (known as Ebey's Landing) and took claim to 640 acres of prairie land. Ebey staked out a square mile in the heart of the prairie (White 1980, 38). The prairies, desirable to the settlers because of their open character, were located primarily in north central Whidbey Island. On April 21, 1853, the first five claims in newly created Island County were filed; the first three were in the vicinity of present day Bellingham; Ebey's claim, which later surveyed out to be 641 acres, was no. 4; Richard H. Lansdale's claim of 320 acres to the north, at the west end of Penn Cove, was claim no. 5 (Cook 1973, 17).

In 1851, Ebey's wife Rebecca, their two sons, her three brothers, and friends of the family, the Crocketts, came overland from Ohio to Puget Sound, traveled north to the island, and joined Isaac in 1852. (Cook 1973, 19) The Ebeys' home was a series of buildings called "the Cabins," sited near the landing and east of the present day Ferry House. (Cook 1973, 20) Other homesteaders followed, many old neighbors, friends or relations of each other, taking claims on remaining lands around Ebey's Prairie, Penn Cove and Crockett and Smith Prairies. Members of the Crockett family, the Hills, Alexanders, and others came to central Whidbey in a burst of settlement from the late summer in 1852 to the late spring of 1853. By 1860 settlers had claimed over 15,000 acres in central Whidbey, which had gained a reputation as the "garden spot of Oregon." Nearly all of these claims were on or bordered the rich, open prairies, and followed the natural boundaries of the land, because the government surveyors had not yet visited the island. The later arrivals were not entitled to as much land, and without having large, open expanses from which to carve out their claims, these newcomers took their claims in irregular or uneven shapes, like triangles such as William C. Engle's, or reverse L-shaped parcels such as John C. Kellogg's. Collectively, these claims formed clusters in and around the prairies. (Cook 1973, 19-20; White 1980, 37-38).

These donation land claims formed the infrastructure and shaped the pattern of white settlement on the island. Because of the topography, natural boundaries, and early claimed lands centering around the prairies, the pattern of settlement here never achieved the checkerboard appearance typical of lands elsewhere in the settled west (White 1980, 38). Using the island's forests, settlers built rough shelters, eventually replacing these with permanent homes of log or milled wood-frame construction. A number of the early homes from the 1850s-1870 remain today, and in their simple, functional, straightforward appearance, they reflect this period of early settlement.

With few exceptions these buildings are primarily vernacular in their stylistic

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description, and residential in their function and use. They are simple in plan, typically rectangular with a gable roof or of a saltbox shape and design. Milled wood is used for these wood-frame structures; stone foundations, multi-paned wood-frame sash, and center or end brick chimneys are also representative of this group. The only log buildings are the four blockhouses (Alexander, Crockett, Davis, and Ebey Blockhouses) and the Race House, located in Coupeville. The blockhouses were built by and for the protection of the early settlers who feared attacks from northern Indians, rare occurrences in this part of Washington Territory but nevertheless a perceived necessity by the settlers. The blockhouses are rectangular and square, 2-story structures with gable or hip roofs and an upper level that is larger than the lower, creating a box on a pedestal structure. A few openings in the logs, and in some cases actual windows, provided viewpoints to the surrounding landscape; each building also had an entry. The Race House is a log building set on a stone foundation: it was built in 1852 and located on the Jacob Smith Donation Land claim near Coveland; it was moved to its present location in 1928 and reassembled exactly as built. (the Reserve has a long history of buildings which have been moved from their original locations for use elsewhere in the area, sometimes close to their original sites, in other cases far removed.)

Several buildings are vernacular versions of the Greek Revival style. Built in these early years of settlement (1850s-1860s), the Ferry House, the Jacob Ebey House, the John Crockett House, the John Robertson House, the Granville Haller House, and the Harmon/Pearson/Engle House all exhibit stylistic features associated with the Greek Revival, most noticeably center entries with transoms; some with sidelights. The Old Courthouse/Grennan and Cranney Store, built in 1855, served as a civic, commercial, and residential facility, and is symmetrical with two transomed entry doors on its north facade.

Another building, the 1870 Joseph Libbey House in Coupeville, is a unique (within the Reserve) example of the Gothic Revival style; it is a simple, symmetrical, wood-frame building with an intersecting gable roof--its pointed arched windows are the distinguishing features reflecting the Gothic Revival style. The Granville Haller House in Coupeville has a large center brick chimney with two gothic style pointed arches recessed in the brickwork.

Later, as the homesteaders settled in and their lives stabilized, agricultural structures such as barns, sheds and other outbuildings were erected as needed. Along with buildings, worm and plank style fences were erected to protect fields and animals, and mark property lines. John Alexander imported the first bargeload of domestic animals to Whidbey in 1852. Cattle, hogs and sheep quickly multiplied, feeding on the grasses, marshes and other rich native vegetation. Cattle became a marketable commodity and an economic asset for the settlers, selling animals and/or meat to shipowners, merchants, lumber camps, and the military as early as the late 1850s (White 1980, 48-49).

By 1860, the census reported that 74 farms were clustered on the prairie, centering around Ebey's prairie and north of Penn Cove; census takers may have missed as many as six others. Farmers did not "subdue" the land to the degree imagined. According to the census, they cultivated all of their improved land (interestingly, permanent pasture was listed as

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improved). The climate of central Whidbey forced the farmers to experiment with different crops during the first decade of settlement. Anything requiring a long, hot growing season was avoided because of the area's cool summers and long, wet winters. Once the farmers understood the limitations due to climate, the market largely determined what they chose to produce. In the 1850s, small villages and settlements, logging camps, crews from sailing ships, and the military provided an important market for almost any crop grown. On Whidbey, farmers concentrated on three staple crops: potatoes, oats, and wheat, although wheat failed to adapt to the prairies and proved unreliable (in terms of yields) (White 1980, 40, 44-45).

While farms were developing in and around the prairies, sea captains, mainly from New England and New Brunswick, also were taking advantage of the Island's resources. These men had been active in the China and East Indies trade, the whaling business, and transporting workers west to the gold fields. They also actively carried timber spars and pilings from Oregon to the booming market in San Francisco. Attracted to central Whidbey's beauty, its good harbor and valuable timber, a number of sea captains claimed land around Penn Cove. Captain Eli Hathaway's claim was on the north side of the cove; Captain Thomas Coupe claimed land on the south side of the cove in 1852. Coupe's claim eventually became the town of Coupeville; his 1854 board and batten saltbox residence, small in size and lacking noticeable architectural details, still overlooks the water. Captain B.P. Barstow claimed land at the west end of the Cove. Barstow established the first trading post on the Island and supplied it with goods brought back from San Francisco. Near Barstow's trading post was Dr. R.H. Lansdale's claim of 320 acres. This area came to be known as Coveland, a townsite Lansdale platted but never filed. Besides a trading post, Coveland had a post office and the first county "courthouse." The old courthouse was originally built in 1855 as the Grennan and Cranney store; it still stands today, carefully restored (non-historic windows were replaced and non-historic siding was removed) in the late 1980s by its current owners.

During these early years Island County comprised all of the Puget Sound area north of Olympia, and central Whidbey played an important role in the politics of Washington Territory by virtue of its position as County Seat. The first permanent settler, Isaac Ebey, was active in politics and became an important figure in the territory. Among other accomplishments, was Collector of Customs for Puget Sound, a Captain in the Washington militia, District Attorney for the Third Judicial District, and a serious contender for the Governor's Office (White 1980, 40). Ebey made frequent trips by boat to other communities in the Puget Sound region (Port Townsend, Olympia, etc.) to carry out his various duties.

With claims scattered over the prairies and along Penn Cove, there was a growing need for improved communication lines and transportation routes. The first transportation route established in the area was a road from Ebey's Prairie to Coveland, built by farmers in the spring of 1853. "Traffic" from Port Townsend arrived at the landing and often times stopped at a building known as the Ferry House. Built in 1860, the Ferry House served as an inn, tavern, mail station and freight depot over the years. From here, travelers continued on to

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Coveland which could lead them to other Island County communities or the mainland via Penn Cove. Other roads followed, built to conform to the island's natural boundaries. In the summer of 1854 settlers surveyed a road from Ebey's Prairie to Snatelum Point, a Salish village site east of Coupeville. That fall a road was surveyed from Coveland around the perimeter of the cove to Crescent Harbor, the eastern edge of white settlement. By the summer of 1855 the major clusters of settlement had been connected (White 1980, 39-40).

The importance of Coveland as a hub of activity and port diminished as Coupeville gained new status. As early as the 1850s the farmers were supplying other villages, logging camps, crews of ships, and the military with their crops. Wharves were built to accommodate the growing trade. John Robertson built a store in 1866 along Front Street, the road paralleling the Cove. By the 1870s other enterprising sea captains had established a few more commercial ventures along Front Street. These businesses catered to both the families of the sea captains and to the farmers who needed a port from which to send crops and supplies.

Beginning in the 1850s settlers on Whidbey Island undertook the difficult task of clearing forests. Primarily interested in producing marketable timber, not in clearing land, these men had, by the 1860s, made lumbering a major part of the county's economy. Settlers took timber for homes and fences; loggers cut whole sections of forest to supply mills; and farmers burned parts of the forest to create pasture land for animals. During the 1850s, the forest provided a ready cash crop in the form of pilings and spars for ships plying the coastal waters. In February of 1853, ships were loading piles and squared timber at Coveland; that spring Samuel Hancock hauled out piles in the vicinity of his claim near Crockett Lake, and H.B. Lovejoy and Captain Kinney cut spars near Snatelum Point, easy access to ships awaiting the raw goods. Homesteader Nathaniel Hill agreed to supply a cargo of piles to Captains Robertson and Coupe of Coupeville. The impact on the woodlands from this spar and pile cutting was minimal because cutting a tree was a slow and tedious process, often taking days to fell it and haul it to water for shipping. Selective logging and successful regeneration restored the forest landscape so quickly that within a few years of the end of a logging operation, the face of the forest looked untouched to the casual observer (White 1980, 80-81, 91).

In general, the period of early settlement was characterized by a slow and steady growth in the prairies and around the shores of Penn Cove. Only one short-lived but serious distraction disrupted the lives of these early pioneers: conflict with the Indians. Indian unrest was not uncommon around Puget Sound in the mid-1850s as native people experienced upheaval in their lifeways. The settlers, fearing that the friendly local Indians would turn against them, built sturdy log blockhouses for defense and protection. Haida Indians from the northern Queen Charlotte Islands did come down to Whidbey, seeking revenge for the death of one of their chiefs, and killed Isaac Ebey. The local Indians, however, remained peaceful, and the blockhouses, four of which stand today, were never needed for their intended purpose.

In summary, the theme of exploration and settlement of central Whidbey had great significance from both a local and regional perspective. On a regional level the Pacific

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Northwest remained virtually unknown to Europeans before Vancouver and Wilkes sailed through, exploring, surveying, describing and bestowing names to bodies of water and landforms. Many of the placenames survive today as reminders of these historic treks into unfamiliar territory. Glowing statements about the virtues of the Island eventually led white settlers to Whidbey's shores in the mid-19th century during the great migration west. Early arrivals first selected the rich prairies where Indians had long practiced their own methods of farming. Others claimed lands near Penn Cove, where they could take advantage of a deep natural harbor from which they foresaw the shipment of goods. With seemingly endless amounts of natural resources and access to transportation routes (Puget Sound) leading to established communities to the south, central Whidbey settlers could only prosper. The patterns of settlement created by these individuals followed the island's natural landforms - its water edges, upland ridges, and densely forested woodlands - yet these people shaped the land as they needed to fit their purposes. To a degree they were shaped by the land itself: instead of carving out symmetrical claims across the landscape of central Whidbey, settlers tried to get the best lands they could, resulting in odd-shaped parcels squeezed against each other. A few transportation routes - rough wagon roads at first - connected most early settlers together and to places of trade. These roads often followed Donation Land Claim boundaries and are still evident today. Commerce developed early on, with sea captains sailing south carrying island timber to San Francisco. Wharves along the cove became places of trade for captains and farmers. Island County became known as a place of old settlers and longtime residents. In 1870 the census revealed that 8 of the 9 original families on Ebey's Prairie were still farming, 20 years after they had arrived. The tendency for these people to remain on their claims was directly related to how fertile their land was. Whidbey was known as the garden spot of the Pacific Northwest for good reasons and the prosperity of the farmers and success of the merchant sea captains proved this to be true. Furthermore, the area attracted men of culture and education, many of whom became active in local and regional government affairs. The architecture of this early era is simple, typically lacking a distinct style, but functional and straightforward. The oldest buildings still standing are either log (residential and blockhouses) or saltboxes of milled wood. In the 1930s, 18 of these historic structures were recorded in the Historic American Building Survey; 15 are still standing, over half a century later.

The period of significance for the historic context of exploration and settlement in the Reserve was determined by pivotal events which occurred there. Key dates during the exploration era stand out, such as 1792 with Vancouver's exploration of Puget Sound and Wilkes' survey in 1841. The years 1850 - 1870 represent a distinct era in the Reserve's history, when settlers began arriving in a regular wave. By the later date, settlement was still an ongoing activity, but the nature of the activity had changed. Settlers were no longer coming to "tame a wilderness;" that had already been accomplished. Rather, the later arrivals came to the area to join in the good fortune that was allowing central Whidbey to grow and develop into a sizable community.

The historic resources associated with the period of early settlement and significant

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under the themes of ARCHITECTURE and SETTLEMENT are as follows: [\* denotes 1973 National Register listing]

- \*Blockhouses, 1855-57 (4) Alexander; Crockett; Ebey; Davis
- \*Old Power Place, 1860
- \*John Robertson House, 1864
- \*Colonel Granville Haller House, c.1866
- \*John Robertson's Store, 1866
- \*Mary Fullington House, 1859
- \*Joseph Libbey House, 1870
- \*Swift/Race House, 1852
- \*Thomas Griffith House, 1869
- \*Captain Thomas Coupe House, 1854 (also significant under National Register criterion B, for its association with Captain Coupe, the founder of the town of Coupeville)
- \*Old Courthouse (Grennan and Cranney Store), 1855
- \*John Crockett House, 1858
- \*Harmon/Pearson/Engle House, 1858
- \*Jacob Ebey House, 1855
- \*Ferry House, 1860
- \*Robert Crosby Hill House, 1865
- \*Hugh Crockett House, 1868
- \*Samuel Libbey House, c. 1860
- \*Charley Terry House, c. 1866
- \*Colonel Walter Crockett Farm, 1860

Many of the above resources are also significant for their association with agricultural land use patterns first established during the period of early settlement in the 1850s and inextricably tied to settlement.

Roads considered as contributing structures within the historic district are as follows:

- 1853 road from Isaac Ebey's claim to Coveland (Ebey Road/Terry Road);
- 1854 road from Coupe's claim to Kineth claim (Parker Road);
- 1855 road from Alexander claim to Penn Cove (Main St.)

Dating from between 1852 and 1870, these resources are significant under National Register criterion A, for their association with early settlement; eligible under criterion B, for their association with significant persons including Isaac Ebey and Captain Thomas Coupe; and under criterion C, because they represent distinctive styles, types and methods of construction dating from the period of early settlement. These resources continue to reflect

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these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible or National Register listed property.

## COMMUNITY DEVELOPMENT, 1871-1910

This era in the history of central Whidbey Island is characterized by an increase in population and the shaping of the early scattered settlement into a cohesive community. Land values in central Whidbey increased quickly as word spread that the area held rich, fertile farm lands, was well-treed, and was easily accessible to other developing areas such as Port Townsend across Admiralty Inlet. This increase in value often benefitted the original claimants of land or their descendants. Although the island was known as a place of old settlers and long-time residents, some original owners sold their claims early to newcomers, and moved on to claim other lands nearby, often making a profit on the sale. R.H. Lansdale, for example, had claimed the fifth donation land claim in the county, but also had a claim in the vicinity of Oak Harbor, on the north side of Penn Cove (outside the Reserve). Later arrivals were forced to either buy lands from the original settlers, claim marsh land, tide land, or forest land, or lease lands from owners. Between 1870 and 1880, many individuals began moving onto lands considered inferior by many farmers. Farms continued to increase in number in central Whidbey, particularly on Ebey's Prairie. Records show that renters and sharecroppers worked over one-third of the farms on Ebey's Prairie and nearly the same around San de Fuca. Newcomers chose to rent fertile land rather than own and work marginal land outside the prairie areas (Cook 1973, 23; White 1980, 54-57).

The settlers who chose to own forest or marsh lands often faced difficult and tedious tasks of preparing these lands for farming. Before one could plant crops, land needed to be cleared and stumps removed, which required an enormous amount of labor. Marshes needed to be drained before they could be cultivated. Many farmers simply used these areas for grazing until the 1880s when reclamation efforts began in a limited fashion. Farmers who did locate to the area during the later period of settlement, between 1860 and 1880 were generally not as successful as the first settlers given the nature of the lands they were able to work and the value of the earliest farms on the island continued to rise in value year after year (White 1980, 56, 59-61).

Land speculation arose as early as the late 1860s. Between 1869 and 1872, speculators had obtained large holdings in Island County after hearing rumors that the Northern Pacific Railroad would locate its western terminus in Coupeville. One individual purchased nearly 20,000 acres; others purchased a total of nearly 60,000 acres from the government on both Whidbey and Camano Islands to hold, much of which reverted to the government once the railroad decided on Tacoma, Washington as the end of the line. Extensive land speculation on Whidbey did not end until the late 1890s (White 1980, 58-59).

Farmers coming to Island County after 1860 were primarily market farmers, and

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subsistence farms were few. As was the case early on, the market dictated what the farmers grew, how much they grew, and how they grew their crops. Changes and reforms in farming technology assisted the farmers and improved their methods. Improved roads, rail lines, and shipping permitted the farmers' produce to travel to faraway markets. Competition from California and eastern Washington markets resulted in Whidbey Island farmers adapting their ways, changing crops and farming methods. Some individuals took up sheep raising and grew feed crops, altering the face of the landscape of central Whidbey. More forests were cleared for grazing. Overall, a strong and innovative agricultural community was evolving and developing between 1880 and 1890 despite a period of erratic crop production (White 1980, 61-64).

Beginning in the 1890s, farmers in Island County began planting orchards to supplement the potato and grain crops. Although small numbers of fruit trees were planted by early settlers, these were more of a subsistence nature because of the lack of a viable market. By 1896, however, the county had several hundred acres planted in fruit. It is difficult to ascertain how many of these were within the boundaries of the present-day Reserve (White 1980, 64).

In general, then, the planting of one crop one year, only to have it replaced by a different crop the following year, was typical for central Whidbey Island. This simply reflected the farmers' awareness of the market and their willingness to adapt as necessary to meet the demands of that market from one year to the next. One stabilizing factor which guaranteed some farmers some security was the arrival of Chinese tenant farmers beginning in the late 1800s. Initially, the Chinese were farm laborers, but by the turn of the century many had become tenants, comprising 28 percent of the renter/sharecropper workforce in the area. Anti-Chinese sentiment arose as white residents of Coupeville and elsewhere in central Whidbey became alarmed that the Chinese were not spending money locally, and were earning large amounts of money from farming small plots of rich, prairie farmland. This resulted in vigilantes espousing the removal of the Chinese and threatening the white landlords who rented to the Chinese. By 1901, most prairie land owners agreed to refuse to rent to the Chinese. By 1910, the Chinese population had dwindled to a mere 28; by 1920 only 8 remained (White 1980, 64, 66).

The years between 1880 and 1900 saw the interactions of Coupeville merchants and farmers working to develop an economically stable community. New roads were constructed, adding to the existing circulation network which linked friends and family to each other and to points of access off the island facilitating the movement of goods. General services improved to meet the needs of a growing community. Agricultural activities continued as farmers experimented in their search for a stable cash crop. Less fortunate farmers began to sell off parcels of their original claims, resulting in increasing numbers of smaller properties.

The growing prosperity of the community is evidenced in the type and style of buildings constructed in central Whidbey during this era. Technological advances not only made some aspects of farming easier, it provided machine-milled lumber for carpenters to

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construct buildings more intricate in plan and with decorative embellishments not found on the Reserve's earlier structures. This trend occurred both in the prairies and in Coupeville, where successful merchants and others constructed larger homes on parcels available after Thomas Cranney (Captain Thomas Coupe's son-in-law) platted Coupe's claim in 1883 as a townsite (Gilbert 1984, 14).

The prominent architectural style during this period of development was Queen Anne, with a few examples of the mansard-roofed Second Empire and the Italianate styles. In many respects, these buildings are vernacular renditions of these styles; that is to say, in larger communities or cities, the architecture would reflect high style versions of the Queen Anne, Second Empire and Italianate. Here in the Reserve, stylistic features and characteristics of these styles are evident but applied somewhat sparingly in comparison. Coupeville's proximity and accessibility to established cities such as Seattle and Port Townsend, however, enabled pattern-book carpenters with decorative building materials to come to central Whidbey Island to ply their trade.

In the Reserve, the Queen Anne style is a varied and rich one in its ornamentation and form compared to the structures built by the first homesteaders. They generally, though not always, are not one simple volume but are composed of a number of parts, including towers, dormers, bay windows, and corbelled center or end brick chimneys. Wall surfaces such as coursed shingles, clapboards, and inset panels of decorative wood are combined with irregular roof lines and decorative wrap-around porches to create a visually interesting building. Windows may include small square or diamond-panes, round-topped windows, and the more ubiquitous 2-over-2 double-hung or single-hung window sash. Some excellent examples of the Queen Anne style include the Elisha Rockwell House (1890), the Dr. White House (1894), the Clapp House (1886), and the E.O. Lovejoy House (1890), all of which are listed in the National Register of Historic Places.

Examples of the Italianate style include the Jacob Jenne House (1889), the John Gould House (1894) and the John Kineth House (1887). These residences all share similar attributes of the style, including a blocky, square shape with additions or extensions breaking out from the main structure; 1-2 stories in height; low, hipped roofs; wide cornices; horizontal wood siding; bay windows; corner boards; and ornamental elements such as bracketted eaves, inset wood panels, and decorative porch braces.

The only two examples of the Second Empire style in the Reserve are located in Coupeville--the James Zylstra House (c. 1889) and the Ernest Watson House (1886). Both are small in scale, square in shape, and have wood-shingled mansard roofs (one with decoratively cut shingles), pedimented and arched windows in dormers, corbelled center chimneys, bracketted eaves, decorative porch braces, and 2-over-2 wood frame double-hung sash.

Simpler, wood-frame houses with attributes of the Queen Anne or other styles in their entries, porches, doors, or windows, are considered vernacular with Queen Anne and Italianate style elements. Examples of this style include the A.B. Coates House (1892) with its

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2-story bay window and pedimented entry porch with decorative vergeboard on an otherwise unadorned square, hip-roofed building; the Highwarden House (1888) with its 2-story bay windows on two facades and a porch with decorative brackets and vergeboard; the Alvah Blowers House (1874), which exhibits both Italianate features (bracketing) and a continuation of the Greek Revival style in its entry (transom and sidelights); and the Leach House (1883) with its square shape, low, hipped roof, decorative bracketed cornice and decorative porch brackets.

Unembellished or unadorned residential buildings, referred to as Vernacular Farmhouses, are numerous throughout the Reserve. These are characterized by their severe simplicity, functionality, and straightforward appearance. Typically they are 1-1/2 stories with a gable roof, and are an "L" or "T" shape in plan. A corbelled center or end brick chimney, multi-paned windows, simple frieze boards beneath the roof eaves, and plain window surrounds and corner boards serve as their primary distinguishing features. Examples of vernacular farmhouses in the Reserve include the Horace Holbrook House (1895), a simple rectangular house, gable roof, and a gable-roofed entry porch that has decorative "stickwork" knee braces; and the Frain House (1892), with its combination shingle and clapboard siding.

The town of Coupeville grew into the dominant port and commercial center for the island. By 1883 Coupeville had hardware stores, drug stores, hotels, saloons, a blacksmith shop, a courthouse, schools, a post office and churches. Coupeville's growth was based on providing services to the farming community and exporting local goods. Steamships made daily trips to and from Seattle bringing mail and supplies to Coupeville, San de Fuca and Monroe's Landing on the north side of the cove, providing residents with a steady supply of goods and wares. In 1884 the *Island News* reported that:

Coupeville is one of the pleasantest towns on Puget Sound, situated on Penn's Cove, and is the county seat of Island County. This town is comprised of two stores of general merchandise, one drug store, three hotels, two saloons, one blacksmith and wagon shop, courthouse, post office, schoolhouse, and about twenty-five dwelling houses, a church of the Methodist denomination, and efforts are being made to organize an Episcopal Church. There is daily communication with all points on the Sound, and the town is backed by the very best of farming country. While we don't put on any airs as some of the would-be towns on the Sound,...there is not a town on the Sound that has improved as rapidly or so permanently as Coupeville has during this past year. Real estate has enhanced in value more in the past year than in the previous ten years....(Cook 1973, 124-5).

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Sunnyside Cemetery, named after Jacob Ebey's farm overlooking Ebey's Prairie, is the only cemetery within the Reserve. Land totalling 1-1/2 acres for the burying ground was deeded to the county in 1869 by Mrs. Mary Bozarth. Lands purchased and platted by nearby local settlers John C. Kellogg and A. Win Cook surrounded this early parcel; some lots were sold but eventually the land was turned over to the county, increasing the size of the burial ground to its present configuration. Isaac Ebey's wife Rebecca was the first to be buried from the local community (1853).

Although not a prominent feature of the community, Sunnyside Cemetery is an integral part of the Reserve, has great historic significance for its association with the early settlers, and is important to the local residents. The establishment of a community cemetery reflects a level of development and stability within an area. Family plots carefully layed out reflect a period design principle not apparent in the newer section (to the north). Many early family plots have ornamental iron work for railings and gates which surround the typically square plots. Stone was shaped to give the appearance of highly finished, rusticated blocks and used as foundations for many of these burial plots. Ornamental plantings such as iris, lilac, and rose can be found throughout the older part of the cemetery, beautifying the final resting places of these pioneers. As one strolls the grounds, one reads on the individual stones and monuments the names of these early settlers, names which also denote specific places, areas, and even roads in the Reserve today. The Crocketts (Crockett Lake and Crockett Prairie), Ebey's (Ebey's Prairie, Ebey's Road, and Ebey's Landing), Lovejoy's (Lovejoy Point), Hill (Hill Road), Engle's (Engle Road), Smith (Smith Prairie), and Coupe (Coupeville), are all remembered through the placenames found throughout the Reserve.

In contrast, during the 1880s three other towns were planned, based largely on speculation, but never amounted to anything of importance. Chicago and Brooklyn along Keystone Spit and San de Fuca along Penn Cove (near Coveland) all developed as "boom towns" in a flurry of highly speculative growth. While all three were platted and some development occurred, none survived as a viable town into the 20th century. Only a few vestiges of development are still extant in San de Fuca, where some residential and commercial buildings, and a school, remain (Gilbert 1985, 8).

Coupeville's Front Street, the road that runs alongside Penn Cove, is the core of the historic commercial district within the Reserve. Front Street is a cohesive mix of business and residential buildings that retain their visual and physical connection to the cove and to each other through common architectural features. Most of the buildings along this street are wood-frame buildings, 1-to-2 stories in height, sited close to the street, with a false front. The vertical extension of the front of a building beyond the roofline creates the false front style. Virtually always used for commercial purposes, false front buildings gave an air of dignity and permanence to a quickly growing town by providing visual continuity along the street. These buildings, in their ornamentation, usually echoed the architectural styles of the day, and the Italianate style was one of the most popular. Broken parapets, bracketted cornices, horizontal wood siding, plain corner boards and window surrounds, and large, glass storefront

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windows are some of the characteristics of the buildings along historic Front Street. This style of building was erected between 1880 and 1909, and can be found elsewhere in the Reserve where commercial or service-oriented businesses developed--specifically in San de Fuca and Prairie Center. Some excellent examples of this type and method of construction include Pat's Place/Tyee Cafe (c. 1905), Puget Race Drug Store/Old Town Shop (1890), Judge Still's Law Office/The Cove (1909), Liberal League Hall/San de Fuca Community Chapel (1906), the Elkhorn Saloon (1883), and the Coupeville Cash Store (1886). Tom Howell's Barbershop (formerly Mitchell's Antiques), was built in 1936 following the stylistic designs already in place on Front Street: it is a 1-story, wood-frame building with horizontal lapped siding, a decorative parapet, and two transomed entry doors flanked by large glass storefront windows. Although erected years after the main period of false front construction, this building maintains the rhythm, design and materials found in the other Front Street buildings.

Front Street also has commercial structures that are not of the false front style of construction. These range in date from the 1870s to the early 20th century. Typically small in scale (1 story), they are of wood-frame construction with horizontal board siding, gable roofs, and plain door and window surrounds and corner boards. The Sedge Building/This 'N That Shop (1871) has a Greek Revival style entrance with a central recessed entry with transom lights above large multi-paned glass storefront windows; it also has a significant amount of architectural detail in its decorative trim--Eastlake Style in its application--around the fenestration on the primary (Front Street) facade. The Samsel/Zylstra Law Office (1904) appears more vernacular in its appearance: it has a jerkin-head roofline, horizontal wood siding, plain door and window surrounds, corner boards, and a pedimented center entry. The 3-story Glenwood Hotel stands as a lone sentinel on the east end of Front Street facing the cove. Its design, materials, and workmanship continue to reflect the era in which it was built (1889); it has Queen Anne style elements, including a 2-story bay window, bracketted cornice, and multi-paned windows.

Other buildings and structures of significance reflecting Coupeville's development into a sizeable and stable community are the churches and their associated buildings, the Masonic Lodge, former schools, and the wharf and dock. These properties, some previously listed in the 1973 National Register nomination form, are integral components of the cultural landscape, although the churches, for example, must be considered exceptions under the criteria for listing in the National Register. See attached inventory cards for specific information about each property.

The Congregational Church, now St. Mary's Catholic Church, was built in 1890. It is an imposing structure, sited on a knoll overlooking the town of Coupeville. The large structure has intersecting components and a striking belltower on the northwest corner, creating an interesting if not complicated building form in the Queen Anne style. In 1934, the Corporation of the Catholic Bishop of Seattle purchased the building and since that time has been known as St. Mary's. In 1988, non-historic vinyl siding was placed over the original wood siding which is still intact beneath, and a new addition was placed to the east. The

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addition is clearly distinguishable from the original, and is used for services and educational purposes. Despite these changes the church retains integrity and remains an important architectural landmark for the community. The removal of the vinyl siding on the historic church is an option should the parish desire to restore the church to its original appearance. A home for the church's reverend was built directly across the street from the stately Victorian structure. Built in 1899, Reverend George Lindsey's house is reminiscent of the church: intersecting gable roofs with decorative Queen Anne style woodwork, bracketed cornices, a wrap-around porch, and bay windows are a complement to the ornate church across the way.

The Methodist Church was built in 1894 by local builder Howard Lovejoy on the site of the original Methodist church which had burned down the previous year. It is a rectangular wood frame structure with a gable roof and intersecting gable-roofed projecting bays on the north facade. A square belltower is attached to the northeast corner of the building. Gothic arched windows and decorative woodwork create an ornate ecclesiastical structure. In 1908 a building was added to the property to the west of the main church; in later years, this structure was connected to the church. While compatible in materials, scale, mass, and shape to the original church, it is clearly discernible from the Queen Anne style church of the late 1890s, and does not diminish the integrity of the historic building. The Methodist Church built a parsonage in 1889 to the north of the church, in the town of Coupeville. It is wood-frame, square, hip roofed, 2 story, with a simple front porch across the north facade and a bay window on the east facade. Two over two windows, plain window trim and corner boards, and stickwork-like patterning in the cornice beneath the overhanging eaves of the roof create a vernacular building of simple elegance. An addition that duplicates the original historic design and pattern of the house was built in the mid-1980s. This addition does not diminish the historic or architectural integrity and significance of the property.

The Masonic Lodge building was constructed in 1874 by John Alexander. It is a simple, large, rectangular building, 2-1/2 stories in height with a gable roof. Heavy fluted Doric columns support a one story overhang which creates a front porch on the east side. The building appears much as it did historically except for the addition of asbestos shingle exterior siding and a small, gable roofed entry overhang on the south facade. A prominent landmark along Coupeville's Main Street, the Masonic Lodge still retains its historical associations to the community.

Coupeville's wharf and warehouse were built c. 1900-1905. The wharf extends 400 feet out into the water and is constructed of wooden piers and heavy planks. Sited at the end of the wharf and supported by piers is the warehouse. It is a rectangular frame building covered with shiplap siding and an intersecting gable roof which creates a hip-roofed appearance on the southwest facade. Extensions and additions include a square tower, which was removed c. 1987, a small, shed-roofed addition on the north side, and a small, wood-frame, shed-roofed storage building on the deck of the wharf (detached from the warehouse). The structure, after sitting dormant for many years, was adaptively re-used to house a restaurant/supply store for boaters and visitors. This resulted in windows being added to the south, east and north

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facades. These changes have been positive for the long-term preservation of the building. Two floating boat docks attached to the east end to accommodate the growing numbers of boaters visiting historic Coupeville were added in the 1980s. None of these additions or alterations has detracted from the property's historic or architectural significance. It represents the continued use of simple, unadorned structures built for functional purposes that are found throughout the Reserve.

Another major impact on settlement patterns on central Whidbey near the turn of the century occurred as the military began construction of Fort Casey on Admiralty Head. The need for a military post on Whidbey Island was clear. Bordering the Strait of Juan de Fuca, central Whidbey formed the gateway to all of Puget Sound and in the era of Naval fortifications it had great strategic importance. Fort Casey Military Reservation was built in the central portion of the island on Admiralty Head as part of a three fort defense system designed to protect the entrance to Puget Sound. Forts Flagler and Fort Worden across the inlet were the other two installations which kept guard against hostile fleets entering the Sound and attacking the cities of Seattle, Tacoma, Olympia and Everett. Technological advances in the science of warfare made fixed coastal batteries obsolete during World War II, and Fort Casey was soon determined to be no longer needed for national defense purposes. But Fort Casey is significant as a unit in the first adequate project undertaken by the U.S. for the protection of the important section of the Pacific Northwest lying north of the Columbia River, and it is a superb example of a type of defense installation which was once of major importance in the military program of the U.S. It is symbolic of a great strategic idea which once dominated American military planning (Hussey 1955, 6).

The military began acquiring land for defense as early as 1850. This land, with an additional 150 acres on and around Admiralty Head, became the construction site of the fort beginning in 1897. Land had to be purchased from Dr. John Coe Kellogg, who had claimed property which included all of Admiralty Head and extended for some distance to the east along the shore of Admiralty Bay as part of his Donation Land Claim in 1853, except the northern part of the neck. Kellogg's first home on his new property was a small log cabin located at the edge of a 10 or 11 acre field near the southern tip of Admiralty Head. Years later, when the Army began to construct the Fort Casey gun emplacements, the cabin was remodeled and used as an office for the supervising engineers. Kellogg and his family did not live too long at the point, and soon built another home at Smith Prairie. Kellogg sold his 123 acre parcel to the government on April 20, 1897. An additional tract of about 27 acres was purchased on January 18, 1899 from Albert H. Kellogg and Lillian B. Kellogg. This was located immediately to the east of Admiralty Head, occupying the sandspit between Crockett Lake and Admiralty Bay. Additional lands were purchased as needed, bringing the total number of acres to 525.45 acres for the reservation (Hussey 1955, 8,10-11,28,31).

Materials, received at the fort's wharf and dock on Keystone Spit, travelled overland by wagon and mule (and later a small railroad) to various locations. As part of a growing military complex, additional roads, sidewalks, streetlights along Keystone Spit, a variety of

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buildings, numerous gun emplacements and batteries, and many other elements were added to the rural landscape in a short period of time. Large amounts of timber were cut between the years 1900-1917 in order to provide the raw materials for barracks, bunkers, residential quarters, storehouses, officer quarters and various other support structures. Keystone became a major wharf, drawing traffic to it and affecting transportation networks over the entire island. Large volumes of earth were moved in the construction of the installation, which had a significant impact on the physical landscape of central Whidbey Island.

In 1900, the first contingent of troops arrived on central Whidbey, and by 1910, the number of troops stationed at the fort reached 400. This large influx also had a significant impact on the social and economic climate of the existing community with both immediate and long-range effects. While the military supplied many of its own internal services, the raw materials and human resources needed in creating and maintaining the fort reached beyond the boundaries of the military reserve. The military became dependent upon the local community for both food supplies and people to assist in supplying services or to complete specific work projects for the installation. In many ways, the fort itself became a social center for central Whidbey. Townspeople attended ballgames, dances, movies, and other social events held on the expansive parade grounds. Over the years, many local young women married soldiers stationed at the fort and they often settled permanently on the island.

The small commercial center known as Prairie Center developed during this time. Sited at the intersection of several important roads linking Admiralty Head and the prairies to Coupeville and Coveland, Prairie Center catered to both the agricultural community as well as to the enlisted men stationed at Fort Casey. Pat's Place, located in the heart of Prairie Center, was built in 1905 by a retired military soldier and continues to serve the community today in much the same capacity as it did historically. Small residences started to infill the open space along South Main street leading north towards the cove, and south towards the fort, resulting in Prairie Center becoming more than just a crossroads in the prairie.

One of the first structures erected in the Admiralty Head area, and pre-dating the military fortification, was a lighthouse, to aid ships in navigating around the protruding landform. The original lighthouse was an unimpressive structure erected in 1861 on the brow of the bluff at the very southern tip of the point. It was made of wood and mounted only a small lamp atop its low, white, square tower. It remained useful for many years until it was replaced by the structure which still stands today (Hussey 1955, 13). This second lighthouse was built in 1901. It is a striking structure, constructed of brick with a stucco exterior painted white; and designed in the Classical Revival style. It is 2-1/2 stories in height and appears irregular in shape, with its intersecting gable and hip-roofed components massed to appear as distinct elements. A 3-story tower which formally held the light is anchored at the southwest side of the main structure. Distinct features of the building include 1/1 double-hung sash with arched window surrounds; keystones and radiating voussoirs; a classical arcade on the south facade with rondells; a decorative wrought-iron rail and decorative panelled door; string course and water table; and a stepped parapet with a finial on the south facade. No longer

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used as a lighthouse, the building became an interpretive center for Fort Casey State Park after the military surplused the installation and Washington State Parks took over management of the property.

By 1900, fifty years of logging had carved the forests of the islands into a patchwork of virgin timber, second growth, and burned lands. Virtually no sections of the county remained untouched by the axe, but substantial amounts of prime timber still remained. During the next thirty years, loggers cut or recut land in new ways using new technology. Steam technology gave loggers the capability to take logs out of the woods so efficiently and so cheaply that the exhaustion of commercial forests in the county became foreseeable. Immigrants were moving into previously unsettled areas of the county and they needed and demanded schools, roads, and services (White 1980, 95-6). The forests viewed today in the Reserve are not original woodlands.

By the early 20th century the landscape of central Whidbey--the buildings, fields, roads, towns, and military structures--reflected a complex of interrelated events, trends and physical change that in a very real sense carried human history into the fabric of the land itself.

The historic resources associated with the period of community development (1871-1910) and significant under the themes of ARCHITECTURE, AGRICULTURE, COMMERCE, TRANSPORTATION, RELIGION, EDUCATION, RECREATION/TOURISM and MILITARY are as follows:

[\* denotes 1973 National Register listing]

## ARCHITECTURE:

\*Elisha Rockwell House, 1890; \*Dr. White House, 1894; \*Clapp House, 1886; \*E.O. Lovejoy House, 1890; \*Jacob Jenne House, 1889; \*John Gould/Canty House, 1894; \*John Kineth Sr. House, 1887; \*Albert Kineth House, 1885-6; \*James Zylstra House, 1889; \*Ernest Watson House, 1886; \*A.B. Coates House, 1892; \*Highwarden House, 1888; \*Alvah Blowers House, 1874; Leach House, 1883; \*Captain Holbrook House, 1874; \*Cyrus Cook House, 1876; \*Horace Holbrook House, 1895; Frain/Burton Engle House, 1892; Sunnyside Cemetery; \*Reverend Lindsay House, 1889; Methodist Parsonage, 1889; Grove Terry House, c. 1880; \*Fred Nuttal House, 1888; \*Jacob Straub House, 1890; \*Sam Keith House, 1895; \*John Kineth Jr. House, c. 1897-1900; \*Will Jenne House, 1890; \*Sam Hancock House, 1891; \*Gillespie/Bird House, 1891; \*LeSourd House, 1892; \*Parker House, 1890; \*John Gould House, 1896; \*Ed Jenne House, 1908; \*Captain Thomas Kinney House, 1871; Sam Crockett House, 1890; \*Monroe/Kennedy House, 1899; Hingston Rental House, 1880; Armstrong/Trumbell/Iverson House, 1905; \*Armstrong/Scoby House, 1895; Van Dam Place, 1904; "Windy Hill," c. 1890; Art Holmburg/Darst Rental House, c.1905; Carl Gillespie House, 1903; Nichols/Bennett House, 1893; \*Sargeant Clark/Madsen House, 1892; James Wanamaker/Martin House, 1892; Bearss/Barrett House, 1893; Morris/Reynolds House, 1910; Ives/Jefferds House, c.1890; Stark/Jefferds House, 1890; Charles Angel/Rojas House, c. 1890; Newcomb Property, c.1908; Newcomb

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House, c.1908; Benson/Dole House, c.1890; Mock House, 1904; Johnson Rental/Howe Property, c.1900; Booth House, 1905; King Place/McCabe House, 1905; Black/Lindsey House, c.1900; First Methodist Parsonage/Jefferds Rental House, c.1880; Hesselgrave/Bagby Rental House, 1890; Clapp/Ghormley House, c.1890; Ervin Rental House, c.1890; Chris Solid House, c.1906; Chromy House, c.1905; Howard/Lindsey/Staal House, c.1890; Coupeville City Hall, c.1900; Vaugh/Anderst Rental House, c.1910; Williams House, 1896; Thomas/Sullivan House, 1910; Libbey House, 1904; \*Whid-Isle Inn, c.1905; Walton Aubert House--Fiddler's Green, 1907; Ralph Engle Farm, c.1900; John LeSourd/Sherman Farm Housing, 1888; Glazier/Herrett House, c.1892; Gallagher Place/A. Sherman House, 1890; Old Boyer Place/Wolf House, c.1900; Tuft House/Dale Sherman Property, 1908; John Gould/Miller House, 1910; Schulke/Steadman House, 1910; \*San de Fuca School, 1903; San de Fuca Community Chapel, 1906; Dr. White's Office, 1905; Pat's Place/Tyee Cafe, c.1905; \*Masonic Lodge No. 15, 1874; \*Gillespie Meat Market, 1887; \*Terry's Dryer, 1897; \*Puget Race Drug Store/Old Town Shop, 1890; \*Elkhorn Saloon, 1883; \*Coupeville Cash Store, 1886; \*Sedge Building, 1871; \*Glenwood Hotel, 1889; \*Island County Abstract Office, 1890; \*Island County Times Building, 1906; \*Judge Still Law Office, 1909; \*Whidbey Mercantile Company, c.1875; \*Island County Bank/Vracin Office, 1892; Samsel/Zylstra Law Office, 1904; Coupeville Courier Printing Office, c.1905; Courthouse Vault, 1891;

## AGRICULTURE:

Charlie Mitchell Barn, 1900; LeSourd Grainery and Barn, 1900-1923; Hancock Grainery, c.1895; \*Cyrus Cook House, 1876; \*John Kineth Jr. Farmhouse, c.1900; Ralph Engle Farm, early 1900s; \*Harmon/Pearson/Engle House, 1907,1927; Gallagher Place/A. Sherman House, 1890; \*Samuel E. Hancock House, 1891; \*Ed Jenne House, 1908; \*Elisha Rockwell/Engle Farm, 1890; Gilbert Place/Eggerman House, n.d.; Tuft House/Dale Sherman Property, 1908; \*Sam Keith House, 1895; Reuble Farm, 1921; Old Anderson Place, 1902;

## COMMERCE:

Pat's Place/Tyee Cafe, c.1905; \*Puget Race Drug Store/Old Town Shop, 1890; \*Elkhorn Saloon, 1883; \*Coupeville Cash Store, 1886; \*Sedge Building, 1871; \*Glenwood Hotel, 1889; Fisher/Hingston/Trumbell General Store, c.1903; \*Gillespie Meat Market, 1887; \*Terry's Dryer, 1897; \*Island County Abstract Office, 1890; \*Island County Times Building, 1906; \*Judge Still Law Office, 1909; \*Whidbey Mercantile Company, c.1875; \*Island County Bank/Vracin Office, 1892; Samsel/Zylstra Law Office, 1904.

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## TRANSPORTATION:

\*Coupeville Wharf and Dock, c.1905; Ebey's Landing (landform).

## RELIGION:

\*Methodist Church, 1894; \*St. Mary's Church, 1889; Methodist Parsonage, 1889; First Methodist Parsonage, c.1880; \*Reverend Lindsey House, 1889.

## EDUCATION:

\*San de Fuca Schoolhouse, 1903; \*Old Grade School, 1890; \*Masonic Lodge No. 15, 1874.

## RECREATION/TOURISM:

\*Whid-Isle Inn, c.1905; Newcomb Property, c.1908; Newcomb House, c.1908; Walton Aubert House--"Fiddlers Green", 1907; Schulke/Steadman House, 1910.

## MILITARY:

\*Fort Casey Military Reservation, includes Casey Conference Center and Fort Casey Officers' Quarters/Bed and Breakfast, lighthouse, remnant wharf and building, remnant bridge, storage buildings, pump house, and Coupeville City Hall, 1900-1911.

Dating from between 1871 and 1910, these resources are significant under National Register criterion A, for their association with the era of community development (agriculture, commerce, transportation, religion, education, and the military all being important themes during this historical era); and under criterion C, because they represent distinctive styles of architecture and types and methods of construction dating from the period of community development. These resources continue to reflect these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible property.

The Fort Casey Military Reservation may also be eligible for the National Register under criterion D, because of all of the remnant structural elements that are extant throughout the property. Because the area has not been surveyed for historical archeological resources, this criterion will not be considered for this amendment.

COMMUNITY STABILIZATION AND TOURISM/RECREATION DEVELOPMENT,  
1911-1945

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The community of central Whidbey Island remained relatively stable over the next several decades. Coupeville's growth was gradual, with new residential neighborhoods and Prairie Center spreading the city south and east. During World War I, military activity increased at Fort Casey with the construction of map rooms and gun escarpments. Though never actually fired at enemies, the guns at the fort were among the largest on the West Coast. The presence of the fort continued to have positive social and economic impacts on the rural community.

A movement to get people to settle on logged-over lands in the county was not successful. These lands were neither fertile nor ready for the plow. Elsewhere on the island things were changing faster. Island County's population doubled between 1900 and 1910, and continued to increase during the 1920s; the number of farms in the county tripled between 1900 and 1920. The Depression had repercussions and the county lost population between 1920-30 and the number of farms decreased. Most farmers turned from crop farming to other types of agriculture. In Island County this meant dairying, raising poultry, and growing berries. Dairy farming, as measured by the number of milk cows, dominated county agriculture, reaching a peak around 1916. After the war, chicken raising boomed. It was chicken farming and berry farming that supported agriculture between the wars. No matter what type of farming was undertaken on these logged-over lands, these farmers had to compete with the farmers growing crops on fertile prairie lands (White 1980, 114-5, 118, 128-9).

Agriculture continued to dominate land use in the prairies. In San de Fuca, however, soils could not withstand intensive crop production and many farmers switched to less intensive feed crops and pasture lands. Two new trends, tourism and recreation, brought new changes to the landscape, just as they continue to influence the economy and physical development of the Reserve today.

By the 20th century, the geographic isolation of Whidbey Island from the mainland had become more figurative than real. Only a few miles away, urban centers such as Seattle were spreading. Island County remained primarily rural--a countryside of farms, logging camps, and small villages. But its proximity to rapidly developing places was readily apparent (White 1980, 142).

The county was becoming more accessible. Following the sailing ships of the 19th century, steamship and ferry travel remained the only means of access to Whidbey Island into the early 20th century. A new ferry service began across Deception Pass in 1913, supplementing the regular steamers from Seattle to Coupeville and Oak Harbor. A summer ferry from Keystone to Port Townsend on the Olympic Peninsula began to operate about the mid-1920s (White 1980, 142-3). The steamer "Fairhaven" connected Coupeville, San de Fuca and Monroe's Landing (to the north) directly with Seattle on a daily basis. In the 1920s, ferry service linked Whidbey Island with the mainland at the south end of the island.

As the automobile became a household item, Whidbey Island residents sought the

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construction of a bridge to the mainland at Deception Pass to the north. The Deception Pass Bridge Association, during the "Good Roads" movement, lobbied strongly until it received its wish in 1935: a bridge was completed linking the north end of the island with the mainland. Years of isolation ended with a ribbon-cutting ceremony atop the bridge that spanned a treacherous but beautiful water passage. Boosters for the bridge, who had been fighting for one since 1908, hailed the bridge as the dawn of a new era for the island, and finally Whidbey's scenic beauty would be "...easily accessible to all" (White 1980, 143).

The island was promoted as a place for wonderful outings and romantic interludes. By the 1920s, automobile owners could participate in special Sunday tours of the island. City dwellers came to Whidbey and rented cabins for the day, a week or longer. Some even built cottages in the woods and along shorelines. Visitors enjoyed the pleasant weather while sightseeing, beachcombing, or just resting and relaxing. In 1929, Coupeville began the Water Festival, which was held annually until the 1940s and recently revived for the first time in 1992 (White 1980, 143).

Providing for the needs of summer visitors became a significant part of the county's economy and land use was increasingly influenced by demands for recreation. Scenery and recreation became new ways of promoting economic development and growth, which ultimately provided additional tax revenue for the county (White 1980, 146).

Most of the tourist industry first focused on Penn Cove because of its recreation potential and scenic views. In 1901, Lester Still, a local lawyer, judge (first one in the area), and entrepreneur, purchased property near Coveland and began a resort development. The property, a densely-wooded point projecting from the cove's south shore, came to be known as Still's Park. By 1907, small wood frame cabins existed in conjunction with a larger structure, the Whid-Isle Inn. Constructed of logs and overlooking the cove, this 2-story rustic hostelry welcomed both locals and visitors from Seattle and elsewhere. Arriving by steamer at the Inn's landing, guests enjoyed a quasi-wilderness experience which included boating, fishing, and relaxation. Before long, the Whid-Isle Inn gained a solid reputation for good meals and hospitality, eventually drawing more than seasonal guests. While the automobile replaced the steamship and contemporary seasonal and permanent homes replaced Judge Still's cabins, the picturesque inn continues to attract guests year-round.

East of Still's Park along Penn Cove, a small beach resort catering to the "recreation-minded" developed at Good Beach. For many years, the Smith family owned nearly all of Good Beach and its tidelands. In the 1910s and 1920s, they built several small cabins with the intention of renting them out to fishermen. Lining the beach, tourists could spend the night in these cabins for a few dollars. Adjacent to the cabins, Frank Pratt, Jr., a wealthy local property owner, had two small boathouses built to protect and store his valuable hand-made teak sailboats. Over time, the attraction of the cabins diminished and the Smiths sold off parcels of Good Beach. The cabins were moved back from the shoreline to make way for larger homes, or torn down. Two cabins stand today nestled in the trees that define the boundary of Good Beach. The two boathouses also remain intact, appearing much the same

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as the day they were built.

Across the road from the Whid-Isle Inn, Kennedy's Lagoon opened in the 1920s catering to tourists and locals. Gil Kennedy, a former sheriff, believed his property was an ideal spot for swimming and fishing. He built small cabins and had a supply store and gas station for his guests. For a daily fee, swimmers could use the lagoon and the diving platform Kennedy built in the saltwater pond. In the 1950s, the land around the lagoon was subdivided and a few year-round residents replaced most of the small cabins, but the character and scenic qualities of the lagoon have been preserved.

By the 1920s there were numerous summer homes on the island and the desire for more led to demands for more and better roads to be built along the shorelines to open the area up for further summer home development. By the end of the 1930s, catering to summer visitors and summer residents had become a big enough business to rank with logging and agriculture in the economic hierarchy of the county (White 1980, 147). The vicinity of Penn Cove became the chosen location for these second homesites. Land was available and views were lovely. Points of land jutting out into the water, including Blower's Bluff on the north side of the cove, Snakelum Point, Long Point, and Good Beach were some of the more desirable areas to build summer residences or cottages.

If any one architectural style can characterize this era, it would be the popular Bungalow Style. The popularity of this building type was based on its economical attributes (it was inexpensive to build) and it provided comfortable living spaces. Beginning in 1910, examples of this style were built within the Reserve. Low gable rooflines, extended eaves supported by knee braces, long porches to take in cool breezes and scenic views, and simple architectural details are the primary characteristics of these homes and cabins. The Howell House (1915), the Ed Clark House (1917), the Chancey House (1916), the Henry Arnold House (1923), and the Bergman House (1938) are examples of this style of construction. As the 1920s approached, more elaborate bungalows were constructed. Otto VanDyk, a local contractor, built many residences in this style. The finest and only Craftsman style bungalow in the Reserve is the Cushen House built c. 1916 by VanDyk. Additional bungalows by him and others include the Higgins House (1917), and the Partridge House (1920) in Prairie Center. These and others contribute to our understanding of this important era in Reserve history.

In the late 1920s and in the early 1930s, a small amount of building occurred although the Depression slowed construction down considerably. Often times small beach cottages were transformed into larger, more substantial (though still modest) homes such as the Fisher Place in Kennedy's Lagoon, built in 1928. Some new homes were constructed maintaining the designs of the old; the Melvin Grasser House, for example, was built in 1932 and continues the scale and massing of the vernacular farmhouses of the 19th and early 20th centuries; and the Smith Cottage, built in 1933 near Good Beach, was built with materials sympathetic to the surrounding environment.

The 1930s were a period of severe stylistic simplicity in Coupeville, but around Penn

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Cove, a few homes were built with some attention to architectural detail and a sensitivity to the environment in their design, scale, and materials. The O'Leary Cottage and the McAllaster Cottage at Snakelum Point are examples of unique beach homes along Penn Cove; they are picturesque in their design, materials, and workmanship, and their size and scale reflect this early era of second or summer home building.

For the most part, though, the structures built during the 1930s were extremely plain in design, scale and massing, all evidence of the economic climate and the overall changes that architecture was going through in this country. The Morris House built in 1930, and the Clark House built in 1938 are good examples of residential buildings reflecting this era of Reserve history. Simple shapes, uncomplicated rooflines, plain and few windows, and a generally unadorned building represents the building appearances during this era.

Commercial buildings erected in the Reserve during the 1920s and 1930s also reflect the downturned economy and financial constraints of the community. Very few commercial buildings were built during this time. The Cushen Ford Garage was built in 1925 (now Mariner's Court); this structure retains its overall shape, massing, and scale, and elements of its original design are still evident (its coped parapet) despite the addition of board and batten siding over the original concrete finish on the north and west facades of the building. Three buildings with similar characteristics were constructed in 1930: Dean's Chevrolet in Prairie Center (demolished in the late 1980s due to its deteriorated condition), and the Auto Barn and Telephone Exchange in Coupeville. These buildings were blocky, 1-story stucco buildings with coped or stepped parapet walls that served as their only ornamentation. The former fire hall, built in 1937, is another example of this building type. This blocky structure is two stories, has a flat roof with a coped parapet and a smooth stucco finish, the latter characteristics of the Art Moderne style. Some time between 1968 and 1970, the Island County Historical Society Museum remodeled the building, closing in the firetruck door opening with diamond pane windows and adding shutters and brackets salvaged from a house that burned in nearby Prairie Center. Despite these alterations, the building is still recognizable as a commercial building with Moderne elements; there is some interest in the community to restore the old fire hall back to its original appearance. The old post office on Front Street, formerly a laundromat and gift shop, is another example of the typically stark Art Moderne style. Built in 1938 by a local contractor, it was used as Coupeville's Post Office until 1956. The building then served as a laundromat until 1992, when it was converted to a small gift shop, and is now a liquor store. This small building fits into the streetscape of historic Front Street in its size, scale, and mass; its materials, concrete block and metal industrial style sash windows, its flat entry overhang with rounded corners, and its broken parapet, exhibit the Art Moderne ornamentation of this commercial building.

This austere architectural styling is evidence of the modern materials used for constructing commercial buildings at this time in the popular Art Moderne style. Metal industrial sash windows or large plate glass windows are other features of this style which lasted into the 1950s. These buildings reflect changes in building technology and practices

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and are contributing elements to the cultural landscape.

The County Courthouse building, located between Main Street and N.E. Center St. and fronting onto N.E. 7th Street, is a Moderne Style building constructed in 1948. It replaced Coupeville's original courthouse, a Queen Anne Style building designed and built by E.O. Lovejoy, a local and prominent contractor, in the 1880s. It is a large, imposing structure, a reflection of its function, use and stature in the community. It faces north, to overlook the visitors who would have arrived by boat at the Coupeville wharf, and those travelling by car via Parker Road, the only road into town until the 1970s. Its siting on the crest of the hill further emphasizes its place in the community. With the arrival of the highway to the south of town, visitors now approach the courthouse from behind.

There is no inventory card for this building; it was not even forty years of age at the time the NPS conducted the inventory, but it was apparent even then that this was a notable structure worthy of recognition in the historic district. The Moderne Style courthouse can be described as follows: Concrete construction with brick and granite veneer. Rectangle; central bay flanked by extended bays on east and west (3 bays wide); 2-story; smooth concrete exterior; flat roof; center entrance in central bay on north facade. Exterior features include multi-paned industrial metal sash (original) and 2/1 and 3/1 fixed/hopper style metal sash on facades; plain coping along roofline; 5 recessed piers with granite panels and metal sash above on north facade; granite veneer has 3 decorative classical motifs inscribed on north facade above entry and fenestration; Moderne lettering denoting "Island County Court House" on north facade; brick banding and courseline between fenestration in east and west bays; corner windows on north facade; wide concrete entry "plaza" leads to 3 low steps flanked by pairs of concrete "piers" with hipped caps; new entry doors and enclosure of windows on south (rear) facade to accommodate elevator. Notable features include interior painted wall murals; exterior plaque reading: "In honor of the founder of Island County and his wife Colonel Isaac Neff Ebey-Rebecca Whitby Ebey, 1818-1857/1822-1853, Whidbey Island's first permanent settler 1850. Proposed the separation of Island County from Thurston County which was adopted on January 5, 1853. Killed by the Haidah Indians August 10, 1857. Presented by the citizens of Island County". A second plaque reads: "Island County Courthouse, erected 1948 A.D., Board of Commissioners: John R. Vanderzicht, Chairman, Carl J. Helland, Horace E. Best. Architect: William Arild Johnson, Contractor: T.D. MacNeil".

This structure continues to serve the community in its original capacity. Plans are underway to expand the overall county complex. Undoubtedly, these plans will have some impact on this building, the Reserve's classic example of the Art Moderne style. Although not yet 50 years of age, this prominent building retains integrity and is significant on architectural grounds as an excellent example of the Art Moderne style. It contributes to our understanding of Reserve history by the architectural style it reflects. Because it is a component of a historic district and is the only building less than 50 years of age being nominated in this amendment, it does not need to meet criteria consideration G.

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Activity in the central Whidbey area began to slow down, especially during the 1930s. The Great Depression had far-reaching effects in the area. Small subsistence farms started up in Coupeville where room allowed. A limited amount of new building occurred during this time, but more often structures were moved and reused. The Reserve has a history of buildings and structures which have been moved from their original locations, rehabilitated, and reused elsewhere in the vicinity. Buildings have been relocated from Front Street, and placed in new locations in town; houses in the prairie have been relocated to city lots. With money scarce, older structures were rehabilitated. The beach along the Strait of Juan de Fuca proved to be an excellent source of wood for additions, barns, sheds, and other outbuildings. Another source of building materials was Fort Casey. On caretaker status between the first and second world wars, the military held a public auction in which entire structures as well as building materials were sold and removed from the post. These structures can be found in San de Fuca and throughout Coupeville.

By the close of the 1930s and after World War II travel restrictions were lifted, economic conditions began to improve and tourists again began to visit the area. By the late 1940s, Seattle and other mainland residents rediscovered Penn Cove and began building vacation homes. Much of the beachfront along the cove was subdivided in the early 1950s. Homes were built along the bluffs overlooking the water and down at Snakelum Point. Much larger than the rustic cabins of the 1910s and 1920s, these homes were nevertheless carefully sited to protect the natural character of the shoreline. An appreciation of the environment was also evident in the selection of the building materials which often blended with the woodlands or beachfront.

The increasing number of second or vacation homes around Penn Cove today reflects the continued impact of this earlier trend. Additional housing needs were created by the construction of the naval air station, Ault Field, in Oak Harbor in the 1940s and the subsequent numbers of military personnel stationed there, as well as retired military. Subdivision of lands in Coupeville, San de Fuca and on the ridge east of Crockett Prairie occurred beginning in the 1950s to provide year-round residences for these increasing numbers of active and retired military personnel. The subdivisions, typical of the times, developed most often in agricultural lands, establishing neighborhoods or districts distinct from their surroundings. In conjunction with the building of Ault Field, houses were moved from the site of the incoming airstrip and moved into Coupeville and elsewhere in the Reserve. Interestingly, homes in the way of Interstate 5 construction in the Seattle area were also moved into the central Whidbey area by water via barges. There is a long history associated with the recycling of existing structures both in the Reserve and on the island in general, as these converted and relocated houses indicate.

During this era of community stabilization and the growth in recreation and tourism, Fort Casey experienced several changes in how the historic military fort operated. During the first several years after World War I, the Army had every intention of maintaining Fort Casey as an active and strongly garrisoned post. In 1920, for example, plans were made to install

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two anti-aircraft batteries in the northern section of the reservation. These batteries were constructed, but by 1937, these batteries were listed as "vacant." There was a small amount of construction during the early 1920s, with a filter and store house being built at this time. Then the Army entered one of its periods of austerity, and the Fort was placed on caretaker status. Only a small force, as small as one platoon at one point, was kept at the post to guard and maintain the property. This remained the status until World War II (Hussey 1955, 43-44).

Fort Casey became active once again as the United States began to increase its military strength in reaction to the conflict occurring in Europe beginning in 1939. Fort Casey was a unit in the military command known as Harbour Defenses of Puget Sound. Fort Worden (the largest and the headquarters of the command), Fort Flagler, and Fort Whitman were the other units in the command. An allotment in 1940 provided the funds necessary to expand the fort's infrastructure to accommodate increasing numbers of troops. In 1941, twenty-four new buildings were completed, most of them located along the south edge of the parade ground in the area once occupied by the barracks built at the turn of the century (these had been torn down due to their deteriorated condition). The new facilities included nine barracks, a mess hall, post exchange, company store, theatre, hostess house, company recreation hall, administration building, guardhouse, infirmary, storehouses, and a water reservoir. The buildings were almost all built as temporary frame structures. By June of 1941, there were 400 men stationed at the post (Hussey 1955, 45).

During this time of military build-up at Fort Casey, a second military installation went in to the north, along the island's west coast near Point Partridge. Several bunkers and gun emplacements were located at Fort Ebey, to assist and aid in the coastal defense system. This was a much smaller operation than that of Fort Casey, and its useful life was short-lived. Like Fort Casey, Fort Ebey's fortifications and associated structures are important historical elements of the cultural landscape of the Reserve.

After World War II, the Fort Casey military reservation fluctuated between being an active training post and being on caretaker status. In 1950, the Army announced that the battalion stationed at the fort was to be transferred to Fort Flagler as a means of saving money, and Fort Casey was back on caretaker status (Hussey, 46). In 1954, the property was declared surplus and transferred to the General Services Administration (GSA), which became the landlord for 123 buildings and other structures. Fort Ebey was also declared surplus at this time. The only land that was not turned over to GSA was a tract of 12 acres encompassing the Keystone Harbor Ferry slip and small boat basin, a facility constructed by the Army Corps of Engineers during 1947-48. The Corps continues to maintain this facility today.

In 1954, GSA set out to surplus the old fort. The property was put up for disposal and several public and private interests purchased sections of the former military tract (Hussey 1955, 47). Washington State Parks and Recreation Commission took over ownership of Admiralty Head, including most of the gun batteries and emplacements and the lighthouse. Washington State Parks operates Fort Casey State Historical Park today, providing camping, picnicking, and scuba-diving facilities along with trails and gun batteries and emplacements to

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explore. Admiralty Head lighthouse houses a state park exhibit interpreting the history of the Fort Casey military operation. Budget cuts within the state park system forced the park to find alternative ways of keeping the lighthouse open to the public. In 1994, Washington State Beachwatchers, a non-profit environmental education group, took the lead and offered to rehabilitate the interior of the lighthouse for use as their office space in exchange for keeping the interpretive center open during the busy summer season.

Seattle Pacific University (SPU) acquired title to another part of the former military reservation in 1956. SPU took over ownership of the historic parade ground and the building infrastructure surrounding that large open space, which included the World War II barracks, other associated buildings, and the older Queen Anne style Commanding Officer's House and the Enlisted Officer's Housing. Today, the Casey Conference Center, as SPU calls its satellite campus, uses the former military residences, storehouses, gymnasium, and other support structures for their year-round educational and recreational activities. A small parcel was sectioned off to the north of the parade ground, which included a row of Officers' Quarters and the fort's physician's quarters. This property was purchased by the Hoenig family in 1956. The Hoenigs used the buildings as rental apartments before restoring the structures and reopening them as the Fort Casey Inn, a bed and breakfast/conference facility. In 1994, the Hoenigs were given an award by the Central Whidbey Historical Advisory Committee for the preservation work the Hoenig's undertook on these significant historic structures.

Fort Casey has a long history of surplus old buildings and erecting new ones. Buildings and structures no longer needed for military use were sold as buildings or for scrap by the Army, and found their way into the community of the Reserve. For example, the Arnold Farm, located in the San de Fuca Uplands along Arnold Road, has a former Fort Casey outbuilding; the slate roof is the feature which provides the clue to its origins. Other former Fort Casey buildings are homes today, some so altered that anything reminiscent of the fort has disappeared as new owners adapted the buildings to suit their needs. Others are still evident, like Town Hall, located on the corner of N.E. Center and N.E. 7th Streets in Coupeville.

In addition to the many buildings that resulted from both tourism and military activities, new transportation networks developed and old ones improved. Regular ferry service connecting south Whidbey Island to the mainland began in the 1920s. In 1935, the opening of the Deception Pass Bridge assured easy access to the north end of the island. These improved circulation networks, coupled with the establishment of the Naval Air Station near Oak Harbor boosted the local economy and after forty years of relatively little growth, the permanent population of Coupeville doubled in the ten years between 1950 and 1960.

In 1978, after years of trying various means of protecting these heritage lands with their tremendous scenic views and great recreational potential from overdevelopment or insensitive development, members of the community worked with local Congressman Lloyd Meeds to secure protection for the area through the passage of legislation. As part of a large omnibus bill, Public Law 95-625 was passed on November 10, 1978, establishing Ebey's Landing

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National Historical Reserve as a unit of the National Park System.

The Reserve is a non-traditional unit of the system, administered and managed by a trust board (which serves as the superintendent), a unit of local government which represents the four partners of the Reserve--the town of Coupeville, Island County government, Washington State Parks, and the National Park Service. Most of the land within the Reserve is privately owned and will stay that way. It is the Trust Board's role to ensure the preservation and protection of significant natural and cultural resources. The National Park Service's role is primarily to provide technical assistance, interpretive facilities, and land protection through the purchase of scenic easements and development rights on key parcels of land identified by the NPS and the community.

Today, the Central Whidbey Island Historic District, also known as Ebey's Landing National Historical Reserve, remains a rural community that retains its historic character despite the changes that have occurred within the Reserve and elsewhere on the island. Because of local design review ordinances in both the town of Coupeville and in the county (only that part of the county in which the Reserve is located), all new construction, alterations, and demolitions are carefully reviewed by historical advisory committees. These volunteer committees, along with the financial and technical support provided by the National Park Service to the Trust Board of Ebey's Landing National Historical Reserve, has helped to increase public awareness about the Reserve and its significant resources. This amendment to the 1973 nomination is critical for assisting these committees in their efforts to work effectively and comprehensively, particularly with regard to 20th century properties, which were omitted from the original nomination, and in the identification of significant cultural landscape components, which were not addressed in that submission either.

Resources associated with the period of Community Stabilization and Recreation/Tourism Development, 1911-1945, and significant under the themes of ARCHITECTURE, AGRICULTURE, RECREATION/TOURISM, and COMMERCE are as follows:

[\* denotes 1973 National Register listing]

## ARCHITECTURE:

Zylstra/Sherod House, c.1925; Neinhuis/Leach Place, c.1937; Island County Courthouse, 1948; Post Office/Laundromat, 1938; Grasser House, 1932; Charles Grimes House, c.1914; Hordyk Place/Vandervoet Farm, c.1923; Weidenbach House, 1928; Arnold Farm, 1928; Henry Arnold/Grasser House, 1923; Robart Cottage and Bungalow, 1912/1923; Morris Place, c.1916; Fire Hall/Island County Historical Society Museum, 1937; Heckenbury/Masonic Rental House, c.1920s; Telephone Exchange Building, c.1930; "The Bungalow"/Flora A.P. Engle House, 1914; Higgins House, 1917; Frank Newberry House, 1912; Chapman Rental House, 1918;

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Dixon/Partridge House, 1920; Ed Clark/Bishop House, 1917; Howell/Wright House, c.1915; Morris/Wells Rental House, 1930; Benson/Bowers House, 1923; Bergman House, 1938; Duvall House, c.1933; Benson Confectionery, 1916; Tom Howell's Barbershop/Mitchell's Antiques, 1936; Pontiac Dealership/Auto Barn, c.1930; Cushen House, c.1916; Jefferds Rental House, c.1920; Conard House, c.1914; Clark House, 1938; Abbott/Knowles/Lynch House, c.1920; Strong House, 1923; McWilliams Bungalow, 1912; Still Log Cabin, c.1938; Melvin Grasser House, 1932; Fisher/Place/Messmer House, 1928; Smith Cottage, 1933; Smith/Abendroth Cabin, c.1920; Smith Net House, c.1920s; Pratt Boathouses, c.1915; A. Kineth/Chancey House, 1916; McAllaster Cottage, 1943; O'Leary Cottage, 1940; Frank Pratt House, c.1930s; William Engle House/Engle Farm, 1932; Clarence Wanamaker House, 1928.

## AGRICULTURE:

Strong Granary, c.1917-18; Reuble Squash Barn, c.1940; John Neinhuis Place/L.Lewis Property, c.1923; Lupien House, 1922; A.W. Monroe/VandeWerfhorst Place, c.1918; Arnold Farm, 1928; Henry Arnold/Grasser House, 1923; Old Art Black Place/Jefferds Barn Complex, pre-1930s; Fort Casey Housing/Myers House, 1928; Muzzall House, c.1916; William Engle House/Engle Farm, 1932; Sherman Squash Barn, c.1947; Old Al Comstock Place, pre-1940; Wiley House, 1932; Sherman Hog House, c.1942; Engle Squash Barn, c.1936; Gillespie House, 1912; Clarence Wanamaker House, 1928.

## RECREATION/TOURISM:

Strong House, 1923; A. Kineth/Chancey House, 1916; Henry Arnold/Grasser House, 1923; Bergman House, 1938; Duvall House, c.1933; Higgins House, 1917; Frank Newberry House, 1912; Chapman Rental House, 1918; O'Leary Cottage, 1940; McAllaster Cottage, 1943; Still Log Cabin, c.1938; Fisher/Place/Messmer House, 1928; Smith Cottage, 1933; Smith/Abendroth Cabin, c.1920; Smith Net House, c.1920s; Pratt Boathouses, c.1915; Frank Pratt House, c.1930s; Old Hunting Lodge, c.1915; Clarence Wanamaker House, 1928; McWilliams Bungalow, 1912; Melvin Grasser House, 1932; Heckenbury/Masonic Rental House, c.1920s; The Bungalow/Flora A.P. Engle House, 1914; Dixon/Partridge House,

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1920; Ed Clark/Bishop House, 1917; Howell/Wright House, c.1915; Morris/Wells Rental House, 1930; Benson/Bowers House, 1923; Abbott/Knowles/Lynch House, c.1920; Clark House, 1938; Conard House, c.1914; Jefferds Rental House, c.1920; Cushen House, c.1916; Morris Place, c.1916; Robart Cottage and Bungalow, 1912/1923; Arnold Farm, 1928; Weidenbach House, 1928; Hordyk/VanderVoet Farm, c.1923; Charles Grimes House, c.1914; Neinhuis/Leach Place, c.1937; Zylstra/Sherod House, c.1925.

## COMMERCE:

Telephone Exchange Building, c.1930; Auto Barn/Corey Oil Gas Club; Mitchell's Antiques; Hingston/Trumbell Store, c.1936; Benson Confectionery, 1916; Tom Howell's Barbershop/Mitchell's Antiques, 1936; Post Office/Laundromat, 1938; Pontiac Dealership/Auto Barn, c.1930; Engle Squash Barn, c.1936.

Dating from between 1911 and 1945, these resources are significant under National Register criterion A, for their association with the era of community stabilization (agriculture, commerce, recreation/tourism, and the military all being important themes during this historical era); and under criterion C, because they represent distinctive styles of architecture and types and methods of construction that reflect national trends. These resources continue to reflect these important historic themes in their overall appearance, including location, setting, materials, workmanship, design, feeling and association. See attached inventory cards for specific information about each eligible property.

The Polly Harpole Maternity Home, built in 1927 in Coupeville, is significant under National Register criterion B, for its association with a local mid-wife. This house is the location where many Coupeville residents were born, because the town did not have a hospital. It has local significance and retains integrity of location, setting, design, workmanship, materials, feeling and association.

## STATEMENT ON INTEGRITY

For a property to be eligible for listing in the National Register, it must have integrity. Historic integrity requires that a property be in its original location and still exhibit its original design, setting, materials, workmanship, feeling, and association. If a property has undergone alterations but still reflects the spatial organization, physical components, and historic associations it had during its period of significance, then it retains integrity. If the original owner or builder can still recognize the property today, it is considered to have integrity. These are issues that were considered when determining whether a Reserve property had integrity for listing in the National Register.

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All of the properties identified as contributing properties within this amendment have the historical integrity needed for listing in the National Register. A number of the properties have been moved, resulting in a loss of integrity of location, but their new locations are similar in character and feeling and this does not detract from their historical significance. Furthermore, the Reserve has a long history of recycling old or existing buildings, like the Fort Casey military buildings, which were sold and moved elsewhere in the Reserve. This indicates the resourcefulness of the local residents living in the area, who made use of these materials and/or buildings instead of having these functional and valuable resources destroyed. It reflects a way of life and a tradition or ethic that is important in understanding the Reserve community as a whole.

Changes are evident within the historic district. Some properties deemed eligible for the National Register lack individual distinction but are eligible as components of a district. The grouping of buildings, structures and sites within the Reserve identified for listing in conjunction with the district's cultural landscape features and components, represent the various historic periods and areas of significance identified in this amended nomination form in an exemplary way. The district, comprised of various and diverse pieces, as a whole possesses great significance and integrity. The non-contributing buildings and structures do not detract from the sense of time and place that the historic features provide this area. The unity that this historic district/national historical reserve exhibits and its rich and assorted natural and cultural resources provide a laboratory for learning about Pacific Northwest history and how this history fits into our nation's history.

## STATEMENT ON CONTRIBUTING, NON-CONTRIBUTING, AND COMPATIBLE PROPERTIES

There are buildings and structures within the Reserve that are not eligible for listing in the National Register of Historic Places for one or more of the following reasons:

1. The building or structure has no apparent significant historical association or architectural distinction;
2. The building or structure has lost significant architectural integrity due to alterations, additions, or maintenance improvements that have substantially changed the original appearance of the property or the appearance of it during its period of greatest historical significance;
3. The building or structure has lost significant integrity due to deterioration, relocation, change in setting, change in design, materials, or workmanship, or significant differences in feeling and association.

While the placement of non-historic siding or alterations to building fenestration does have an impact on the physical appearance of a property, these changes, unless severe, were determined not to adversely impact the integrity of a property if the overall shape, roof

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silhouette, and design remained intact and if the building continued to exhibit historic qualities. Buildings and structures were looked at as component parts of a whole--a rural historic district comprised of numerous historic themes and periods of significance. Examples of buildings which no longer retain the integrity needed for listing in the National Register include one-story buildings which have had a second story added to them, completely altering the size and scale of the original structure; or the relocating and reorienting of a building, resulting in the reconfiguring of how the building is approached and entered, and its appearance in the landscape. Some small buildings have had so many additions placed on them that their original appearance is indiscernible.

In complexes, where an associated collection of buildings and structures are sited in proximity to each other, there are a few examples where major alterations to a main residence have rendered that building non-contributing while the outbuildings, particularly large barns and other storage facilities, remain contributing because of their historical association with a significant theme and because they are important and integral components of the cultural landscape. In some cases, new buildings and structures added to a complex represent the latest building technology for agricultural functions (like metal pole barns) or were designed and built to be compatible with the surrounding historic components of the complex; in such cases, sketch maps have identified the later intrusions as "compatible" with the complex but not contributing (primarily because they do not meet the age requirement). Compatible buildings and structures may eventually qualify for listing in the National Register once they reach 50 years of age. The retention and preservation of significant rural agricultural buildings was the prime impetus for looking at complexes holistically and not discarding them because of changes to the main residence. While the residence is an important and integral component of a farm complex, the replacement of a historic house with a new building did not automatically result in the complex becoming "non-contributing." Representative inventory cards for non-contributing properties are included in this amendment for the purposes of illustrating the above-noted points of discussion.

The number of contributing properties in this amendment is 396, 79 of which were previously listed in the National Register in 1973 and 1980 (amendment). All buildings and structures considered to contribute to our understanding of the Reserve's history were counted with two exceptions: 1) the Fort Casey Military Reservation (comprised of State park and private land today) was counted as one site, even though it contains dozens of buildings and structures within its former (historic) boundaries; 2) Sunnyside Cemetery, with numerous structures (fencing) and objects (headstones), was counted as one site.

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## ARCHITECTURE

Black/Lindsey House	Early Settlement 1792 - 1870
Dr. White House	Early Settlement 1792 - 1870
Griffith/Brooks House	Early Settlement 1792 - 1870
Joseph Libbey House	Early Settlement 1792 - 1870
Crockett Blockhouse	Early Settlement 1792 - 1870
Davis Blockhouse	Early Settlement 1792 - 1870
Alexander Blockhouse	Early Settlement 1792 - 1870
John Robertson Store/Tartans & Tweed	Early Settlement 1792 - 1870
Col. Granville Haller House	Early Settlement 1792 - 1870
Old Power Place	Early Settlement 1792 - 1870
Jacob Ebey/Blockhouse	Early Settlement 1792 - 1870
Harmon/Pearson/Engle House	Early Settlement 1792 - 1870
Walter Crockett Farmhouse	Early Settlement 1792 - 1870
Ferry House	Early Settlement 1792 - 1870
Capt. Thomas Coupe House	Early Settlement 1792 - 1870
Old County Courthouse/Grennan & Cranney Store	Early Settlement 1792 - 1870
Engle Farm	Early Settlement 1792 - 1870
Carl Gillespie House/Sampler Bookstore/Rosie's Rest.	Development 1871 - 1910
Art Holmburg/Darst Rental House	Development 1871 - 1910
Cook/Sherman Place	Development 1871 - 1910
Kennedy/Monroe House	Development 1871 - 1910
Armstrong/Scoby House	Development 1871 - 1910
"Windy Hill"	Development 1871 - 1910
Hingston Rental House	Development 1871 - 1910
Armstrong/Trumbell/Iverson House	Development 1871 - 1910
Van Dam Place	Development 1871 - 1910
Sam Crockett House	Development 1871 - 1910
Grove Terry House	Development 1871 - 1910
John Gould/Miller House	Development 1871 - 1910
Sam Keith House	Development 1871 - 1910
Samuel Hancock House	Development 1871 - 1910
Ed Jenne House	Development 1871 - 1910
Benson/Bowers House	Development 1871 - 1910
Vaugh/Anderst House	Development 1871 - 1910
Howard/Lindsey/Staal House	Development 1871 - 1910
Le Sourd House	Development 1871 - 1910
Engle Farm	Development 1871 - 1910

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Gillespie Meat Market/Korner Kranney	Development 1871 - 1910
Glazier/Merritt House	Development 1871 - 1910
Will Jenne/Bennett House	Development 1871 - 1910
A.B. Coates House	Development 1871 - 1910
Wanamaker/Martin House	Development 1871 - 1910
King/McCabe House	Development 1871 - 1910
Chromy House	Development 1871 - 1910
Ernest Watson House	Development 1871 - 1910
Le Sourd/Sherman Farm Housing	Development 1871 - 1910
Highwarden/Young House	Development 1871 - 1910
Johnson/Howe House	Development 1871 - 1910
Lee James Property	Development 1871 - 1910
John Gould House	Development 1871 - 1910
Libbey House	Development 1871 - 1910
Gould/Canty House	Development 1871 - 1910
Blowers/Sewell House	Development 1871 - 1910
Sgt. Clark/Madsen House	Development 1871 - 1910
Albert Kineth House	Development 1871 - 1910
Chris Solid House	Development 1871 - 1910
Lovejoy/Yorioka House	Development 1871 - 1910
Clapp/Ghormley House	Development 1871 - 1910
Methodist Parsonage	Development 1871 - 1910
Holbrook/Forester House	Development 1871 - 1910
Leach House	Development 1871 - 1910
Bearss/Barrett/Skubi House	Development 1871 - 1910
Capt. Clapp House/Van Dyk House	Development 1871 - 1910
Straub/Warder House	Development 1871 - 1910
John Kineth/Harvey House	Development 1871 - 1910
Reverend Lindsey House	Development 1871 - 1910
Nichols/Bennett House	Development 1871 - 1910
Coupeville Courier Printing Office	Development 1871 - 1910
Frain/Engle House	Development 1871 - 1910
Jacob Jenne/Victorian B&B	Development 1871 - 1910
James Zylstra House	Development 1871 - 1910
Gillespie/Bird House	Development 1871 - 1910
Angel/Rojas House	Development 1871 - 1910
Lovejoy/Parker/Anderson House	Development 1871 - 1910
Mock House	Development 1871 - 1910
Boothe House	Development 1871 - 1910

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Benson/Dole House	Development 1871 - 1910
Capt. Kinney/Davison House	Development 1871 - 1910
Island County Bank/Vracin Office	Development 1871 - 1910
Hesselgrave/Bagby House	Development 1871 - 1910
Ervin Rental House	Development 1871 - 1910
Heckenberry/Masonic Rental House	Development 1871 - 1910
John Kineth Jr. Farm	Development 1871 - 1910
Stark/Jefferds Rental House	Development 1871 - 1910
Ives/Jefferds Rental House	Development 1871 - 1910
Morris/Reynolds Rental House	Development 1871 - 1910
Williams House	Development 1871 - 1910
Engle Farm	Stabiliz/Rec. Tourism 1911-1945
Smith Cottae	Stabiliz/Rec. Tourism 1911-1945
Smith/Abenroth Cottage	Stabiliz/Rec. Tourism 1911-1945
Smith Net House	Stabiliz/Rec. Tourism 1911-1945
A. Kineth/Chancey House	Stabiliz/Rec. Tourism 1911-1945
O'Leary Cottage	Stabiliz/Rec. Tourism 1911-1945
McAllaster Cottage	Stabiliz/Rec. Tourism 1911-1945
Flora Engle House	Stabiliz/Rec. Tourism 1911-1945
Clark/Bishop House	Stabiliz/Rec. Tourism 1911-1945
Melvin Grasser House	Stabiliz/Rec. Tourism 1911-1945
County Courthouse	Stabiliz/Rec. Tourism 1911-1945
McWilliams Bungalow	Stabiliz/Rec. Tourism 1911-1945
Abbott/Knowles/Lynch House	Stabiliz/Rec. Tourism 1911-1945
Jefferds Rental House	Stabiliz/Rec. Tourism 1911-1945
Auto Barn	Stabiliz/Rec. Tourism 1911-1945
Higgins/Hetcher/Donaldson House	Stabiliz/Rec. Tourism 1911-1945
Island County H.S. Museum	Stabiliz/Rec. Tourism 1911-1945
Clark House	Stabiliz/Rec. Tourism 1911-1945
Howell/Wright House	Stabiliz/Rec. Tourism 1911-1945
Polly Harpole's Maternity Home	Stabiliz/Rec. Tourism 1911-1945
Telephone Exchange Building	Stabiliz/Rec. Tourism 1911-1945
Conard House	Stabiliz/Rec. Tourism 1911-1945
Morris/Wells House	Stabiliz/Rec. Tourism 1911-1945
Post Office/Laundromat	Stabiliz/Rec. Tourism 1911-1945
Cushen House/Penn Cove B&B	Stabiliz/Rec. Tourism 1911-1945
Chapman Rental House	Stabiliz/Rec. Tourism 1911-1945
Dixon/Partridge House/Community Alcohol Center	Stabiliz/Rec. Tourism 1911-1945
Zylstra/Sherod House	Stabiliz/Rec. Tourism 1911-1945

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Arnold Farm	Stabiliz/Rec. Tourism 1911-1945
Neinhuis/Leach Place	Stabiliz/Rec. Tourism 1911-1945
Strong House	Stabiliz/Rec. Tourism 1911-1945
Thomas/Sullivan House	Stabiliz/Rec. Tourism 1911-1945
Newberry House	Stabiliz/Rec. Tourism 1911-1945
Charles Grimes House	Stabiliz/Rec. Tourism 1911-1945
Robart Cottage and bungalow	Stabiliz/Rec. Tourism 1911-1945
Henry Arnold/Grasser House	Stabiliz/Rec. Tourism 1911-1945
Weidenbach House	Stabiliz/Rec. Tourism 1911-1945
Clarence Wanamaker House	Stabiliz/Rec. Tourism 1911-1945
Hordyk Place/Vandervoet Farm	Stabiliz/Rec. Tourism 1911-1945
Bergman House	Stabiliz/Rec. Tourism 1911-1945
Morris Place	Stabiliz/Rec. Tourism 1911-1945
Cushen Ford Garage/Mariners Court	Stabiliz/Rec. Tourism 1911-1945

## SETTLEMENT

Walter Crockett Farmhouse (B&B) & Blockhouse	Early Settlement 1792 - 1870 Development 1871 - 1910
Engle Farm	Early Settlement 1792 - 1870 Development 1871 - 1910
Capt. R.B. Holbrook House	Development 1871 - 1910
Libbey Ranch	Early Settlement 1792 - 1870
John Robertson Store/Tartans & Tweed	Early Settlement 1792 - 1870
Col. Granville Haller House	Early Settlement 1792 - 1870
Alexander Blockhouse	Early Settlement 1792 - 1870
Fullington House	Early Settlement 1792 - 1870
Joseph Libbey House	Early Settlement 1792 - 1870
Fairhaven/Swift House	Early Settlement 1792 - 1870
Griffith/Brooks House	Early Settlement 1792 - 1870
Thomas Coupe House	Early Settlement 1792 - 1870
Old County Courthouse/General Store	Early Settlement 1792 - 1870
Kennedy/Monroe House	Early Settlement 1792 - 1870
Old Power Place	Early Settlement 1792 - 1870
Harmon/Pearson/Engle House	Early Settlement 1792 - 1870
Jacob Ebey & Blockhouse	Early Settlement 1792 - 1870
Davis Blockhouse & Sunnyside Cemetery	Early Settlement 1792 - 1870
Ferry House	Early Settlement 1792 - 1870
R.C. Hill/J.T. Fielding House	Early Settlement 1792 - 1870

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Hugh Crockett/Kaehler/Boyer Farm

Early Settlement 1792 - 1870

### **AGRICULTURE**

Van Dam Place	Development 1871 - 1910
Old Anderson Place	Development 1871 - 1910
Monroe/VanderWerfhorst Place	Development 1871 - 1910
	Stabiliz/Rec Tourism 1911 -1945
Sam Keith House	Development 1871 - 1910
Hancock Granary	Development 1871 - 1910
Charlie Mitchell Place	Development 1871 - 1910
Samuel Hancock House	Development 1871 - 1910
Ralph Engle Farm	Development 1871 - 1910
Ed Jenne House	Development 1871 - 1910
Gallagher/A. Sherman Farm	Development 1871 - 1910
Boothe House	Development 1871 - 1910
King/McCabe House	Development 1871 - 1910
Gillespie House	Development 1871 - 1910
John Gould House	Development 1871 - 1910
Gilbert Place/Eggerman House	Development 1871 - 1910
John Kineth Jr. Farm	Development 1871 - 1910
Hugh Crockett/Kaehler/Boyer Farm	Early Settlement 1792 - 1870
Engle Farm	Early Settlement 1792 - 1870
Harmon/Pearson/Engle House	Early Settlement 1792 - 1870
Tuft/Dale Sherman Peroperty	Stabiliz/Rec Tourism 1911 -1945
Strong Granary	Stabiliz/Rec Tourism 1911 -1945
Old Art Black Place/Jeffers Barn	Stabiliz /Rec Tourism 1911 -1945
LeSourd Granary & Barn/Sherman Farms	Stabiliz/Rec Tourism 1911 -1945
Reuble Squash Barn	Stabiliz/Rec Tourism 1911 -1945
Cook/Sherman Place	Stabiliz/Rec Tourism 1911 -1945
Morris Place	Stabiliz/Rec Tourism 1911 -1945
Lupien Place	Stabiliz/Rec Tourism 1911 -1945
Old Al Comstock Place	Stabiliz/Rec Tourism 1911 -1945
Wiley House	Stabiliz/Rec Tourism 1911 -1945
Monroe/VanderWerfhorst Place	Stabiliz/Rec Tourism 1911 -1945
Neinhuis/Leach Place	Stabiliz/Rec Tourism 1911 -1945
Sherman Hog House	Stabiliz/Rec Tourism 1911 -1945

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Engle Squash Barn	Stabiliz/Rec Tourism 1911 -1945
Sherman Squash Barn	Stabiliz/Rec Tourism 1911 -1945
Reuble Farm	Stabiliz/Rec Tourism 1911 -1945
Arnold Farm	Stabiliz/Rec Tourism 1911 - 1945
Strong House (farm only not new house)	Stabiliz/Rec Tourism 1911 -1945
Meyers House	Stabiliz/Rec Tourism 1911 -1945
Muzzall House/Farm	Stabiliz/Rec Tourism 1911 -1945
John Neinhuis Place/L. Lewis House	Stabiliz/Rec Tourism 1911 -1945

## COMMERCE

Elkhorn Saloon/Bishop Bldg/Coupeville	
Weaving Shop/Elkhorn Antiques	Development 1871 - 1910
Fisher/Hingston/Trumbell General Store	Development 1871 - 1910
Gillespie Meat Market/Korner Kranney	Development 1871 - 1910
Pat's Place/Tyee Motel & Cafe	Development 1871 - 1910
This N/That/Sedge Bldg.	Development 1871 - 1910
Whidbey Merchantile/Toby's Tavern	Development 1871 - 1910
Glenwood Hotel/McPherson's	Development 1871 - 1910
Puget Race Drug Store/Old Town Shop	Development 1871 - 1910
Samsel/Zylstra Law Office	Development 1871 - 1910
Judge Still Law Office/The Cove	Development 1871 - 1910
Island County Abstract Office/Kristen's Ice Cream	Development 1871 - 1910
Courthouse Vault	Development 1871 - 1910
Island County Bank/Vracin Office	Development 1871 - 1910
Coupeville Cash Store/Butler Bell Antiques	Development 1871 - 1910
Island County Times Bldg/Lorna Doone's Attic	Development 1871 - 1910
Cushen Ford Garage/Mariners Court	Development 1871 - 1910
Dr. White's Office	Development 1871 - 1910
Terry's Dryer/Trader's Wharf	Development 1871 - 1910
John Robertson's Store/Seagull Rest.	Early Settlement 1792 - 1870
Benson Confectionery	Stabiliz/Rec Tourism 1911 -1945
Auto Barn	Stabiliz/Rec Tourism 1911 -1945
Howell's Barbershop/Mitchell's Antiques	Stabiliz/Rec Tourism 1911 -1945
Hingston/Trumbell Store	Stabiliz/Rec Tourism 1911 -1945
Telephone Exchange Building	Stabiliz/Rec Tourism 1911 -1945

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## **TRANSPORTATION**

Wharf Warehouse & Dock

Development 1871 - 1910

## **RELIGION**

Liberal League Hall/San De Fuca Comm. Chapel  
Congregational/St. Mary's Church  
Methodist Parsonage  
Reverend Lindsey House  
Methodist Parsonage/Jeffers Rental  
Methodist Church

Development 1871 - 1910  
Development 1871 - 1910

## **EDUCATION**

San De Fuca School  
Masonic Lodge  
Old Grade School/Priest Place

Development 1871 - 1910  
Development 1871 - 1910  
Development 1871 - 1910

## **MILITARY**

Coupeville City Hall  
Fort Casey (State Park, B&B, Camp Casey, Wharf)

Development 1871 - 1910  
Development 1871 - 1910  
Stabiliz/Rec Tourism 1911 -1945

Fort Casey Pump House  
Fort Casey Storage Bldgs.

Development 1871 - 1910  
Development 1871 - 1910

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## RECREATION/TOURISM

Schulke House/Steadman House	Development 1871 - 1910
Walton Aubert House/ Fiddlers Green	Development 1871 - 1910
Whidbey-Isle Inn/Capt. Whidbey Inn	Development 1871 - 1910
Newcomb House	Development 1871 - 1910
Newcomb Property	Development 1871 - 1910
Benson/Bowers House	Stabiliz/Rec Tourism 1911 -1945
McWilliams Bungalow	Stabiliz/Rec Tourism 1911 -1945
Still Log Cabin	Stabiliz/Rec Tourism 1911 -1945
Fisher/Place/Messmer House	Stabiliz/Rec Tourism 1911 -1945
Pratt Boathouses	Stabiliz/Rec Tourism 1911 -1945
Bergman House	Stabiliz/Rec Tourism 1911 -1945
Smith Cottage	Stabiliz/Rec Tourism 1911 -1945
Smith Net House	Stabiliz/Rec Tourism 1911 -1945
A. Kineth/Chancey House	Stabiliz/Rec Tourism 1911 -1945
Smith/Abendroth Cabin	Stabiliz/Rec Tourism 1911 -1945
O'Leary Cottage	Stabiliz/Rec Tourism 1911 -1945
McAllaster Cottage	Stabiliz/Rec Tourism 1911 -1945
Duvall House	Stabiliz/Rec Tourism 1911 -1945
Frank Pratt House	Stabiliz/Rec Tourism 1911 -1945
Old Hunting Lodge	Stabiliz/Rec Tourism 1911 -1945
Robart Cottage & Bungalow	Stabiliz/Rec Tourism 1911 -1945

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## GEOGRAPHICAL DATA

### Verbal Boundary Description

Beginning approximately one mile north of Libbey Road, the boundary travels west to West Beach Road, jogs south, then east, then travels north along West Beach Road to Van Dam Road, travels east approximately 1/2 mile past Zylstra Road, then south 3/4 mile, east 1/2 mile, north about 1/2 mile along Hwy. 20, then east about 1/2 mile, south 3/4 mile, east along Arnold Road about 3/4 mile, then north 1 mile, east about 1/2 mile to Monroe's Landing Road, then south along Monroe's Landing Road about 1/2 mile, east along Balda Road to Penn Cove, crossing (and including) the cove to Snakelum Point, then south running 1/2 mile east of (and parallel to) Hwy. 20, jogging west (south of Patmore Road) then south along east side of Keystone Road, wrapping around Admiralty Bay, travelling north along coastline past Point Partridge and ending approximately one mile north of Libbey Road. Major points of reference: Blower's Bluff, Penn Cove, Snakelum Point, Keystone Road, Keystone Spit, Admiralty Head, Point Partridge, Van Dam Road, Balda Road.

**Justification:** Boundaries as defined by P.L.95-625 establishing Ebey's Landing National Historical Reserve, November 10, 1978, Whidbey Island, Washington.

The boundaries of the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve coincide with the Donation Land Claim boundaries of the early white settlers who claimed land beginning in the 1850s. The historical associations are very strong and clearly justify the existing boundaries. There is one exception that should be reconsidered. While all of Joseph Smith's claim is included within the Reserve boundaries (south of Snakelum Point), much of Smith Prairie as a discreet character area was not included within the boundary. It is the opinion of the authors of this amendment that the boundaries of the Reserve and historic district be revised at a future date to include all of Smith Prairie. This is based on the physiographic qualities and features of the land, land which is characteristic of other landscape areas in the Reserve (Ebey's Prairie and Crockett Lake) that are included in their entirety.

## UTM COORDINATES

A: 10/525820/5344390  
B: 10/527860/5340730  
C: 10/527860/5337920  
D: 10/527040/5334350

E: 10/523980/5333320  
F: 10/517160/5341080  
G: 10/517870/5343180  
H: 10/523150/5344940

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## MAP LIST

### MAP A

Contributing Resources (Property Nos. 1-93)  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP B

Contributing Resources, Coupeville

Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP C

Contributing Resources, Fort Casey Military  
Reservation  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP D

Building Clusters  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP E

Sunnyside Cemetery  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP F

Island County Roads,  
Central Whidbey Island, 1899  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP G

Donation Land Claims 1850-1855  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP H

Character Areas,  
Ebey's Landing National Historical Reserve  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### MAP I

Non-Contributing Areas Within the District  
(Conceptual)  
Ebey's Landing National Historical Reserve  
1997 Amendment to the Central Whidbey Island  
Historic District Nomination (1973)

### USGS QUAD MAPS

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## MAP A: Contributing Resources (Property nos. 1-93)

Notes: All contributing properties are numbered and listed by location within designated character areas in the Reserve. Properties with an asterisk indicate the property has multiple structures and is considered a cluster. Individual site plans for these properties follow in the MAPS section, "D". The number in parenthesis following property name refers to the inventory card containing a description of the property.

**No. Property Name**

- |  |   |
|--|---|
| <p>1. Power Place (7)<br/>Chuck and Valerie Arnold<br/>Parcel #R13219-100-1950<br/>1948 W. Arnold Rd.<br/>Coupeville, WA 98239</p> | <p>6. Monroe House (48)<br/>Judy Harris<br/>Parcel #R13221-055-4000<br/>1293 W. Penn Cove Rd.<br/>Coupeville, WA 98239</p>                        |
| <p>2. J. Neinhuis Place* (6)<br/>Lew Lewis<br/>Parcel #R13219-286-357<br/>1025 Zylstra Rd.<br/>Coupeville, WA 98239</p>            | <p>7. Charles Grimes House (site)(28)<br/>Robert Tull<br/>Parcel #R13216-093-5110<br/>2677 N. West Beach Rd.<br/>Oak Harbor, WA 98277</p>         |
| <p>3. Zylstra /Sherod House (4)<br/>William D. Sherop<br/>Parcel #R13219-78-3400<br/>3885 S. Hwy 525<br/>Coupeville, WA 98239</p>  | <p>8. Vande Werfhorst * (35)<br/>Gerald VandeWerfhorst, Jr.<br/>Parcel #R13221-154-413<br/>895 N. Monroe Landing Rd.<br/>Oak Harbor, WA 98277</p> |
| <p>4. Arnold Farm* (42)<br/>Charles Arnold<br/>Parcel #S8060-00-66000-0<br/>1948 W. Arnold Rd.<br/>Coupeville, WA 98239</p>        | <p>9. Robart Cottage and Bungalow (46)<br/>Parcel #R13221-050-125<br/>1508 W. Penn Cove Rd,<br/>Coupeville, WA 98239</p>                          |
| <p>5. Neinhuis/Leach Place* (13)<br/>Elizabeth Upton<br/>Parcel #R13220-188-3000<br/>886 No. Hwy 20<br/>Coupeville, WA 98239</p>   | <p>10. Weidenbach House (33)<br/>Avis and George Rector<br/>Parcel #R13222-320-0550<br/>1044 N. Monroe Landing Rd.<br/>Oak Harbor, WA 98277</p>   |

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## MAP A: Contributing Resources (Property nos. 1-93)

- |  |   |
|--|---|
| <p>11. Hordyk/Vander Voet Farm* (29)<br/>Vandervoet Family Ltd. Prtnrsp.<br/>Parcel #R13215-043-0900<br/>1422 N. Monroe Landing Rd.<br/>Oak Harbor, WA 98277</p> | <p>17. Liberal League Hall/<br/>San de Fuca Chapel(18)<br/>San de Fuca Chapel Sunday School<br/>Society #S8060-00-09034<br/>P.O. Box 991<br/>Coupeville, WA 98239</p> |
| <p>12. Lupien House* (31)<br/>Wes Lupien<br/>Parcel #R13222-386-083<br/>1084 N. Monroe Landing Rd.<br/>Oak Harbor, WA 98277</p>                                  | <p>18. Hingston Store/Trumbell Store (23)<br/>Valerie Arnold<br/>Parcel #S8060-00-10006<br/>P.O. Box 1721<br/>Coupeville, WA 98239</p>                                |
| <p>13. Charlie Mitchell Place (site)(1)<br/>Gerald Darst<br/>Parcel #R03224-053-3584<br/>871 W. Beach Rd.<br/>Coupeville, WA 98239</p>                           | <p>19. Captain R.B. Holbrook House (11)<br/>Robert Creps/Debra Pfaltzgraff<br/>Parcel #S8060-00-19004-1<br/>94 Kailuana Pl.<br/>Kailua, HI 96734</p>                  |
| <p>14. Van Dam Place* (37)<br/>Richard Anderson<br/>Parcel #R03224-494-5000<br/>2421 Van Dam Rd.<br/>Coupeville, WA 98239</p>                                    | <p>20. Iverson House (16)<br/>Mr. Iverson<br/>783 N. State Hwy 20<br/>Oak Harbor, WA 98277</p>  |
| <p>15. Morris Place* (52)<br/>Richard Cannon<br/>Parcel #R03225-297-4170<br/>2494 W. Libbey Rd.<br/>Coupeville, WA 98239</p>                                     | <p>21. Hingston Rental House (19)<br/>Thomas Hingston<br/>Parcel #S8060-09001<br/>716 N. State hwy 20<br/>Coupeville, WA 98239</p>                                    |
| <p>16. Libbey Ranch (51)<br/>Richard and Faith Hansen<br/>Parcel #R03225-355-2100<br/>2648 E. El Sol Place<br/>Coupeville, WA 98239</p>                          | <p>22. Arnold/Grasser Place* (45)<br/>Howard J. Grasser<br/>Parcel #R13220-030-295<br/>2237 W. State Rt. 20<br/>Coupeville, WA 98239</p>                              |

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## MAP A: Contributing Resources (Property nos. 1-93)

23. Windy Hill (44)  
Valerie Arnold  
Parcel #S8060-00-37000  
P.O. Box 1721  
Coupeville, WA 98239
24. Fisher/Higgins/Trumbull Store (22)  
Raymond/Audrey Getty  
Parcel #S8060-00-10001-0  
904 Ocean Bluff Lane  
Coupeville, WA 98239
25. San de Fuca School (9)  
Marguerite Walker  
Parcel #S8060-00-14000  
209 S. Ebey Rd.  
Coupeville, WA 98239
26. Armstrong/Scoby House (25)  
D.L. Scoby  
Parcel #S8060-00-17002-0  
688 N. State Hwy 20  
Coupeville, WA 98239
27. Cook House/Sherman Place\* (64)  
Sherman Farms  
Parcel #R13105-450-3710  
Box 111 Sherman Rd.  
Coupeville, WA 98239
28. Art Holmburg/Darst Rentl Hse (56)  
Vivian Darst  
Parcel #R03225-234-4480  
12023 7th NW  
Seattle, WA
29. Fort Ebey  
Washington State Parks  
and Recreation Commission
30. Engle Farm\* (294, 295, 297, 301)  
(Rockwell House, William Engle  
House, J. Crockett House)  
Engle Farms  
Parcel #R13103-093-0460;  
Parcel #R13103-357-063;  
Parcel #R13103-357-042  
1112 W. Terry Rd.  
Coupeville, WA 98239
31. John Gould Hse/Smith Farm\* (282)  
Karl and Renee Smith  
Parcel #R13104-145-017  
399 S. Ebey's Landing Rd.  
Coupeville, WA 98239
32. Terry Hse/Lee James Prop.  
(296/300)  
L. James, Parcel #R13233-054192  
1595 Highway 20  
P.O. Box 212  
Coupeville, WA 98239
33. Lesourd/Sherman Farm (283-285)  
Sherman Farms  
Parcel #R13104-118-245  
Parcel #R13104-267-2240  
34 S. Sherman Rd.  
Coupeville, WA 98239

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## MAP A: Contributing Resources (Property nos. 1-93)

34. Glazier-Herrett House (290)  
Kenneth and Anna Goldsmith  
Parcel #R13104-419-2260  
15 Athens St. #3  
Cambridge, MA 02138
35. Tuft House\* (299)  
Dale Sherman  
Parcel #R13104-464-2270  
46 S. Terry Rd.  
Coupeville, WA 98239
36. Harmon/Pearson/Engle House\* (289)  
Parcel #R13104-399-2580  
Verna Engle  
89 S. Ebey's Landing Rd  
Coupeville, WA 98239
37. Gallagher Place/Al Sherman Farm\*  
(291) Parcel #R13104-098-3880  
Alvin Sherman  
302 S. Engle Rd.  
Coupeville, WA 98239
38. Frank Pratt House (278)  
Robert Pratt #R13105-282-413  
1927 Broadway E.  
Seattle, WA 98102
39. Jacob Ebey House (279)  
Robert Pratt #R13105-252-3300  
1927 Broadway E.  
Seattle, WA 98102
40. Sheepbarn (279)  
Robert Pratt #R13105-252-3300  
1927 Broadway E., Sea, WA
41. Sunnyside Cemetery/  
Davis Blockhouse (276)  
Sunnyside Cemetery Association  
Parcel #R13105-391-4680  
c/o Sherman Farms  
34 S. Sherman Rd.  
Coupeville, WA 98239
42. Ferry House\* (280)  
Robert Pratt  
Parcel #R13108-392-501  
1927 Broadway E.  
Seattle, WA 98102
43. Ed Jenne House\* (293)  
Robert Pratt  
Parcel #R13109-330-424  
1927 Broadway E.  
Seattle, WA 98102
44. Ralph Engle Farm (281)  
Verna Engle  
Parcel #R13109-425-1470  
895 S. Ebey Rd.  
Coupeville, WA 98239
45. Samuel Hancock House\* (292)  
Alan Hancock  
Parcel #R13109-500-4220  
405 S. Engle Rd.  
Coupeville, WA 98239
46. Hancock Granary (302)  
Wilbur Bishop #R13109-240-142  
1515 W. Hill Rd.  
Coupeville, WA 98239

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## MAP A: Contributing Resources (Property nos. 1-93)

- |   |  |
|---|--|
| 47. Abbott House (215)<br>Glenn Lynch<br>Parcel #R13233-096-194<br>1456 W. Black Rd.<br>Coupeville, WA 98239                  | 53. R.C. Hill House (320)<br>John Fielding<br>Parcel #R13109-149-199<br>1453 W. Hill Rd.<br>Coupeville, WA 98239       |
| 48. Old Al Comstock Place (304)<br>Frank Stowe<br>Parcel #R13109-157-440<br>655 S. Engle Rd.<br>Coupeville, WA 98239          | 54. Engle Squash Barn (321)<br>Robert Engle<br>Parcel #R13109-147-2530<br>750 S. Cathedral Dr.<br>Coupeville, WA 98239 |
| 49. Wiley Place (307)<br>Barbara Wiley<br>Parcel #R13103-157-2690<br>280 S. Fort Casey Rd.<br>Coupeville, WA 98239            | 56. Old Hunting Lodge (317)<br>Dale Roundy<br>Parcel #R13109-278-004<br>5 NE 4th St.<br>Coupeville, WA 98239           |
| 50. Sam Keith House (308)<br>Peter/MaryAnne Paris<br>Parcel #R13103-078-2490<br>338 S. Fort Casey Rd.<br>Coupeville, WA 98239 | 57. Reuble Farm* (309)<br>Gus Reuble #R13110-403-2899<br>492 S. Fort Casey Rd.<br>Coupeville, WA 98239                 |
| 51. Chinese Tenant house (319)<br>Roger and Al Sherman<br>Box 111 Sherman Rd.<br>Coupeville, WA 98239                         | 58. Old Anderson Place (311)<br>Frank Stowe<br>Parcel #R13110-085-1980<br>655 S. Engle Rd.<br>Coupeville, WA 98239     |
| 52. Sherman Hog Barn (318)<br>Robert Engle<br>Parcel #R13109-147-2530<br>750 S. Cathedral Dr.<br>Coupeville, WA 98239         | 59. Grove Terry Place (316)<br>Janice Pickard<br>Parcel #R13110-508-181<br>1075 Burchell Road<br>Coupeville, WA 98239  |

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## MAP A: Contributing Resources (Property nos. 1-93)

60. Fort Casey Military Reservation  
(306, 314, 315, 334)  
WA State Parks & Rec. Comm.
61. Gillespie Farm\* (322)  
Engle Farms  
Parcel #R13110-338-3570  
144 S. Fort Casey Rd.  
Coupeville, WA 98239
62. Gilbert Place/Eggerman House\*  
(327) Parcel #R13111-060-0100  
Robert Eggerman  
757 Eggerman Rd.  
Coupeville, WA 98239
63. H. Crockett House/Boyer Farm\*  
(323) Parcel #R13110-120-4150  
Freeman E. Boyer  
695 S. Eggerman Rd.  
Coupeville, WA )
64. J. Gould House/Miller House (333)  
Charles/Judith McDonald  
Parcel #R13114-120-503  
P.O. Box 628  
Coupeville, WA 98239
65. C. Wanamaker House\* (331)  
Gladys Sumner  
Parcel #R13115-333-2810  
932 Ft. Casey Rd.  
Coupeville, WA 98239
66. Ft. Casey Pump house (332)  
Town of Coupeville  
Parcel #R13114-250-461  
P.O. Box 725  
Coupeville, WA 98239
67. Col. W. Crockett Farmhouse\* (325)  
Robert/Beulah Whitlow  
Parcel #R13115-220-2200  
1019 S. Ft. Casey Rd.  
Coupeville, WA 98239
68. Sam Crockett House (329)  
Ian Jefferds  
Parcel #R13115-345-493  
P.O. Box 148  
Coupeville, WA 98239
69. Ft. Casey Storage Buildings (326)  
Charles Paniott  
Parcel #R13115-243-147  
3918 S. Ferdinand  
Seattle, WA 98118
70. Steadman House (336)  
Gordon Thompson  
Parcel #S6370-00-61001  
13935 60th Ave.  
Surry, British Columbia, Can.  
V3W156
71. Strong Granary (223)  
Robert Strong  
Parcel #R13103-494-330  
3164 30th NE  
Oak Harbor, WA 98277

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## MAP A: Contributing Resources (Property nos. 1-93)

72. Strong House (229)  
John Boling  
Parcel #R13103-467-202  
1040 W. Terry Rd.  
Coupeville, WA 98239
73. Thomas/ Sullivan House (219)  
Thomas Sullivan  
Parcel #R13103-332-179  
171 S. Fort Casey Rd.  
Coupeville, WA 98239
74. Fort Casey Housing/Myers House  
(231) Parcel #R13111-198-0120  
Hugh Myers  
791 W. Patmore Rd.  
Coupeville, WA 98239
75. John Kineth Farmhouse\* (234)  
George Lloyd  
Parcel #R13101-287-100  
185 S. State Hwy 20  
Coupeville, WA 98239
76. McWilliams Bungalow (242)  
Leigh McWilliams  
Parcel #R13222-114-338  
935 W. View Ridge Drive  
Oak Harbor, WA 98277
77. Muzzall House (238)  
Robert Muzzall  
Parcel #R13222-200-494  
835 W. Scenic Heights Rd.  
Oak Harbor, WA 98277
78. Still Log Cabin (243)  
Eleanor River  
Parcel #S8060-00-0012-0  
P.O. Box 134  
Coupeville, WA 98239
79. Fisher/Messmer House (250)  
Robert F. Messmer  
2175 W. Madrona Way  
Coupeville, WA 98239
80. Old County Couthouse (248)  
Ian and Mary Young  
Parcel #R13230-167-264  
1742 NE Naomi Place  
Seattle, WA 98115
81. Melvin Grasser House (245)  
Howard Grasser  
Parcel #R13230-215-234  
2237 W. Madrona Way  
Coupeville, WA 98239
82. Libby House (249)  
Eugene Urbain  
Parcel #R13230-154-261  
3559 Herman Dr.  
Lafayette, CA 94549
83. Pratt Boathouses (261)  
Larry/Lawrence Richards  
Parcel #R13232-131-052  
1966 W. Madrona Way  
Coupeville, WA 98239

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## MAP A: Contributing Resources (Property nos. 1-93)

84. Captain Whidbey Inn (253)  
John Stone  
2440 W. Libbey Rd.  
Coupeville, WA 98239
85. Smith Cottage (257)  
Mary Ella Smith  
1996 W. Madrona Way  
Coupeville, WA 98239
86. Smith Net House (260)  
Arlie Ostling  
Parcel #R13232-143-034  
P.O. Box 794  
Coupeville, WA 98239
87. Kineth/Chancy House (265)  
Mark and Gregory Sibon  
Parcel #R13232-121-336  
814 Hazzle Court  
Coupeville, WA 98239
88. Old Grade School (264)  
Kathleen and Shelby Quinn  
Parcel #R13232-131-052  
71 N. Carriage Heights Lane  
Coupeville, WA 98239
89. Smith Cabin/Abendroth Cabin (259)  
Robert Abendroth  
Parcel #R13232-153-028  
322 W. Highland Dr.  
Seattle, WA 98119
90. J. Kineth Sr. Saltbox/Reeder Farm  
(269) Parcel #R13236-264-036  
Alice Newlin  
5016 E. Harbor Rd. P.O. Box 66  
Freeland, WA 98249
91. O' Leary Cottage/Snakelum House  
(273) Parcel #S8010-00-00067-0  
Colleen Granger  
10616 NE 132nd St.  
Kirkland, WA 98034
92. McAllaster Cottage (272)  
Robert Boyden  
Parcel #S8010-00-00067-0  
9029 NE 16th  
Bellevue, WA 98004
93. Walton Aubert House/Fiddlers  
Green(270)  
Gilbert Titus  
Parcel #S8010-00-00006-0  
320 W. Rhodena Dr.  
Coupeville, WA 98239

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## MAP B: Contributing Resources, Coupeville

Notes: All contributing properties are numbered and listed by location within the Coupeville city limits. Properties with an asterisk indicate the property has multiple structures and is considered a cluster. Individual site plans for these properties begin in Section 10, MAPS. The number in parentheses following property name refers to the inventory card containing a description of the property.

See attached list of contributing properties identified on Map B-Coupeville.

### COUPEVILLE - "MAP B"

1. Old Art Black Place/Jeffers Barn complex  
# 65  
Mrs. Paul E. Bishop (Estate) parcel # R13232-130-521  
1705 S. 10th parcel  
Mt. Vernon, WA 98273
2. Wharf Warehouse and Dock  
# 68  
Port of Coupeville parcel #R13233-413-3650  
Coupeville, WA 98239
3. Alexander Block House  
# 69  
Island Co. Historical Assn. parcel # R13233-397-3390  
P. O. Box 305  
Coupeville, WA 98239
4. Fire Hall/Island County Historical Society Museum  
# 70  
City of Coupeville parcel # S6025-00-07009  
Coupeville, WA 98239
5. Horace Holbrook House/Alice Forrester House  
# 71  
Jeanne Carrington parcel # R13233-352-3600

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805 NW Alexander St.  
Coupeville, WA 98239

6. Heckenbury House/Masonic Rental House  
# 72  
Masonic Lodge #15 parcel #13233-344-3760  
P. O. Box 700  
Coupeville, WA 98239
7. Telephone Exchange Building  
# 73  
Island Co. Courthouse Annex parcel # S7248-00-00000-0  
Coupeville, WA 98239
8. "The Bungalow"/Flora A.P. Engle House  
# 74  
Becker Ardell Kuchen  
19230 NE Largo Pl. parcel # R13233-358-3900  
Seattle, WA 98239
9. Leach House  
# 75  
Jane L. Jones parcel # S6415-00-11003  
1208 NE Parker Rd.  
Coupeville, WA 98239
10. Alvah D. Blowers/Sewell House  
# 76  
Walter Sewell parcel # R13233-326-3900  
P. O. Box 302  
Coupeville, WA 98239
11. John and Jane Kineth, Sr./Harvey House  
# 77  
Mitchell and Gladys Howard parcel # R13233-308-3870  
702 N Main St.  
Coupeville, WA 98239

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12. Methodist Church

# 78

Methodist Church United parcel # R13233-308-3740  
608 N. Main St.  
Coupeville, WA 98239

13. Carl Gillespie House/Sampler Bookstore/Rosie's Garden Restuarant

# 79

Gary & Susan Skinner parcel # R13233-286-381  
103 Fairway Court  
Morehead City, NC 28557

14. Highwarden House/Young House/Datum Pacific Inc.

# 80

Emma Young parcel # R13233-282-3880  
P. O. Box 2051  
Oak Harbor, WA 98239

15. Jacob Jenne House/Victorian Bed and Breakfast

# 81

Alfred & Marion Sasso parcel # R13233-277-3850  
602 N. Main St.  
Coupeville, WA 98239

16. Dr. White's Office/Gray House

# 82

Alfred & Marion Sasso parcel # R13233-277-3850  
602 N. Main St.  
Coupeville, WA 98239

17. Higgins House/Hecher & Donaldson Rental House/Dale Roundy Law Office

# 83

Dale and Suzanne Roundy parcel # R13233-264-3900  
P. O. Box 1500  
Coupeville, WA 98239

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18. Joseph Libbey House

# 84

Calvin Libbey parcel # R13233-264-3900

P. O. Box 112

Coupeville, WA 98239

19. Reverend Lindsey House

# 86

Fran Einterz parcel # 13233-180-395

P. O. Box 595

Coupeville, WA 98239

20. Congregational Church/St. Mary's Catholic Church

# 87

Corp. of the Catholic Bishop parcel # R13233-184-4240

910 Marion

Seattle, WA 98104

21. Nichols House/Bennett House

# 95

Peggy Williams parcel # R13104-490-4930

P. O. Box 374

Coupeville, WA 98239

22. Sergeant Clark House/Madsen House

# 96

Brian Neunaber parcel # R13104-493-4210

301 S. Main St.

Coupeville, WA 98239

23. Frank Newberry House

# 97

Herb Pickard parcel # 13104-427-3800

P. O. Box 728

Coupeville, WA 98239

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24. Chapman Rental House  
# 99  
Pearl Roti parcel # R13104-427-3800  
P. O. Box 591  
Coupeville, WA 98239
25. Pat's Place/Tyee Motel and Cafe  
# 100  
Lumberman's of Wa. Inc. parcel #R13104-427-3800  
Attn: Irma Harris  
3773 Martin Way Bldg. A.  
Olympia, WA 98506
26. Dixon/Partridge Hse/Community Alcohol Cntr/Penn Cove Veterinary Clinic  
# 101  
Ken Leamann parcel # R13104-428-3940  
1806 S. Seaview Ave.  
P. O. Box 176  
Coupeville, WA 98239
27. Will Jenne House/Bennett House/Compass Rose  
# 104  
Marshall & Jan Bronson parcel # S7246-00-00012  
508 S. Main St.  
Coupeville, WA 98239
28. James Wanamaker House/Martin House  
# 105  
John & Darlene Martin & Michael S. Martin parcel # R13104-331-4200  
607 S. Main St.  
Coupeville, WA 98239
29. A. B. Coates House  
# 106  
Jonathon McKee parcel # R13104-355-382  
300 10th Ave. S.  
Kirkland, WA 98033

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30. Bearss House/Barrett House

# 109

Bill and Jan Skubi parcel # R13104-278-4510

707 S. Main St.

Coupeville, WA 98239

31. Masonic Lodge No. 15

# 110

Masonic Lodge #15 parcel # R13233-344-3870

P. O. Box 700

Coupeville, WA 98239

32. Morris House/Reynolds Rental House

# 114

Edith McDonald parcel # S6415-00-32002

2223 NW 63rd

Seattle, WA 98107

33. Ed Clark House/Bishop House

# 115

Keith & Edward Fakkema parcel # S6515-00-32003

1850 N. Scenic Hts. Rd.

Oak Harbor, WA 98277

34. Howell House/Wright House

# 116

Stephen Arnold parcel # S6415-00-39004

4105 Weslin Ave.

Shermann Oaks, CA 91423

35. Ives House/Jefferds Rental House

# 117

Ian Jefferds parcel # S6515-0013-007-0

P. O. Box 148

Coupeville, WA 98239

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36. Stark House/Jefferds Rental House  
# 118  
Ian Jefferds parcel # S6415-00-13007  
P. O. Box 148  
Coupeville, WA 98239
37. Albert Kineth House  
# 120  
Shirley Stone parcel # S6415-19000-0  
2072 Whidbey Inn Rd  
Coupeville, WA 98239
38. Morris House/Wells Rental House  
# 121  
Bonnie Wells parcel # S6415-00-32007  
1637 W. Madrona Way  
Coupeville, WA 98239
39. Polly Harpole's Maternity Home  
# 122  
Gary R. Hoyt parcel # S6415-00-32007  
404 NE Haller St.  
Coupeville, WA 98239
40. James Gillespie House/Bird House  
# 124  
Coupeville Methodist Church parcel # R13233-308-387  
7th & Main St.  
P.O.Box 556  
Coupeville, WA 98239
41. Charles Angel/Rojas House  
# 125  
Rojas Manuell parcel # S6425-00-04001-0  
P. O. Box 633  
Coupeville, WA 98239

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42. Newcomb Property

# 127A

Ritchie Benson parcel # R13234-434-133

1104 NE Leach St.

Coupeville, WA 98239

43. Newcomb House

# 127

Ritchie Benson parcel # R13234-434-133

1104 NE Leach St.

Coupeville, WA 98239

44. Benson House/Bowers House

# 129

Catherine Bowers parcel # R13234-412-175

1005 NE Leach St.

Coupeville, WA 98239

45. Benson House/Dole House

# 131

Rebecca Griswold parcel # S7215-00-01001

805 NE Leach St.

Coupeville, WA 98239

46. Mock House

# 132

Wendy Thomas Belew & Louise McIntyre parcel # S7215-00-01004-0

801 NE Leach St.

Coupeville, WA 98239

47. Johnson Rental House/Howe Property

# 133

James Howe parcel #S7215-00-02005-0

701 NE Leach St.

Coupeville, WA 98239

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48. Boothe House  
# 134  
Calvin & Nicole Boothe parcel # S6420-00-0005-2  
P. O. Box 1003  
Coupeville, WA 98239
49. King Place/McCabe House  
# 135  
Calvin & Nicole Boothe parcel # S6420-00-0005-3  
Coupeville, WA 98239
50. Black House/Lindsey House  
# 137  
Matthew & Julie Meckley parcel # R13233-313-1720  
701 Madrona Way NW parcel  
Coupeville, WA 98239
51. Dr. White House  
# 138  
Ernest Rosenkranz parcel # R13233-322-1850  
605 NW Madrona Way  
Coupeville, WA 98239
52. E. O. Lovejoy House/Yorioka House  
# 141  
Sylvia Turkington parcel # S6310-00-00011  
1209 NE Leisure St.  
Coupeville, WA 98329
53. Bergman House  
# 144  
Harry & Edith Doyle parcel # R13234-479-3170  
4041 MaCarthur Blvd. #350  
Newport Beach, CA 92660

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54. Duvall House  
# 145  
Bernard Gojenola parcel #R13233-409-2860  
117 S. 340th #F  
Federal Way, WA 98003
55. Fairhaven  
# 146  
Mark & Juanita Bunch parcel # R13233-398-3140  
209 NW Front St.  
Coupeville, WA 98239
56. Gillespie Meat Market/Korner Kranny/Keeping Room Antiques  
# 148  
Port of Coupeville parcel # R13233-414-3550  
Coupeville, WA 98239
57. Terry's Dryer/Trader's Wharf  
# 150  
Charles & Sandra Poust parcel # R13233-414-3580  
P. O. Box 572  
Elburn, IL 60119
58. Island County Abstract Office/Kristen's Ice Cream and More  
# 151  
Peter & Paul Whelan parcel # S6025-00-07703  
P. O. Box 26  
Coupeville, WA 98239
59. Island County Times Building/Lorna Doone's Attic/Jan McGregor Studio  
# 152  
Peter & Paul Whelan parcel # S6025-00-07005-0  
P. O. Box 26  
Coupeville, WA 98239

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60. Judge Still Law Office/The Cove  
# 153  
Janet McGregor parcel # S6025-00-07004-0  
P. O. Box 26  
Coupeville, WA 98239
61. Benson Confectionery/Washington State Liquor Store  
# 154  
Karl King parcel # R13233-411-3690  
5260 S. Shore Meadows Rd.  
Freeland, WA 93249
62. Elkhorn Saloon/Bishop Building/Coupeville Weaving Shop/Elkhorn Truck  
Antiques  
# 155  
Julie Lynn Lloyd parcel # S6025-00-07006-0  
1855 State Hwy 20  
Coupeville, WA 98239
63. Tom Howell's Barbershop/Mitchell's Antiques  
# 156  
Shelby Quinn parcel # R13233-385-3830  
71 Carriage Hts. Lane  
Coupeville, WA 98239
64. Coupeville Cash Store/Butler Bell Antiques/Gift Gallery Antiques  
# 157  
Kenneth Kroll parcel # R13233-410-3750  
1254 W. Pioneer Way  
Oak Harbor, WA 98277
65. Post Office/Laundromat/Liquor Store  
# 158  
Shelby Quinn parcel #S6025-00-07008  
71 N. Carriage Hts. Ln  
Coupeville, WA 98239

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66. John Robertson's Store/SeaGull Restaurant/Captain's Galley  
# 159

Lester & Geraldine Ryan parcel # R13233-409-3800  
28451 Sandhurst Way  
Escondido, CA 92026

67. Whidbey Merchantile Company/Toby's Tavern  
# 160

Cheeseburger in Paradise parcel # R 13233-408-3870  
P. O. Box 387  
Coupeville, WA 98239

68. John Robertson House/Tartans and Tweeds/Penn Cove Gallery/Ye Kitchen Shop  
# 161

Theresa Saia parcel # R13233-380-3880  
P. O. Box 696  
Coupeville, WA 98239

69. Sedge Building/This 'N That Shop/Tartans & Tweeds  
# 162

D. R. J.L., & B. R. Kroon parcel # R13233-405-399  
P. O. Box 97  
Coupeville, WA 98239

70. Puget Race Drug Store/Old Town Shop  
# 163

Judy King parcel # R13233-400-4030  
P. O. Box 273  
Coupeville, WA 98239

71. Glenwood Hotel/McPherson Candy Store/Law Offices  
# 164

Donald & Joan McPherson parcel #S6025-00-18001  
P. O. Box 235  
Coupeville, WA 98239

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72. Col. Granville Haller House

# 165

Stanley Willhight parcel # R13233-379-4060

1 NE Front St.

Coupeville, WA 98239

73. Island County Bank/Vracin Office

# 166

Wylie Vracin parcel # R13233-375-4150

P. O. Box 1646

Coupeville, WA 98239

74. Samsel/Zylstra Law Office

# 167

Criston Larson, Trustee parcel # R13233-397-4150

8823 45th Place W.

Mukilteo, WA 98275

75. Capt. Thos. Kinney House/Davison House

# 168

Leonona Davison parcel # S6515-00-08004

2252 Kingsley

Santa Cruz, CA 95062

76. Captain Clapp House/VanDyk House

# 169

Ronald Van Dyk parcel # S6415-00-07004-0

307 Front St.

Coupeville, WA 98239

77. Maude Fullington/Mary Fullington House

# 170

George Salladay parcel # S7070-00-11000

1984 Dry Slough Rd.

Mt. Vernon, WA 98273

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78. Pontiac Dealership/Auto Barn  
# 174  
Stuart and Roger Corey parcel # S6025-00-06001  
431 S. Race Rd.  
Coupeville, WA 98239
79. Cushen House/Penn Cove Bed and Breakfast  
# 176  
Richard Calantropo parcel # R13233-363-355  
P. O. Box 1162  
Coupeville, WA 98239
80. Methodist Parsonage  
# 177  
Richard Hart parcel # S6515-00-1100  
5 NE 9th St.  
Coupeville, WA 98239
81. Thomas Griffith House/Brooks House  
# 178  
Sylma Hart parcel # S6415-00-12001-0  
P. O. Box 98  
Coupeville, WA 98239
82. First Methodist Parsonage/Jefferds Rental House  
# 179  
Ian Jefferds parcel # S6415-00-09005  
P. O. Box 148  
Coupeville, WA 98239
83. Jacob Straub House/Warder House  
# 180  
Robert D. Warder parcel # S6415-00-08006  
P. O. Box 888  
Coupeville, WA 98239

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84. Jefferds Rental House  
# 181  
Mary Isenmann parcel # S6415-00-13003  
30028 21st Ave. SW  
Federal Way, WA 98023
85. Hesselgrave Rental House/Bagby Rental House  
# 182  
Mary Isenmann parcel # S6415-00-13003  
30028 21st Ave. SW  
Federal Way, WA 98023
86. Coupeville Courier Printing Office  
# 184  
John White parcel # S6415-00-07008  
906 Kinney St.  
Coupeville, WA 98239
87. Clapp House/Ghormley House  
# 186  
Thomas and Linda Eller parcel # S6415-00-14002  
305 NE 9th St.  
Coupeville, WA 98239
88. Conrad House  
# 187  
Dixie Conrad Mitchel  
Hayward, CA
89. Ervin Rental House  
# 188  
Kermit Chamberlin parcel # S6415000-15001-0  
401 NE 9th St.  
Coupeville, WA 98239

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90. John Gould House/Canty House  
# 189  
Bruce Hebb parcel # S6425-00-02001  
P. O. Box 1323  
Coupeville, WA 98239
91. Thomas Coupe House  
# 190  
Dorthea Edgecock & Betty Whitaker  
P. O. Box 65  
Coupeville, WA 98239
92. Chris Solid House  
# 193  
Harold & Betty Gewald parcel # R13234-340-0440  
P. O. Box 953  
Coupeville, WA 98239
93. Chromy House  
# 194  
Clarence Ellison parcel # S6005-00-04005  
803 Otis St. or P. O. Box 523  
Coupeville, WA 98239
94. Fred Nuttall's House  
# 195  
Roger and Diana Eelkema parcel # S6005-00-04002  
228 N. Reeder Rd.  
Coupeville, WA 98239
95. Howard House/Lindsey House/Staal House  
# 196  
Marshall & Judith English parcel # S6005-00-06005  
P. O. Box 1735  
Coupeville, WA 98239

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96. Ernest Watson House  
# 197  
Michael Canfield (trustee) parcel # R13233-323-3730  
P. O. Box 1676  
Coupeville, WA 98239
97. Coupeville City Hall  
# 202  
Town of Coupeville parcel # S6515-00-22001  
Coupeville, WA 98239
98. James Zylstra House  
# 203  
Alice C. Martin parcel # S6415-00-22001  
101 NE 7th St.  
Coupeville, WA 98239
99. Todd-Lovejoy House/Parker House/Anderson House  
# 204  
Sandra R. Sherwin parcel # S6415-00-22007  
P. O. Box 753  
Coupeville, WA 98239
100. Courthouse Vault  
# 206  
Island County parcel # S6415-00-23008  
Coupeville, WA 98239
101. Vaugh House/Anderst Rental House  
# 209  
James Anderst parcel # R13234-264-016  
P. O. Box 550  
Coupeville, WA 98239

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102. Williams House

# 210

John E. White parcel # S6415-00-4001

P. O. Box 1230

Coupeville, WA 98230

103. Clark House

# 212

Patricia Thoraldson & Dennis Clark parcel # R13233-169-4470

c/o Michael F. Clark, P. O. Box 246

Coupeville, WA 98239

104. Frain House/Burton Engle House

# 217

CPVL CONSOL SCHL parcel # R13104-394-337

5 SE Terry RD.

Coupeville, WA 98239

105. Reuble Squash Barn

# 218

Roy Edholm parcel # R13104-419-445

P. O. Box 881

Coupeville, WA 98239

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## MAP C: Contributing Resources, Fort Casey Military Reservation

Notes: Fort Casey Military Reservation is documented and listed in the 1973 Central Whidbey Island Historic District Nomination. This map is provided for reference. In this amendment, the entire Reservation is considered one property. Inventory cards 306, 314, 315, and 334 describe primary structures located within the Fort Casey Military Reservation.

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## MAP D: BUILDING CLUSTERS

Notes: building clusters are properties with multiple structures related to farming or other land use activities associated with the history of the Reserve. Numbers correspond to location depicted on Map A: Contributing Resources. The number following property name refers to the inventory card number.

### SAN DE FUCA UPLANDS

**No. Property Name**

- 2. J. Neinhuis Place (6)
- 4. Arnold Farm (42)
- 5. Neinhuis/Leach Place (13)
- 8. Vande Werfhorst Place (35)
- 11. Vandevote Farm (29)
- 12. Lupiens House (31)
- 14. Van Dam Place (37)
- 15. Morris Place (52)
- 22. Arnold/Grasser Place (45)

### WEST WOODLANDS

**No. Property Name**

- 27. Cook House/Sherman Place (64)
- 28. Art Holmburg Place (56)

### EBEY'S PRAIRIE

**No. Property Name**

- 30. Engle Farm (297)
- 31. Gould House/Smith Farm (282)
- 33. LeSourd/Sherman Farm (283,284, 285)

- 35. Tuft House (299)
- 36. Harmon/Pearson/Engle House (289)
- 37. Gallager Place/Al Sherman Farm (291)
- 42. Ferry House (280)
- 43. Ed Jenne House (293)
- 45. Samuel Hancock House (292)

### FORT CASEY UPLANDS

**No. Property Name**

- 57. Reuble Farm (309)
- 60. Fort Casey Military Reservation (306, 314, 315, 334)

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### MAP D: BUILDING CLUSTERS (continued)

Notes: Building clusters are properties with multiple structures related to farming or other land use activities associated with the history of the Reserve. Numbers correspond to locations depicted on Map A: Contributing Resources. The number following property name refers to the inventory card number.

#### CROCKETT PRAIRIE

##### No. Property Name

- 61. Gillespie Farm (322)
- 62. Gilbert Place/Eggerman House (327)
- 63. Hugh Crockett House/Boyer Farm  
(323)
- 65. C. Wanamaker House (331)
- 67. Col. Walter Crockett Farmhouse (325)

#### EAST WOODLANDS

##### No. Property Name

- 74. Meyers House (205)

#### SMITH PRAIRIE

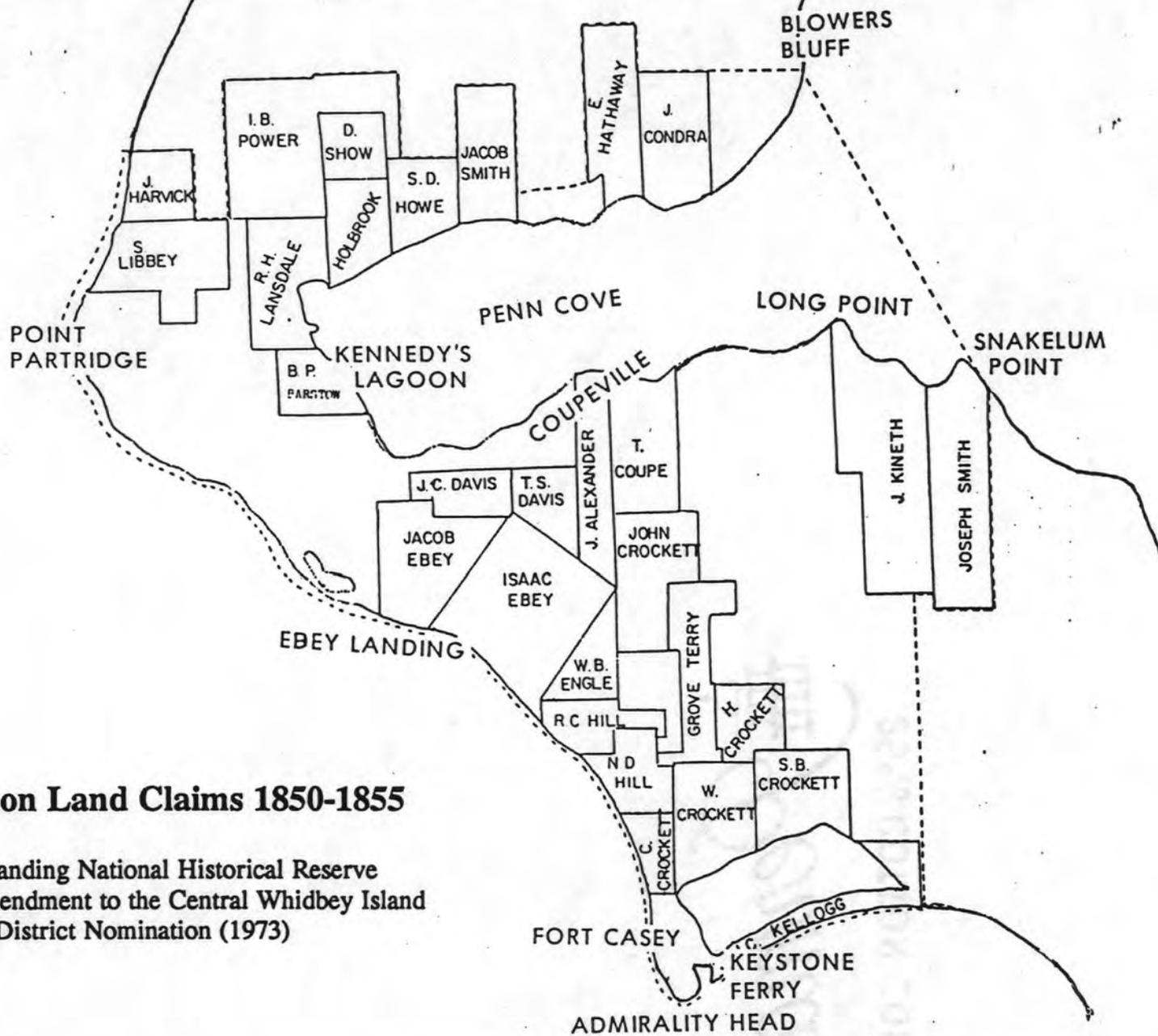
##### No. Property Name

- 75. John Kineth Jr. Farmhouse (234)

# Island County Roads Central Whidbey Island 1899

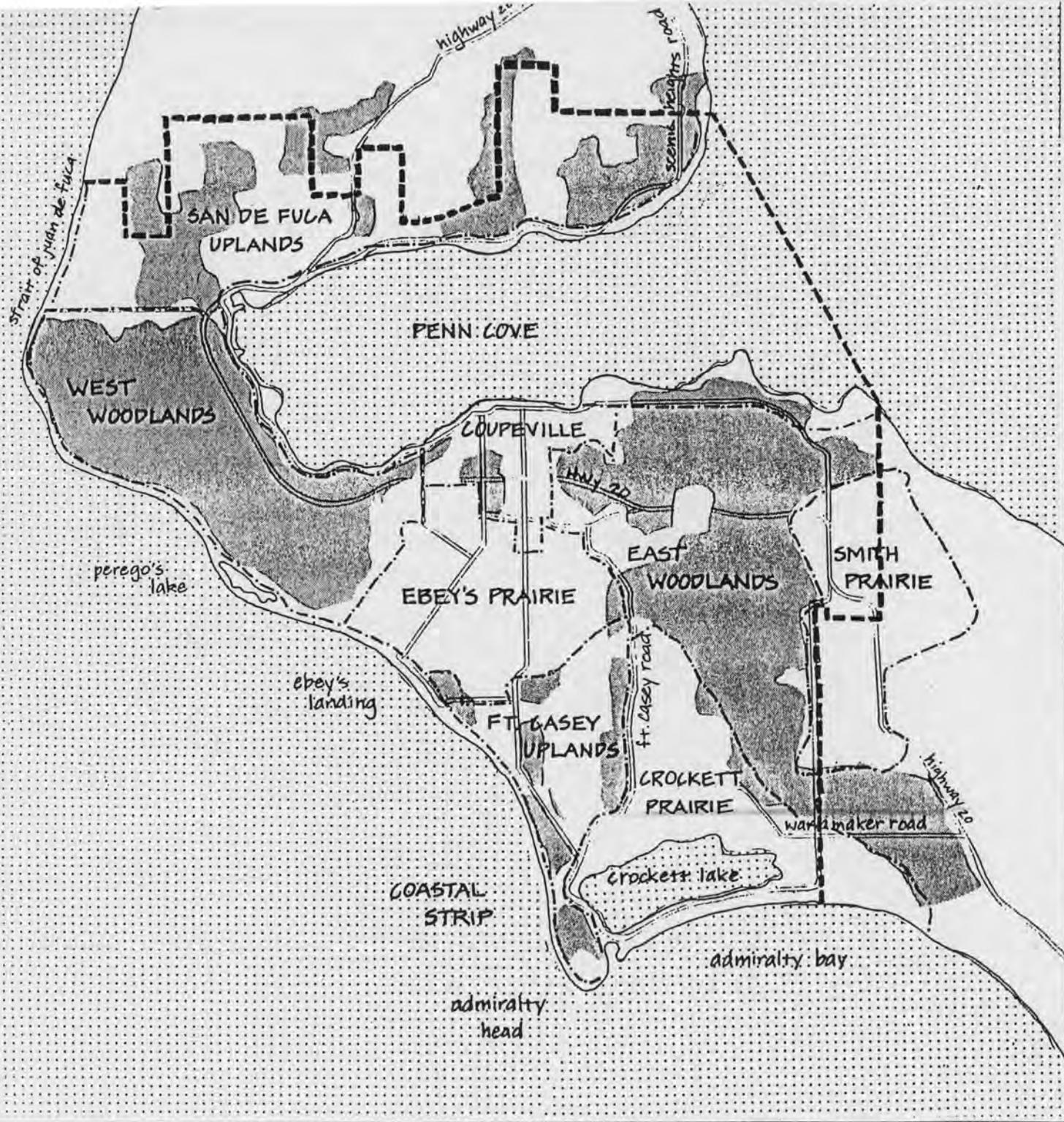
Location: Island County Engineering Office,  
Coupeville, Washington





**Donation Land Claims 1850-1855**

Ebey's Landing National Historical Reserve  
 1997 Amendment to the Central Whidbey Island  
 Historic District Nomination (1973)



LOCATION MAP

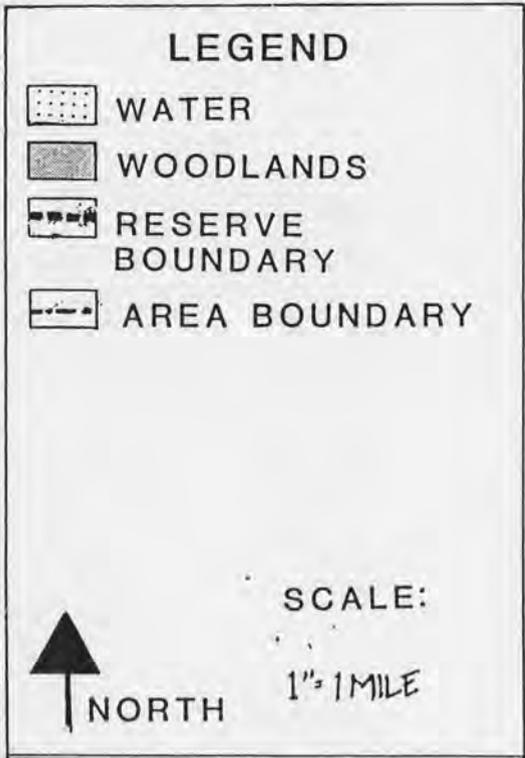
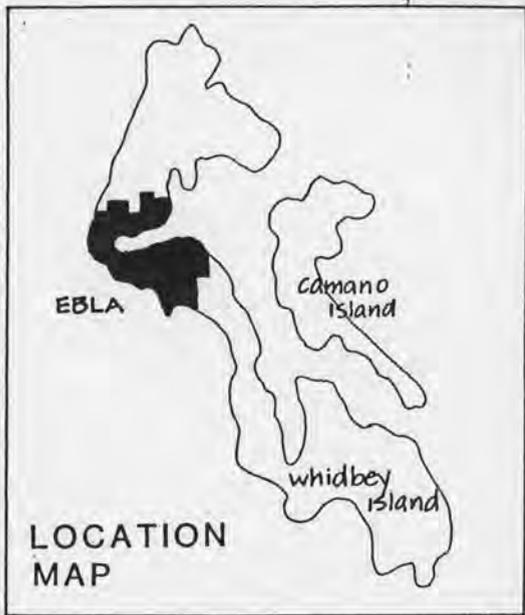
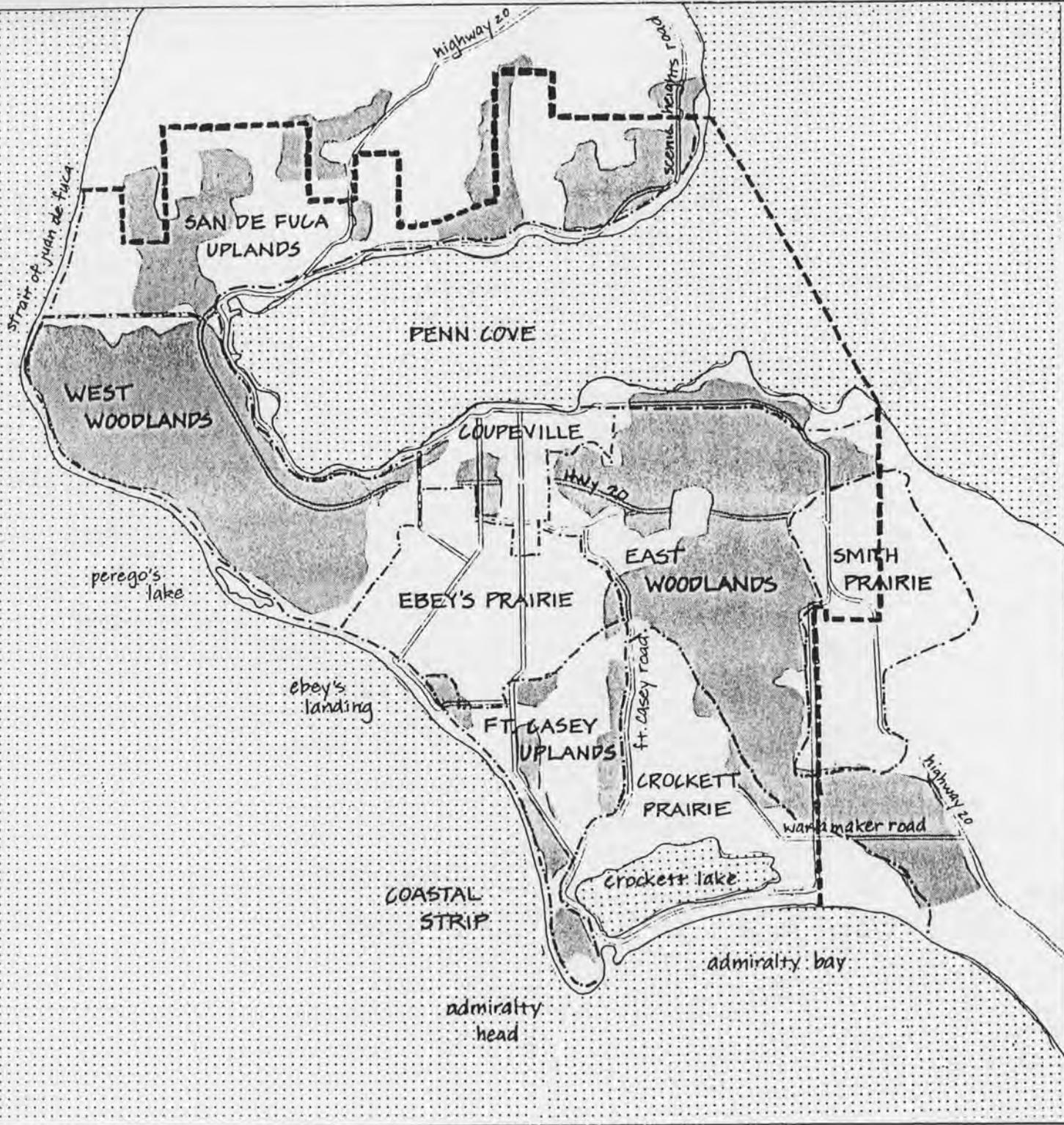
LEGEND

-  WATER
-  WOODLANDS
-  RESERVE BOUNDARY
-  AREA BOUNDARY

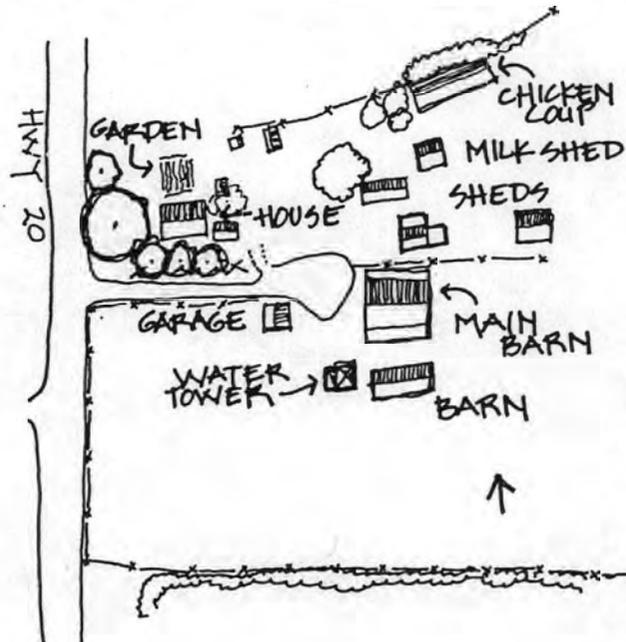
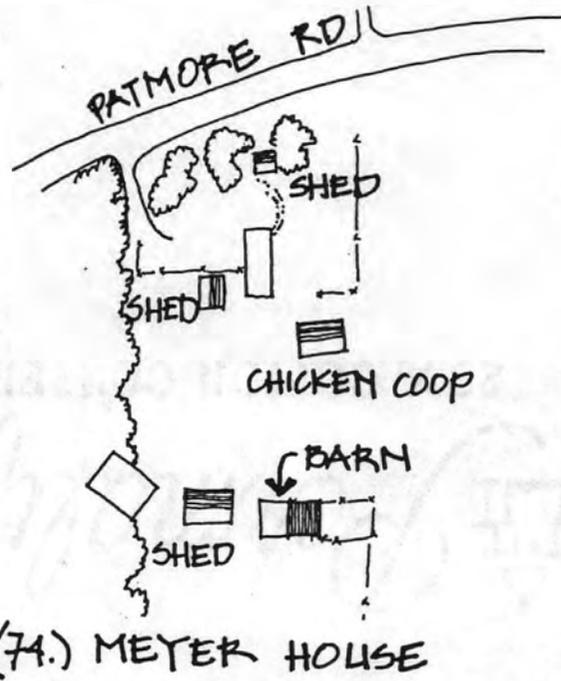
SCALE:  
1" = 1 MILE

 NORTH

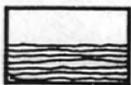
CHARACTER AREAS



**CHARACTER AREAS**



EBEY'S LANDING  
National Historical Reserve



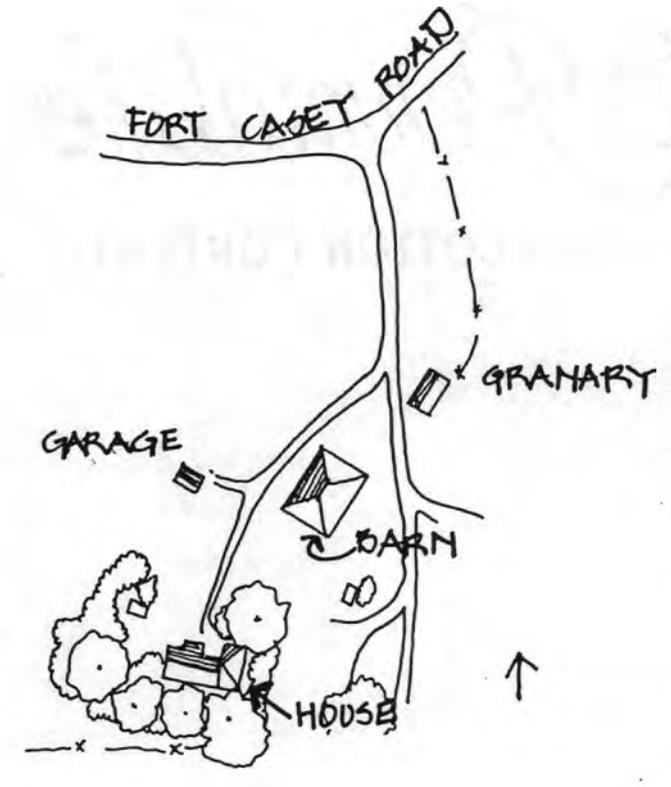
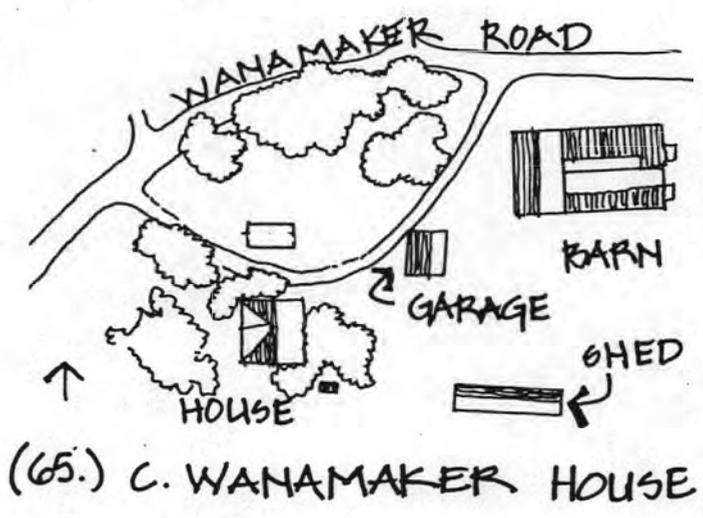
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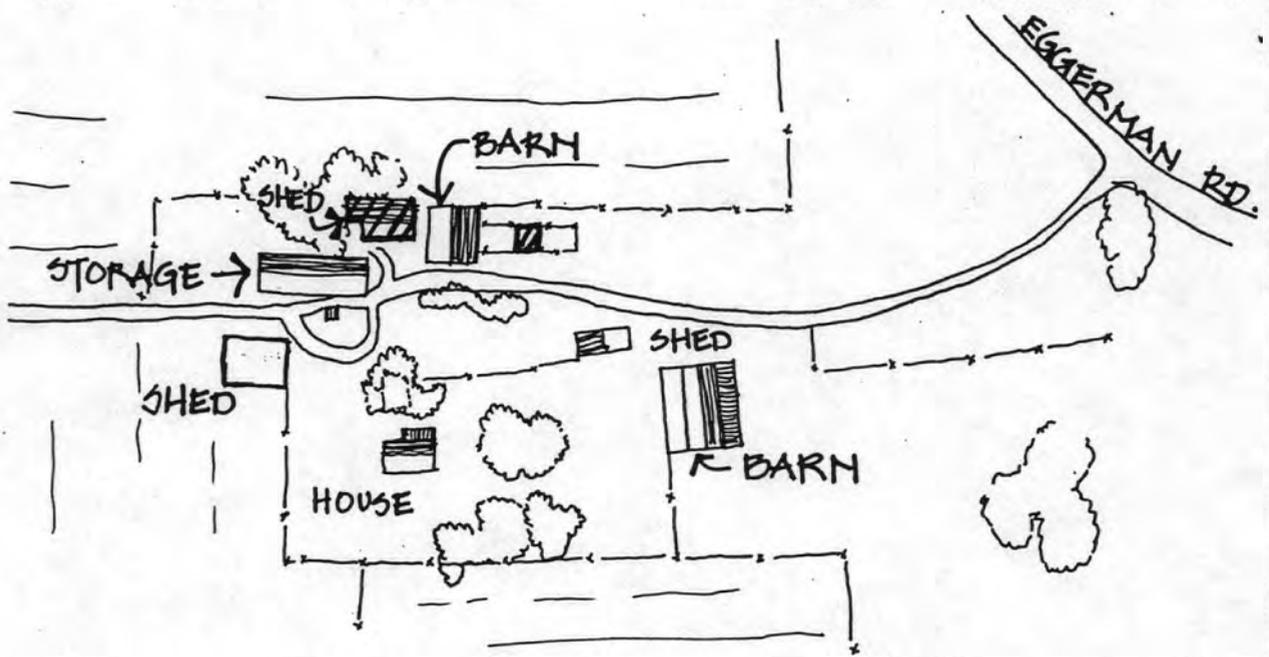


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EBEY'S LANDING  
National Historical Reserve





(63.) HUGH CROCKETT HOUSE/ BOYER FARM

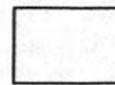
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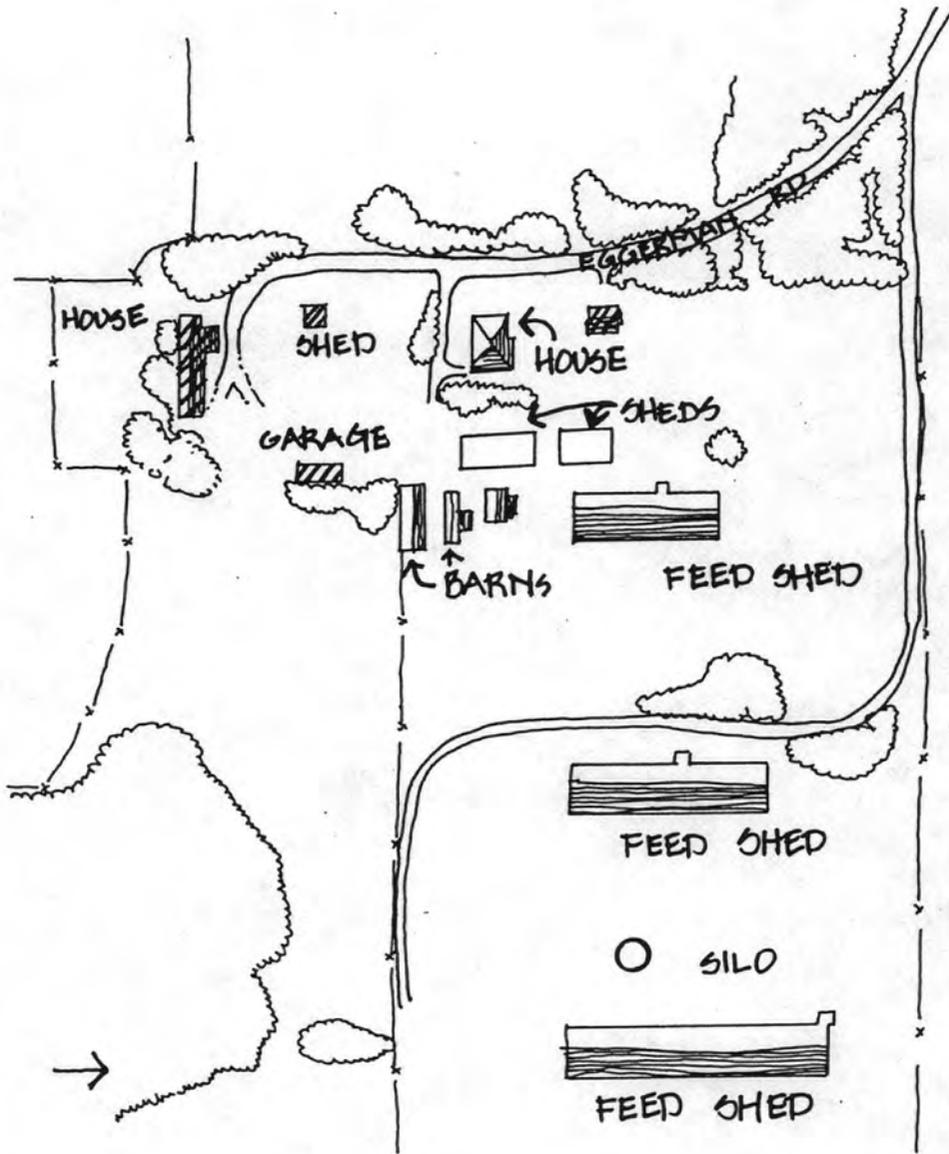
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(62.) GILBERT / EGGERMAN HOUSE

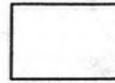
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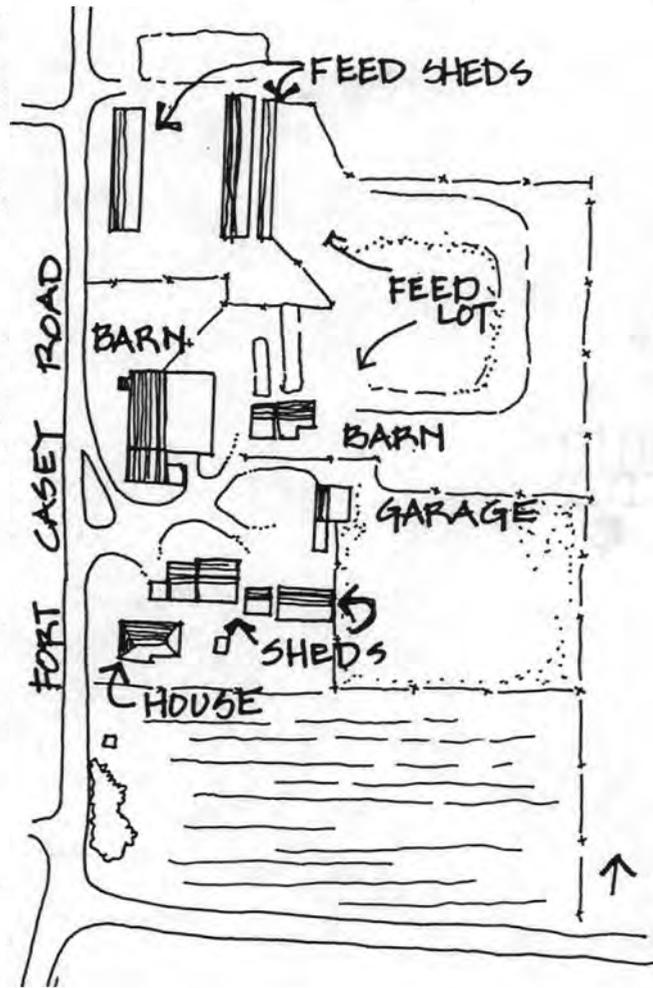
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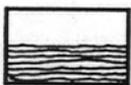


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(61.) GILLESPIE FARM

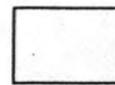
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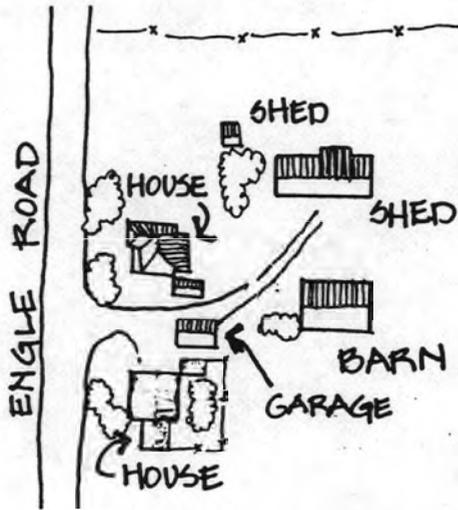
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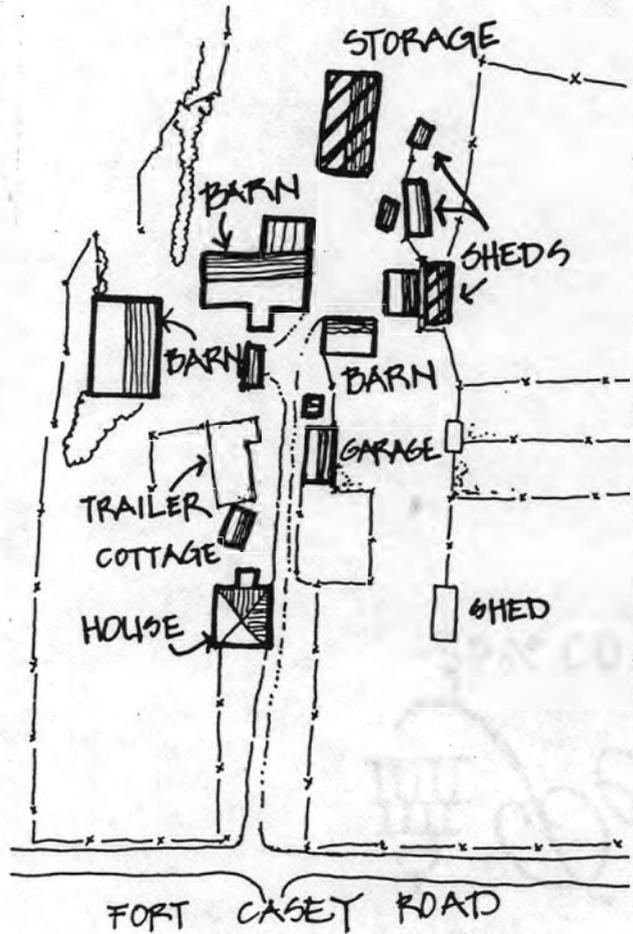
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(45.) SAMUEL HANCOCK HOUSE



(57.) RELIABLE FARM

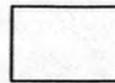
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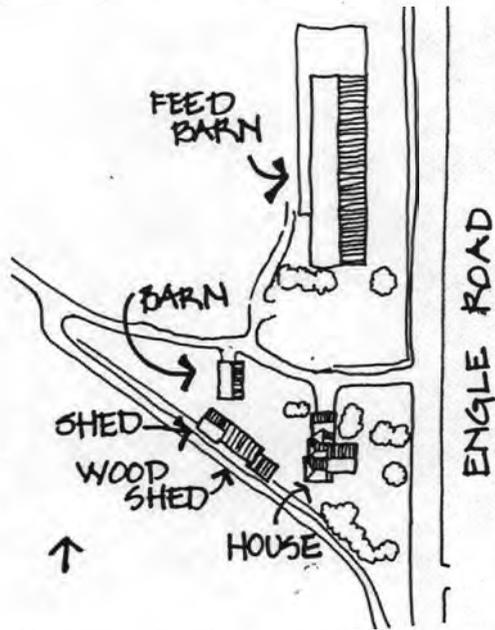
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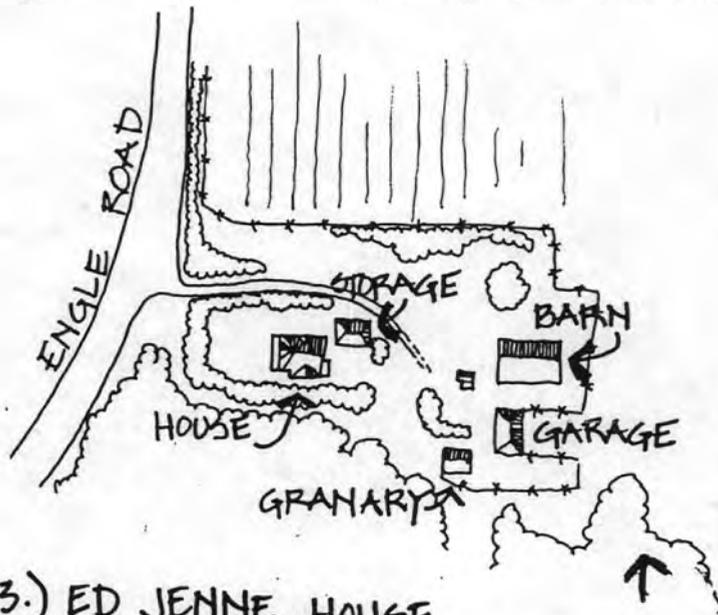
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(37.) GALLAGER PLACE/AL SHERMAN FARM



(43.) ED JENNE HOUSE

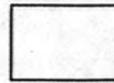
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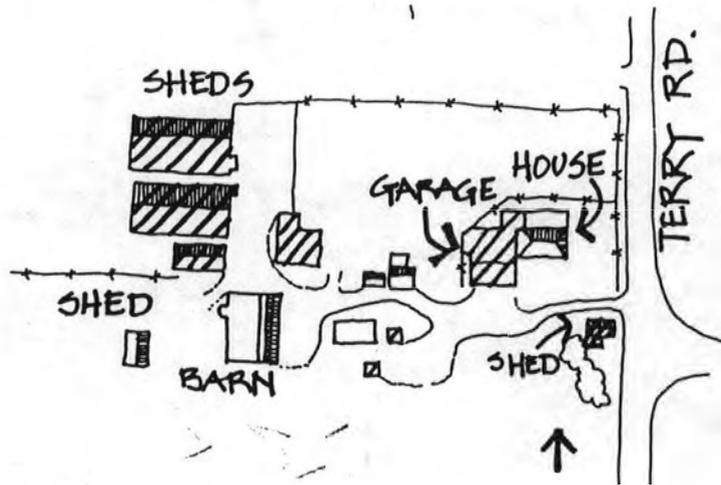
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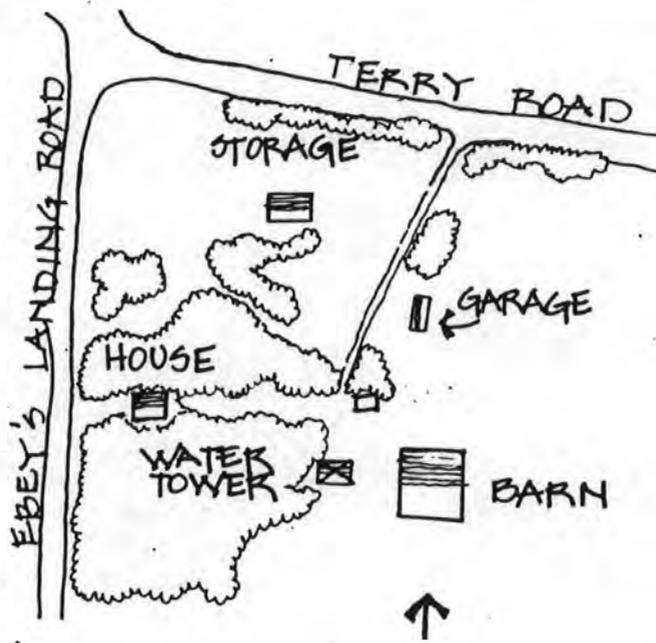
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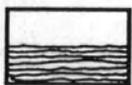


(35.) TUFT HOUSE



(36.) HARMON/PEARSON/ENGLE HOUSE

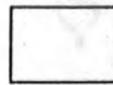
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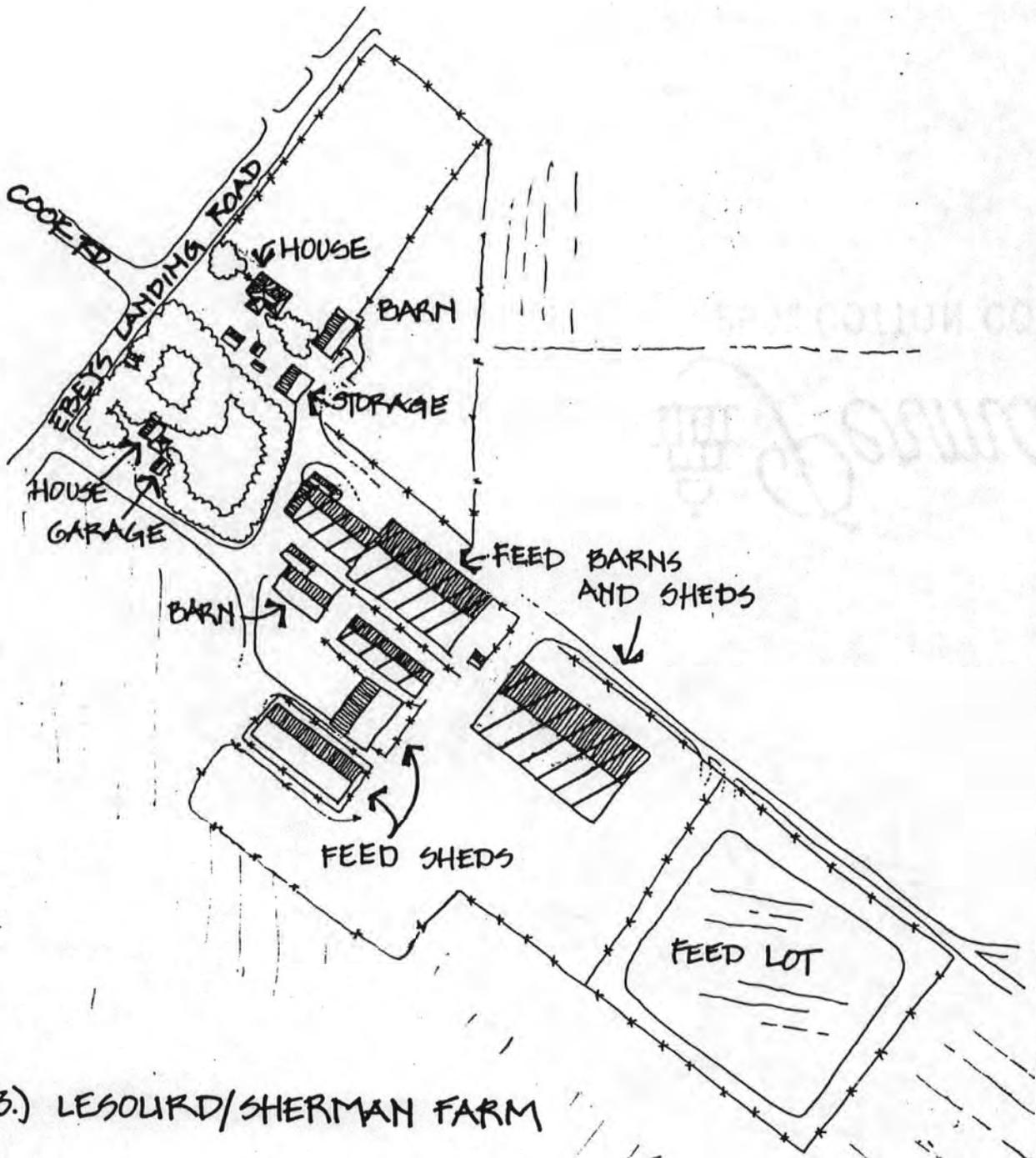
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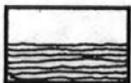


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(33.) LESOURD/SHERMAN FARM

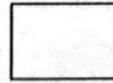
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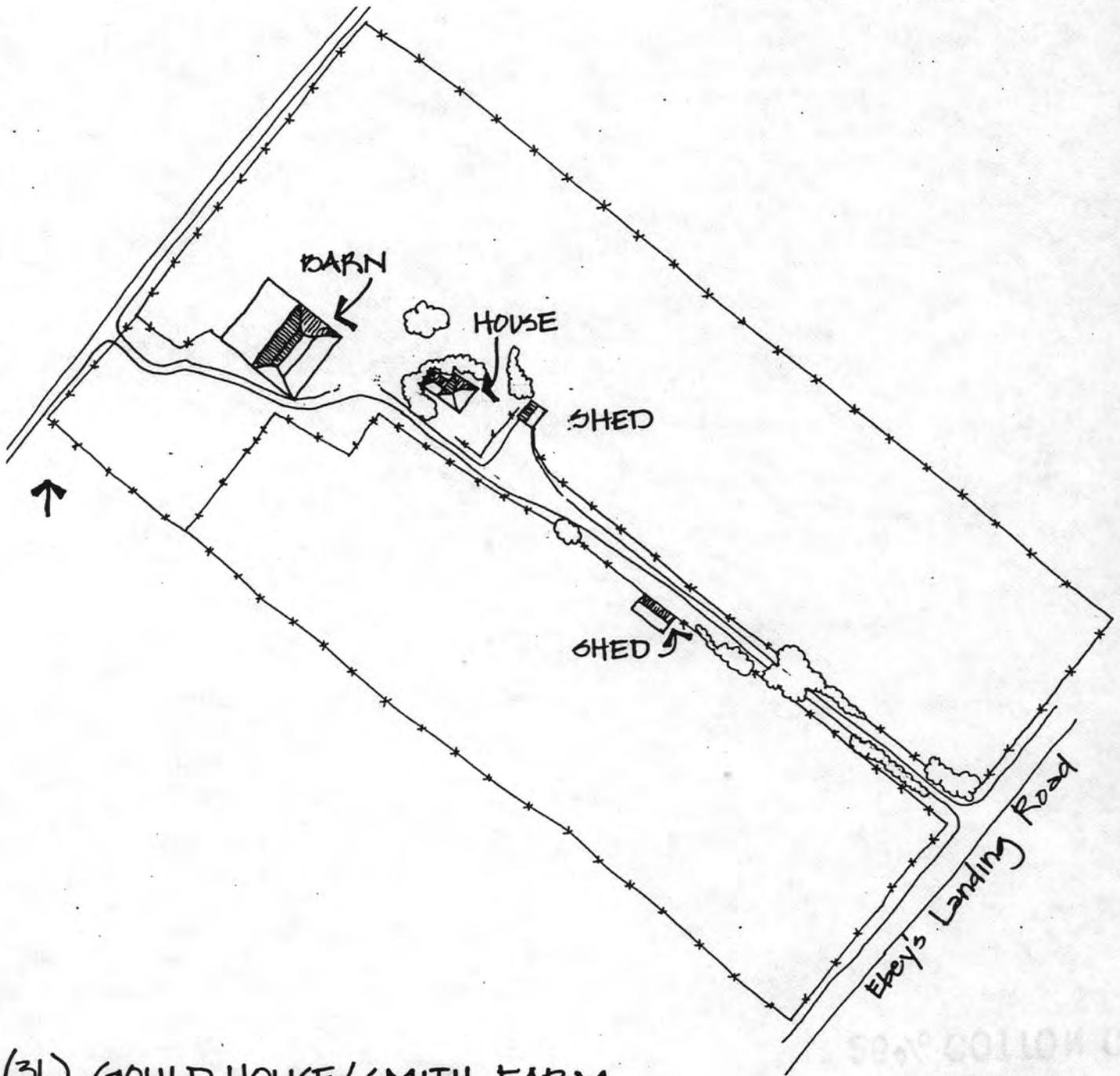
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(31.) GOULD HOUSE/SMITH FARM

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**National Historical Reserve**



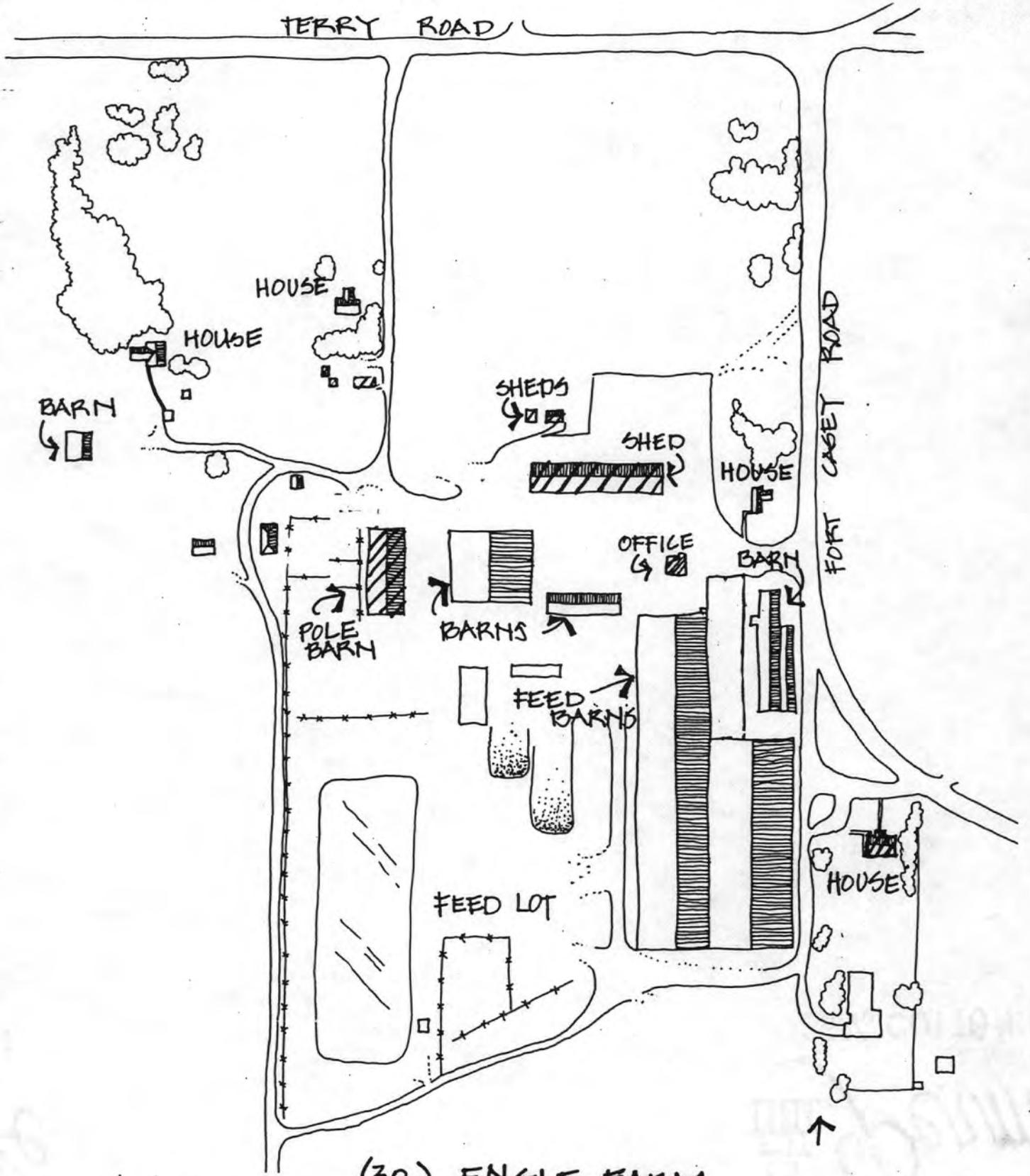
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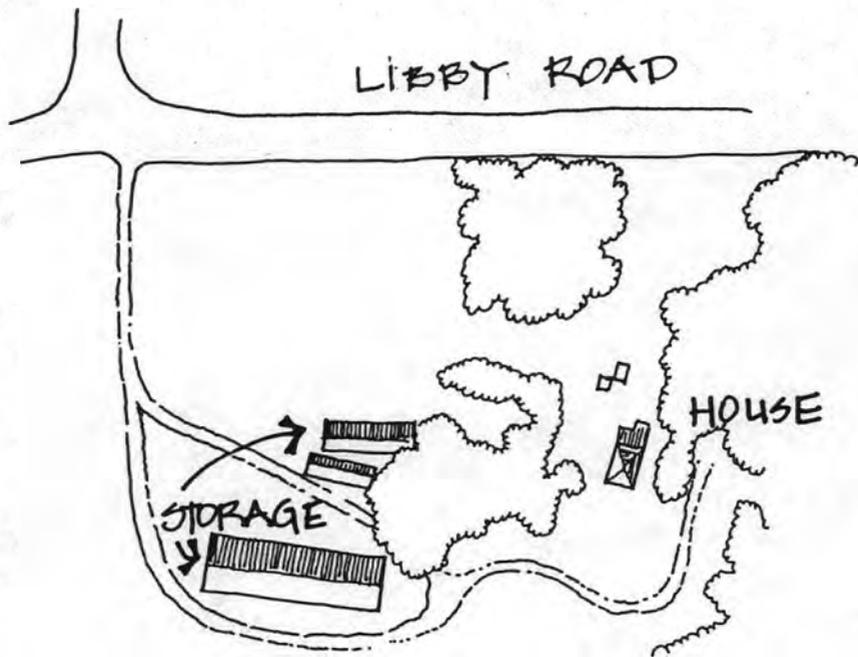
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(30.) ENGLE FARM

EBEY'S LANDING  
National Historical Reserve

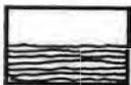




(28.) ART HOLMBURG PLACE

**EBEY'S LANDING**  
National Historical Reserve

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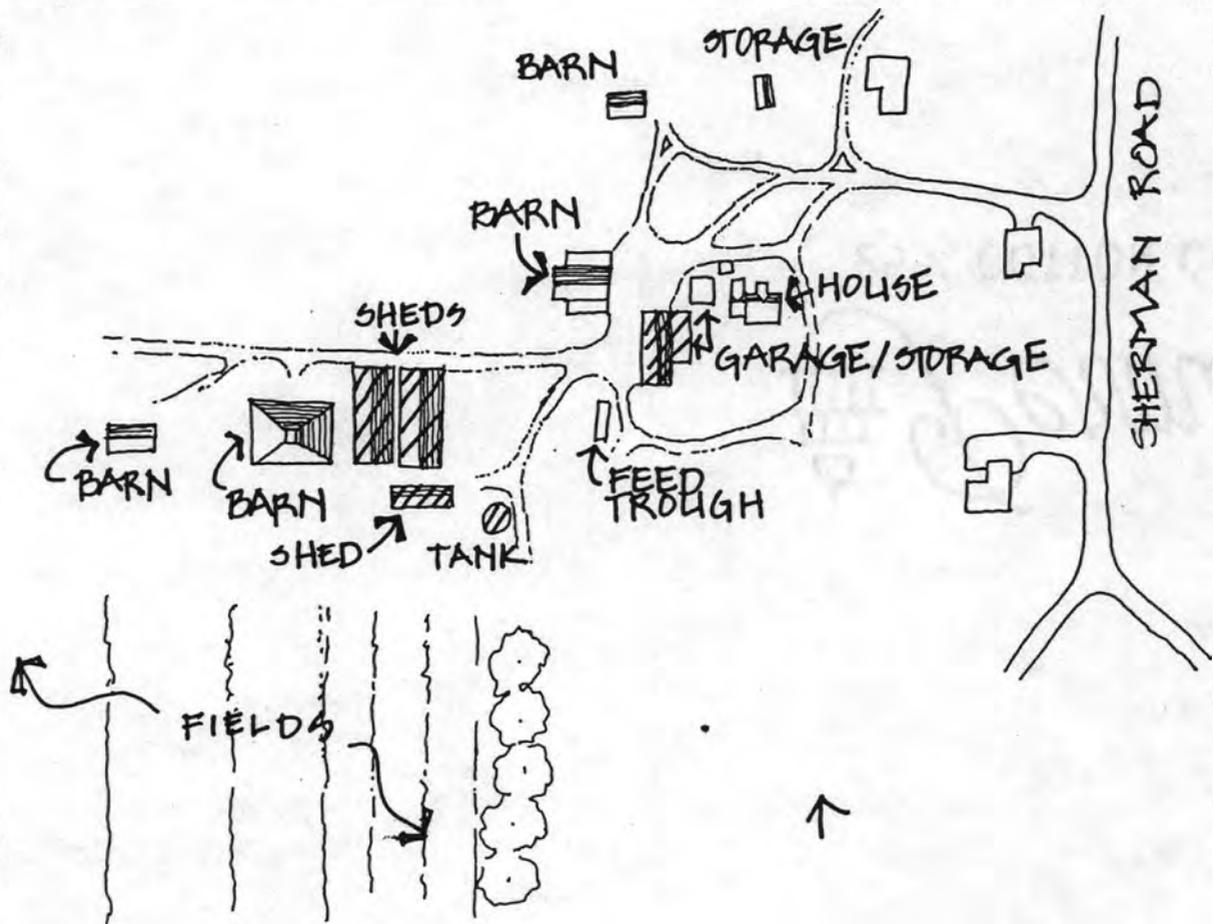
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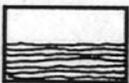


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(27.) LOOK HOUSE / SHERMAN PLACE

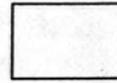
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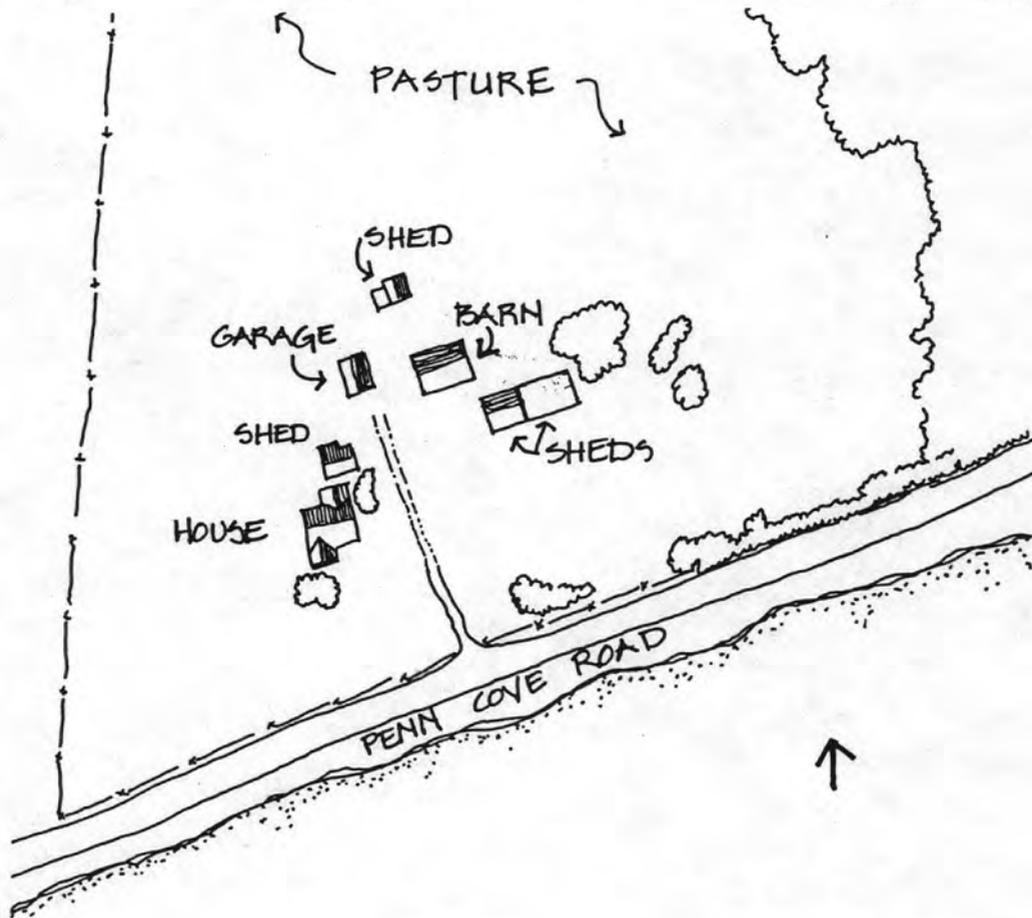
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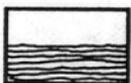


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(22.) ARNOLD/GRASSER PLACE

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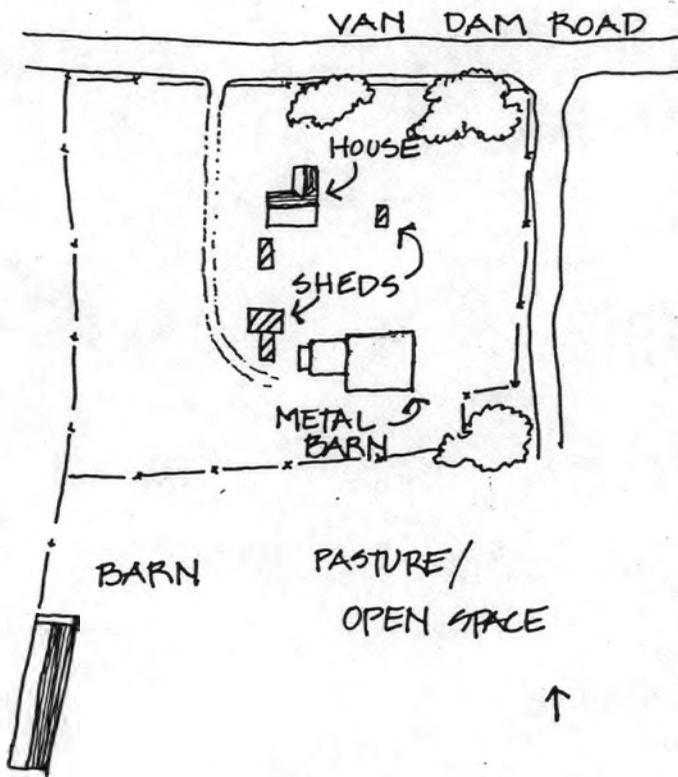
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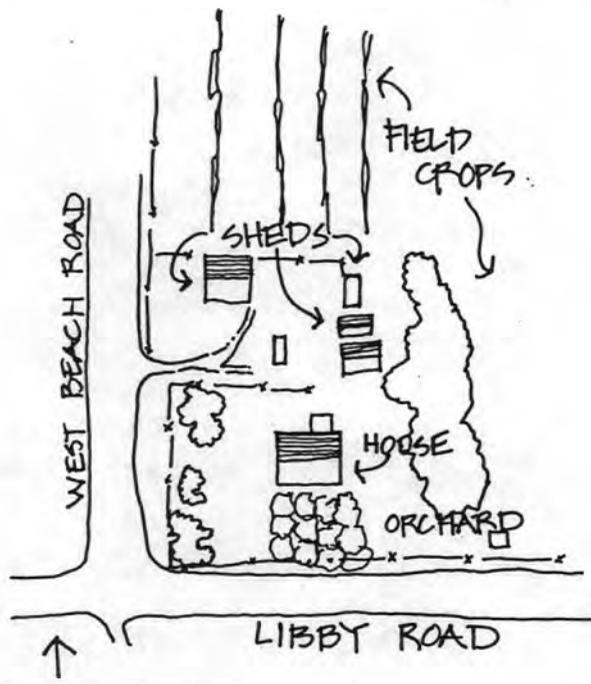
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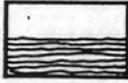


(14.) VAN DAM PLACE

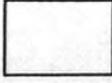


(15.) MORRIS PLACE

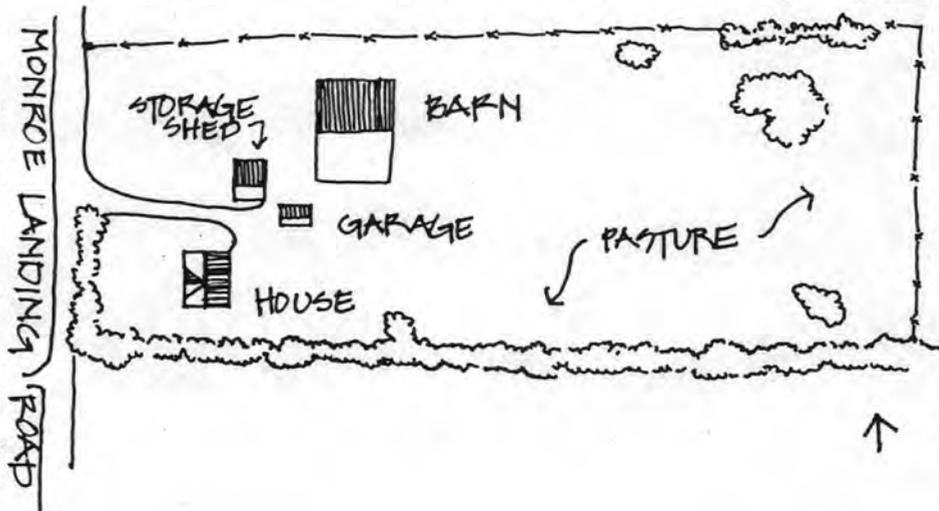
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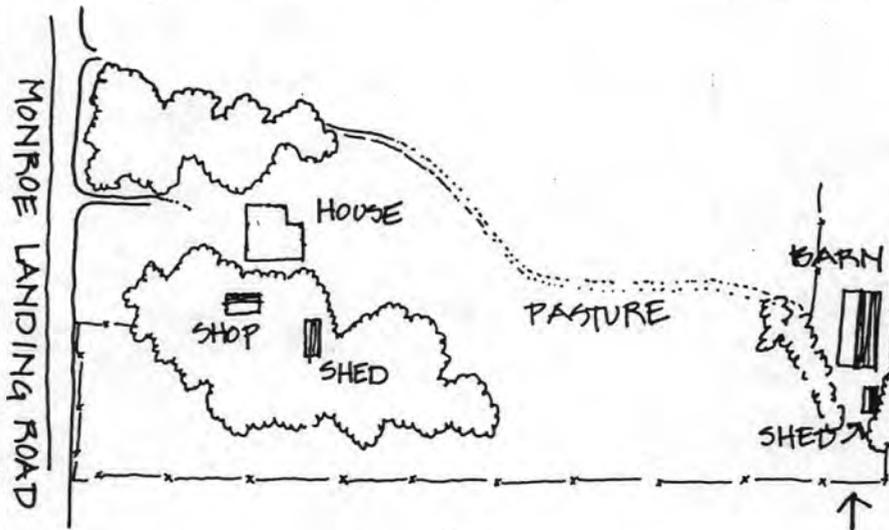
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(11.) VANDERVOTE FARM



(12.) LUPIENS HOUSE

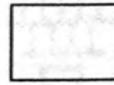
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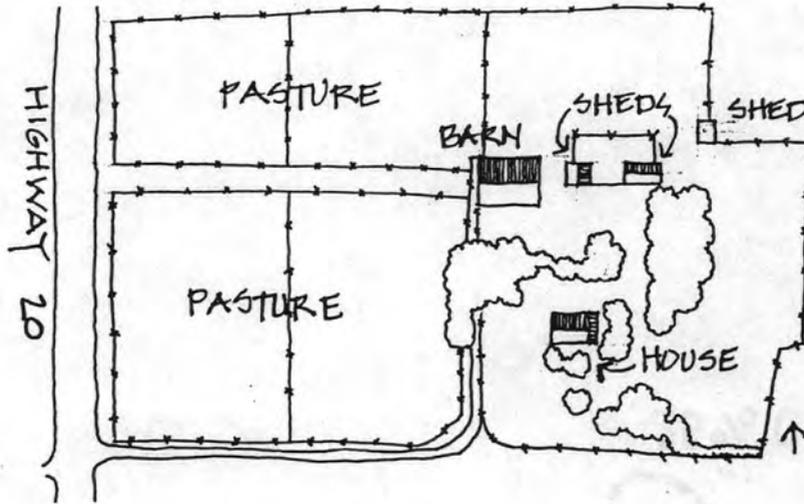
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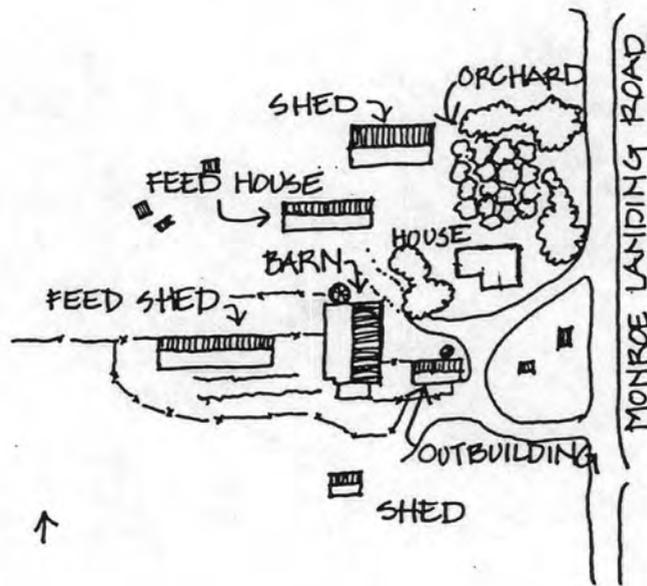
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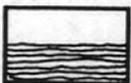


(5.) NEINHUIS/LEACH PLACE



(8.) VANDEWERFHORST PLACE

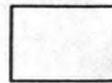
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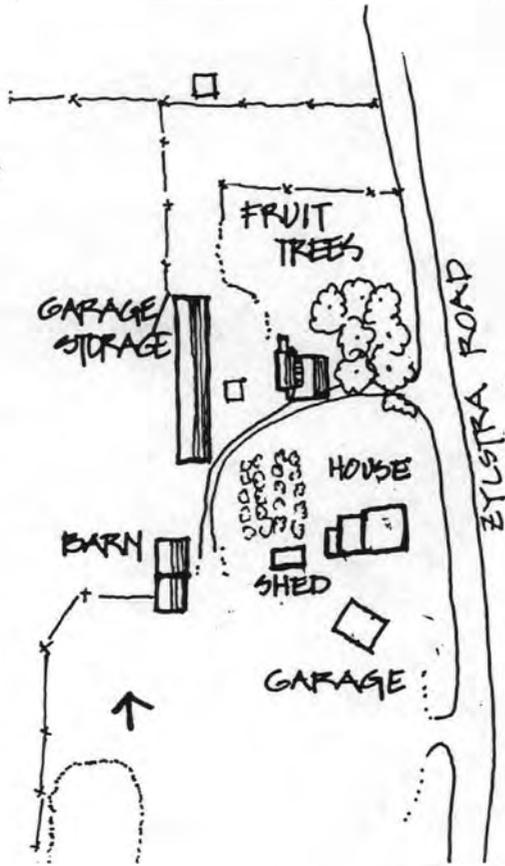
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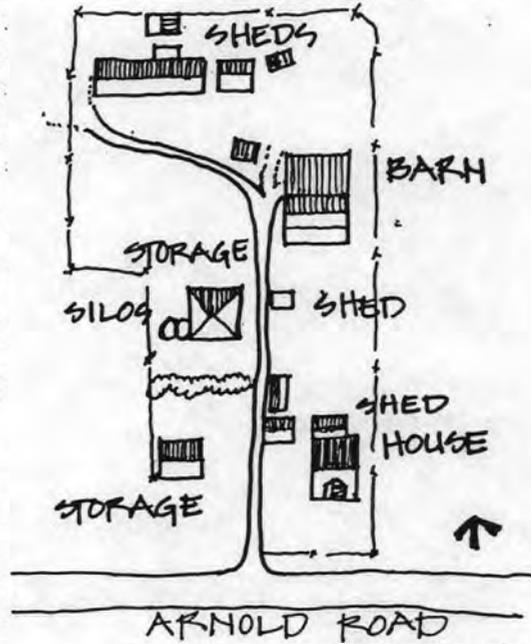
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(2.) J. NEINHUIS PLACE



(4.) ARNOLD FARM

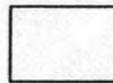
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## Index of Photos of Ebey's Landing National Historical Reserve -

The photographs included within this amendment were taken by National Park Service historian Gretchen Luxenberg, in August 1996. The negatives are located at Ebey's Landing National Historical Reserve, Coupeville, Washington. All of the properties are located within the mailing address of Coupeville, Washington. All of the properties are included within the Central Whidbey Island Historic District, a National Register property listed in 1973. These photographs primarily represent properties which were not included in the original nomination form. They are listed in the order they appear in this amendment; the numbers which follow the property names refer to the inventory card numbers (cards are included as part of the amendment).

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Duvall House  
Coupeville, Washington

#1



Black / Lindsey House  
Coupeville, Washington

#2



A. Kineth / Chancey House  
Coupeville, Washington

#3



Pratt Boathouses  
Coupeville, Washington

#4



Smith Abendroth cabin  
Coupeville, Washington  
#5



Smith Net House  
Coupeville, Washington  
#6



Smith Cottage  
Coupeville, Washington  
#7



Fisher Place / Messmer House  
Coupeville, Washington  
#8



Libbey House  
Coupeville, Washington  
#9



Still Log Cabin  
Coupeville, Washington

#10



Hingston / Trumbell store  
coupeville, Washington

#11



isher / Hingston / Trumbell General  
coupeville, Washington

#12



Liberal League Hall / San de Fuca Community  
Chapel

Coupeville, Washington

#13



Armstrong / Trumbell / Iverson House  
Coupeville, Washington

#14



Hingston Rental House  
Coupeville, Washington  
#15



Windy Hill"

Coupeville, Washington

#16



Henry Arnold / Grasser House  
Coupeville, Washington

#17



Henry Arnold / Grasser Barn  
Coupeville, Washington

#18



Robart Cottage  
Coupeville, Washington

#19

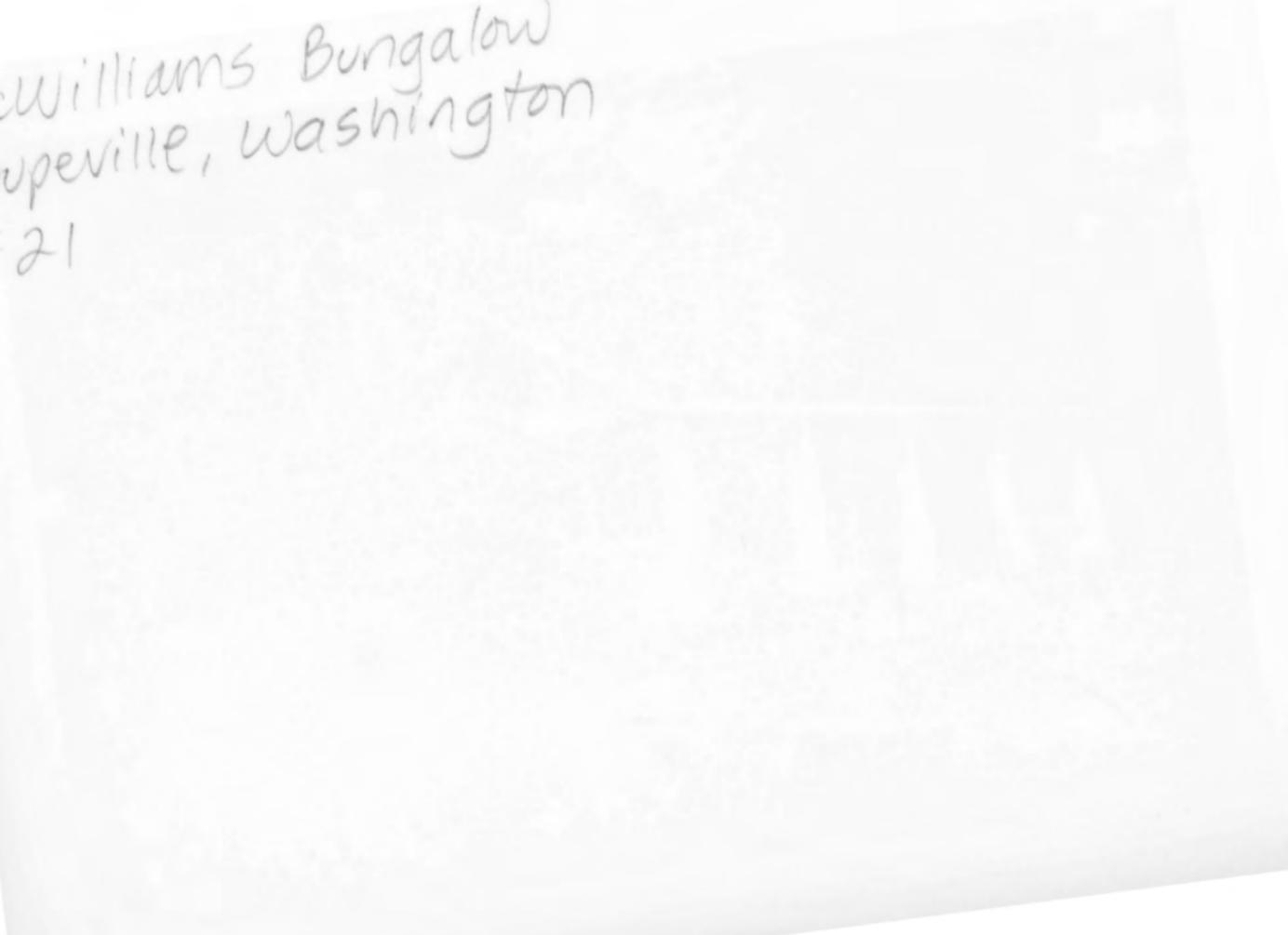


Robert Bungalow  
Coupeville, Washington

#20



McWilliams Bungalow  
Coupeville, Washington  
#21





Muzzall Farm (residence)  
Coupeville, Washington  
# 22



Muzzall Farm (barns)  
Coupeville, Washington  
#23



A.W. Monroe / Vandewerfhorst Place Co  
Coupeville, Washington

# 24



Lupien Place (Barns)  
Coupeville, Washington

# 25



ordyk Place / VanderVoet Farm  
Coupeville, Washington

# 26



Charles Grimes House (site)  
Coupeville, Washington

# 27



Weidenbach House  
Coupeville, Washington

#28



Tennis / Learn Place  
coupenik, Washington  
#29



Arnold Farm  
Coupeville, Washington  
#30



John Reinhuys Place / L. Lewis Property  
Coupeville, Washington

# 31



Zylstra/Sherod House  
Coupeville, Washington

# 32



Van Dam Place  
Coupeville, Washington  
#33



Charlie Mitchell Barn  
Coupeville, Washington  
#34



Morris Place  
Coupeville, Washington  
#35



14 Holmburg Place / Darst Rental  
Coupeville, Washington

# 36



3  
Melvin Grasser House  
Coupeville, Washington  
# 37



Pratt House  
Coupeville, Washington  
# 38



Sunnyside Cemetery  
Coupeville, Washington

#39



Sunnyside Cemetery (with Blockhouse)  
Coupeville, Washington

#40



Ralph Engle Farm (house)  
Coupeville, Washington

#41



Old Hunting Lodge  
Coupeville, Washington

#42



Sherman Farms  
Coupenille, Washington

# 43



Sherman Farms Housing  
Coupeville, Washington

#44



Harmon / Pearson / Engle Property (house)  
Coupeville, Washington

#45



Harmon / Pearson / Engle Property (outbuildings)  
Coupeville, Washington

#46



Glazier House  
Coupeville, Washington

#47



Toft House / Dale Sherman Property (House)  
Coupeville, Washington

#48



Tuft House / Dale Sherman Property (outbuildings)  
Coupeville, Washington

#49



Frain / Burton Engle House  
Coupeville, Washington  
#50



James Wanamaker / Martin House  
Coupeville, Washington

#51



Barrett / Skubi House  
Coupeville, Washington  
#52



Gallagher Place / A. Sherman House  
Coupeville, Washington  
#53



Sherman Squash Barn  
Coupeville, Washington

#54



"Old At Comstock Place"  
Coupeville, Washington  
#55



Engle Squash Barn  
Coupeville, Washington

#56



Hancock Granary  
Coupeville, Washington  
#57



Sherman Hog House  
Coupeville, Washington  
#58



Fort Casey Military Reservation, officers' Housing  
Coupeville, Washington

#59



Fort Casey Military Reservation, Warehouses  
Coupeville, Washington

#600



Fort Casey Military Reservation, Firehall  
Coupeville, Washington

# 61



Fort Casey Military Reservation, Gas Station  
Coupeville, Washington  
#62



Fort Casey Military Reservation, Quartermaster  
Office  
Capeville, Washington  
#63



Fort Casey Military Reservation, Barracks  
Coupeville, Washington

#64

(



Fort Casey Military Reservation, Officer - 4  
Coupeville, Washington

#65



Fort Casey Military Reservation, Gymnasium  
Coupeville, Washington

#66



Fort Casey Military Reservation, Light House  
Coupeville, Washington  
#67



rt Casey Military Reservation, Acorn

Battery  
Coupeville, Washington  
#68



Fort Casey military Reservation, Quartermaster  
Wharf

Coupeville, Washington

# 69



Fort Casey Military Reservation, Pump House  
Coupeville, Washington  
#70



Schulke / Steadman House  
Coupeville, Washington

# 71



John Gould (Miller House  
Coupeville, Washington

#72



Clarence Wanamaker House  
Coupeville, Washington  
#73



Sam Crockett House  
Coupeville, Washington  
#74



Old Andruson Place (house)

Couperville, WA

#75



d Anderson Place (barn)  
Coupeville, WA  
#76



+ Casey Housing / Myers Property Co.

Coupeville, WA

#77



Albert Place / Eggerman House  
Coupeville, WA

#78



Gilbert Place / Eggerman House (barn)

Coupeville, WA

#79



Mespie House Complex  
Couperville, WA  
#80



Messpie House  
Coupenille, WA

#81



ubble Farm  
Couperville, WA  
#82



ove Terry House (site)  
Couperville, WA  
#83



Wiley House (barn)  
Couperville, WA  
#84



Thomas/Sullivan House  
Couperville, WA  
#85



Engle Farm (Wm. Engle House)

Couperville, WA

#86



Levble Squash Barn  
Couperville, WA  
#87



Pat's Place / Tyee Motel and Cafe  
Capeville, WA  
#88



Penn Cove Veterinary Clinic

Couperville, WA

#89



Chapman Rental House  
Coupeville, WA  
#90



Frank Newberry House  
Coupeville, WA  
#91



Nichols / Bennett House  
Coupeville, WA  
#92



Couperville Town Hall  
Couperville, WA  
#93



Island County Courthouse  
Coupeville, WA  
# 94



Island County Courthouse  
Coupeville, WA  
#95



James Gillespie / Bird House  
Capeville, WA

#96



Leach House  
Copperville, WA  
#97



Heckenbury House / Masonic Rental House  
Cooperville, WA

#98



Pontiac Dealership / Auto Barn

Couperville, WA

#99



Cushen House  
Couperville, WA  
#100



e Hall / old Island County Museum  
Coupeville, WA

#101



Lora A.P. Engle House  
Coupeville, WA  
#102



Telephone Exchange Building  
Coupeville, WA  
#103



m Howell's Barbershop / Mitchell's  
Coupeville, WA  
#104



LIQUOR STORE

Post Office  
Coupeville, WA  
#105



Paul Gillespie House / Rosie's  
Coupeville, WA

#106



Randy Law Office  
Couperville, WA  
#107



Williams House  
Couperville, WA  
#108



Well House / Wright House  
Coupeville, WA  
#109



d Clark / Bishop House  
Coupeville, WA  
#110



Morris House / Reynolds Rental House

Coupenille, WA

#111



Clark House  
Couperville, WA  
#112



illy Harpole's Maternity Home  
Coupeville, WA  
#113



morris House/wells Rental House  
Coupenille, WA  
#114



Courthouse Vault  
Coupeville, WA  
#115



Coupeville Courier Printing office  
Coupeville, WA  
#116



Kesselgrave / Bagby Rental House

Coupeville, WA

#117



Jefferds Rental House  
Coupeville, WA  
#118



First Methodist Parsonage  
Coupeville, WA  
#119



Ives / Jefferds Rental House  
Coupeville, WA  
#120



Stark / Jefferds Rental House

Capeville, WA

#121



Methodist Parsonage  
Couperville, WA  
#122



Clapp House / Ghormley House  
Coupeville, WA  
#123



Conrad House  
Coupeville, WA  
# 124



Ervin Rental House  
Coupeville, WA  
#125



Charles Angel/Rojas House  
Coupeville, WA  
#126



Vaugh House / Anderst Rental House  
Couperville, WA  
#127



Chris Solid House  
Coupeville, WA  
#128



Chromy House  
Couperville, WA  
#129



Howard / Lindsey / Staal House  
Coupeville, WA  
#130



Person House / Dole House  
Coupeville, WA  
#131



Benson / Bowers House  
Couperville, WA  
#132



Newcomb House  
Couperville, WA  
#133



Newcomb Property  
Coupeville, WA —  
#134



Mock House  
Coupeville, WA  
#135



Johnson / Howe House  
Couperville, WA  
#136



King Place / McCabe House  
Couperville, WA  
#137



Boothe House  
Couperville, WA  
#138



Bergman House  
Coupeville, WA  
#139



O'Leary Cottage / SnakeLum House  
Coupeville, WA  
#140



McAllister Cottage  
Couperville, Washington  
#141



William Aubert / Titus House

Coupeville, WA

#142



Strong House  
Coupeville, Washington  
#143



Strong Property Barns  
Coupenille, Washington

#143A



Ed Boyer Place / Lee James Hop  
Couperville, Washington  
#144



Abbott / Knowles / Lynch House  
Corpenile, Washington

#145



Old Art Black Place/Jefferds Complex (barn)  
Couperville, Washington

#146



John Kineth Jr. Farmhouse  
Coupeville, Washington

#147



Strong Granary  
Couperville, Washington  
#148



makelum Monument  
Coupeville, Washington  
#149



Crockett Prairie  
Couperville, WA

#150



San de Fuca  
Couperville, WA  
#151



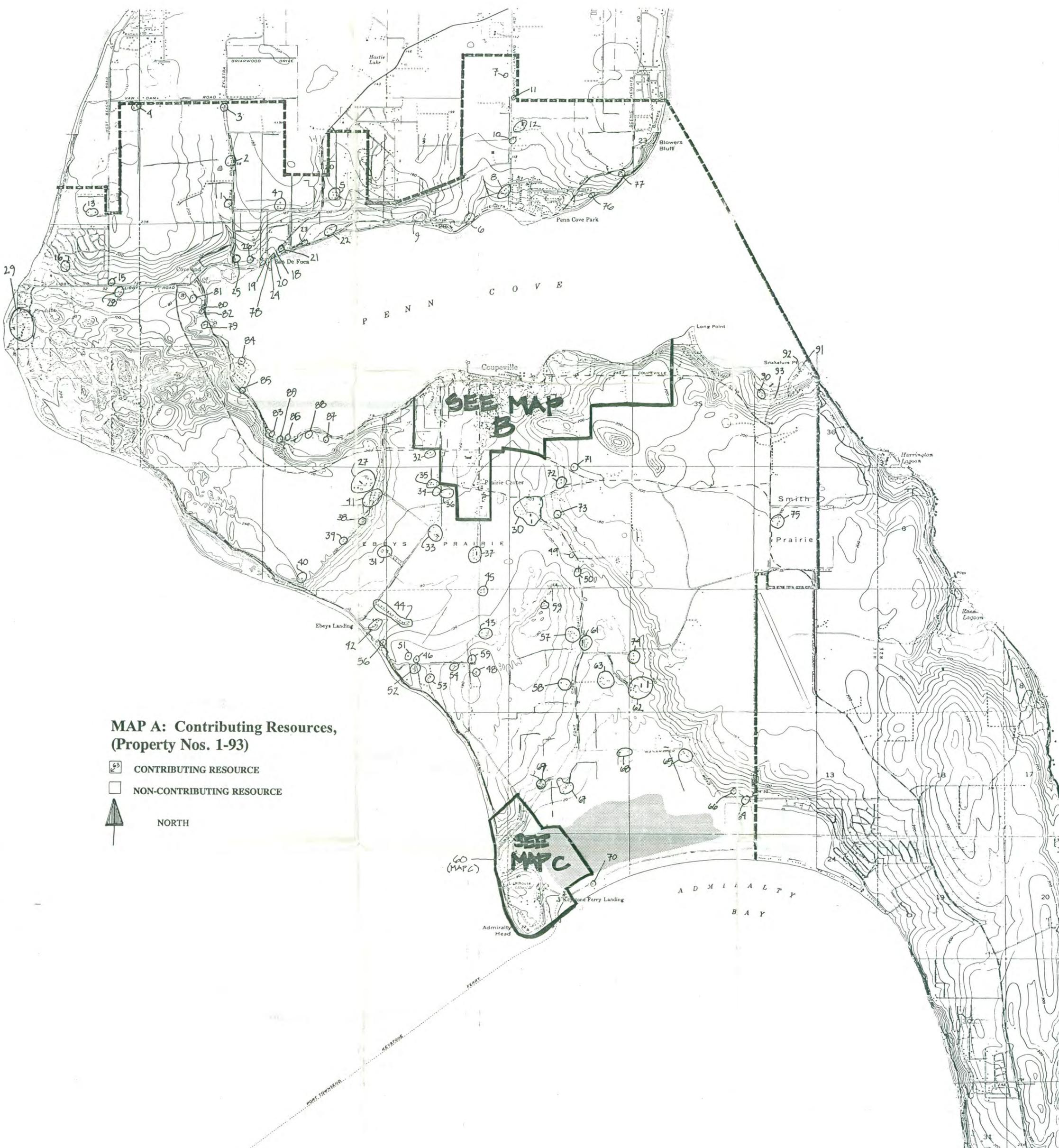
Ebey's Prairie  
Coupeville, WA  
#152



Ebey's Prairie  
Coupeville, WA  
#153

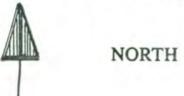


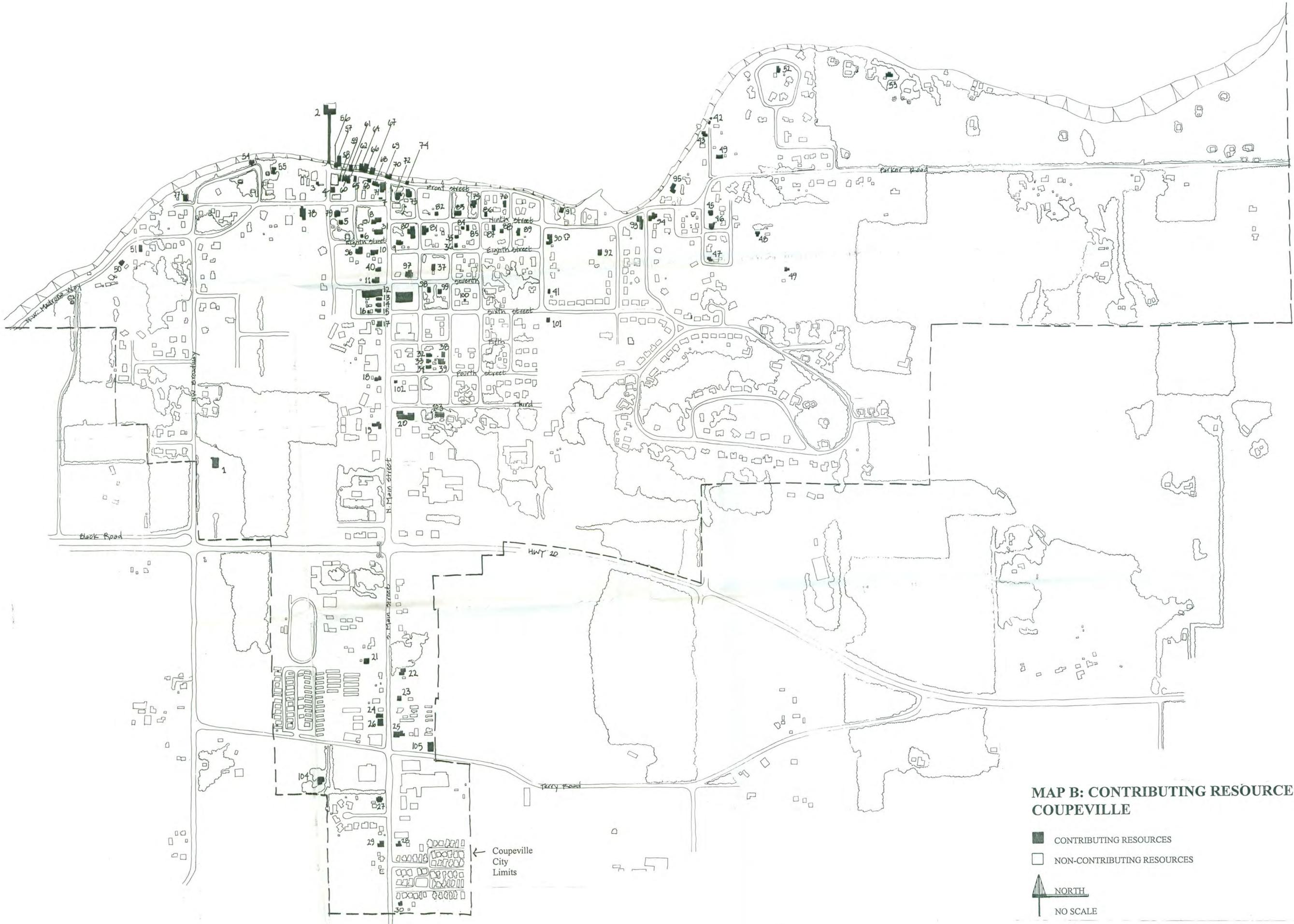
Coupeville, Front St.  
Coupeville, WA  
#154



**MAP A: Contributing Resources,  
(Property Nos. 1-93)**

-  CONTRIBUTING RESOURCE
-  NON-CONTRIBUTING RESOURCE

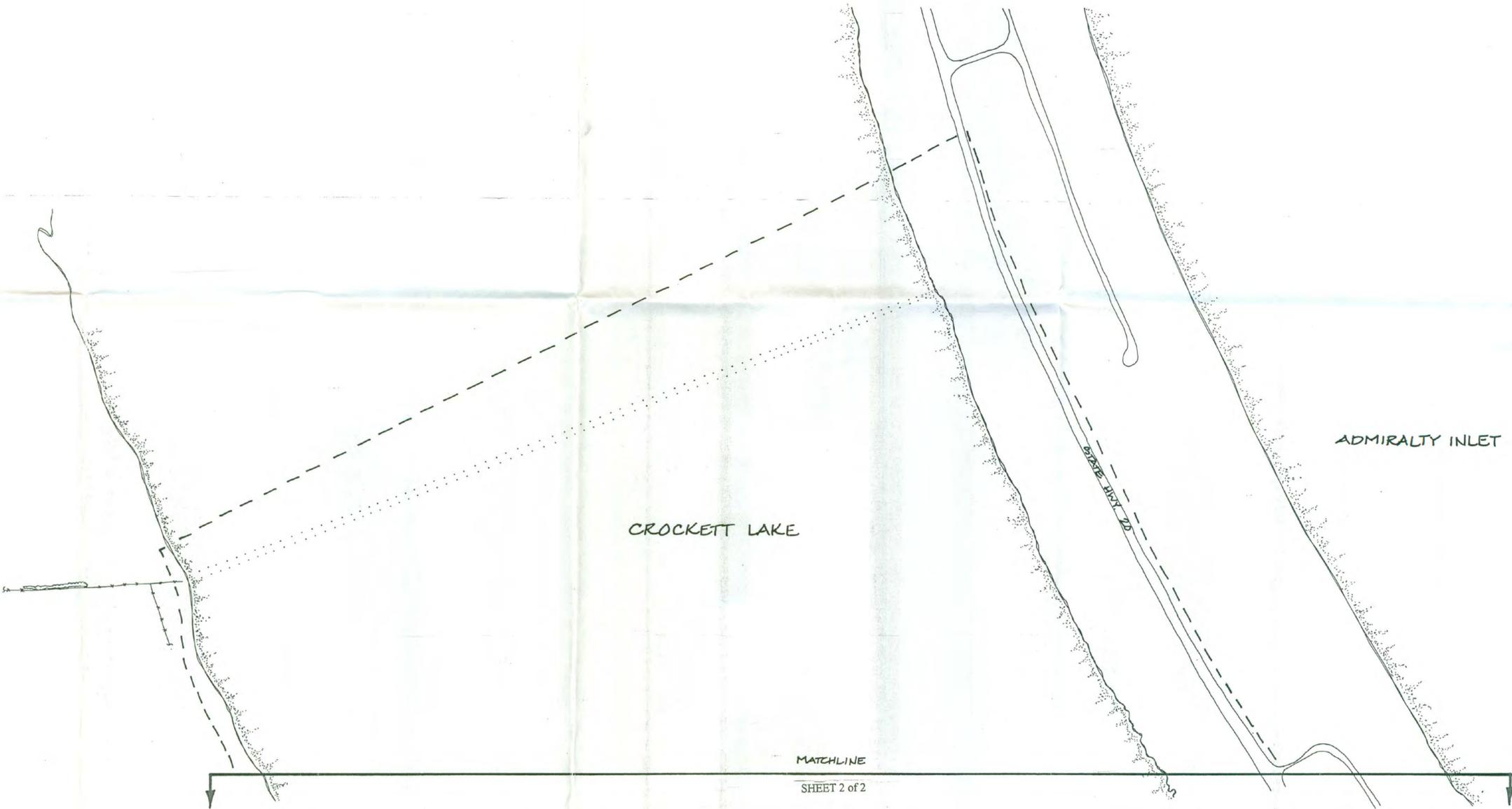




**MAP B: CONTRIBUTING RESOURCES  
COUPEVILLE**

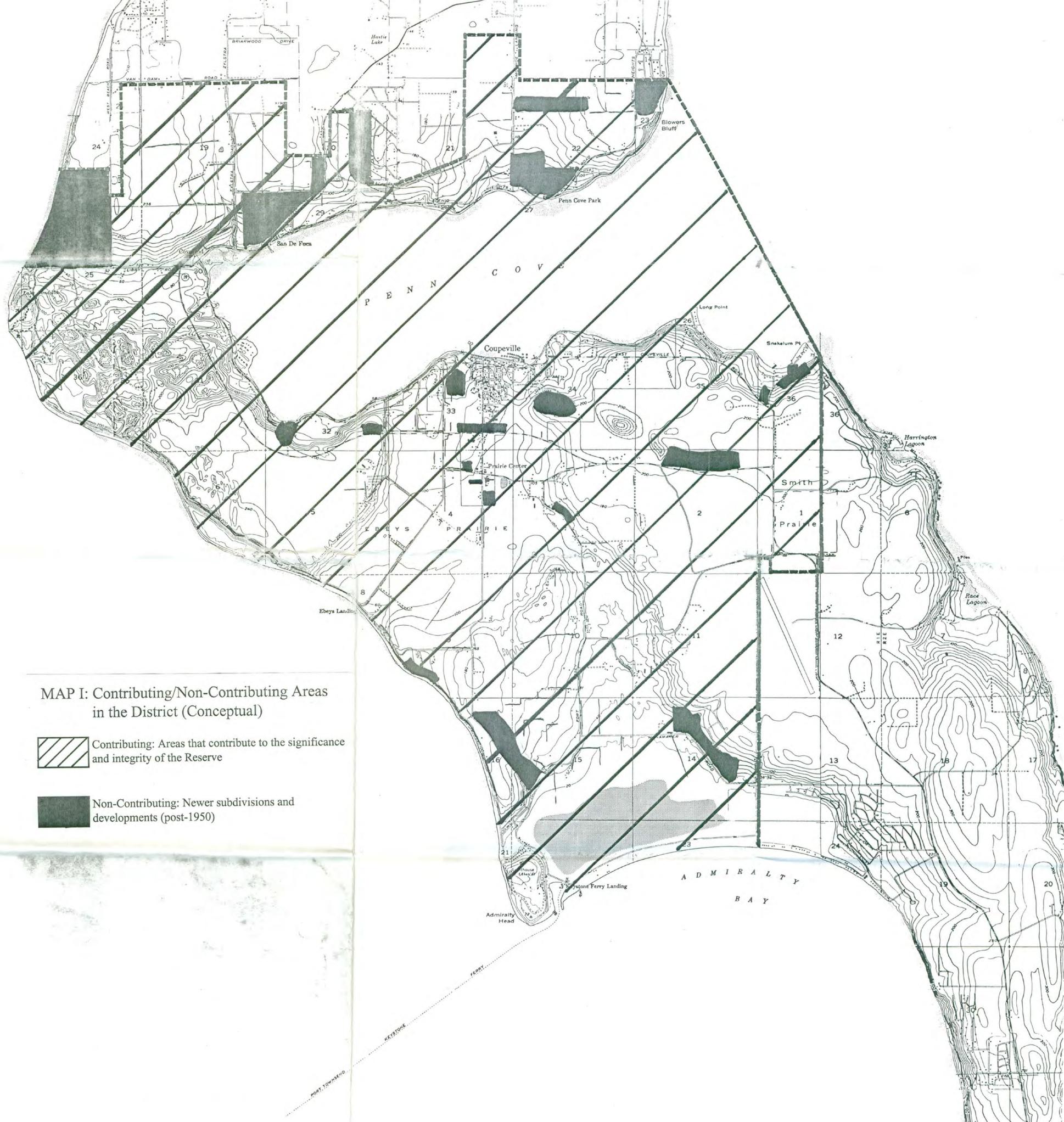
- CONTRIBUTING RESOURCES
- NON-CONTRIBUTING RESOURCES
- ▲ NORTH
- NO SCALE

← Coupeville  
City  
Limits



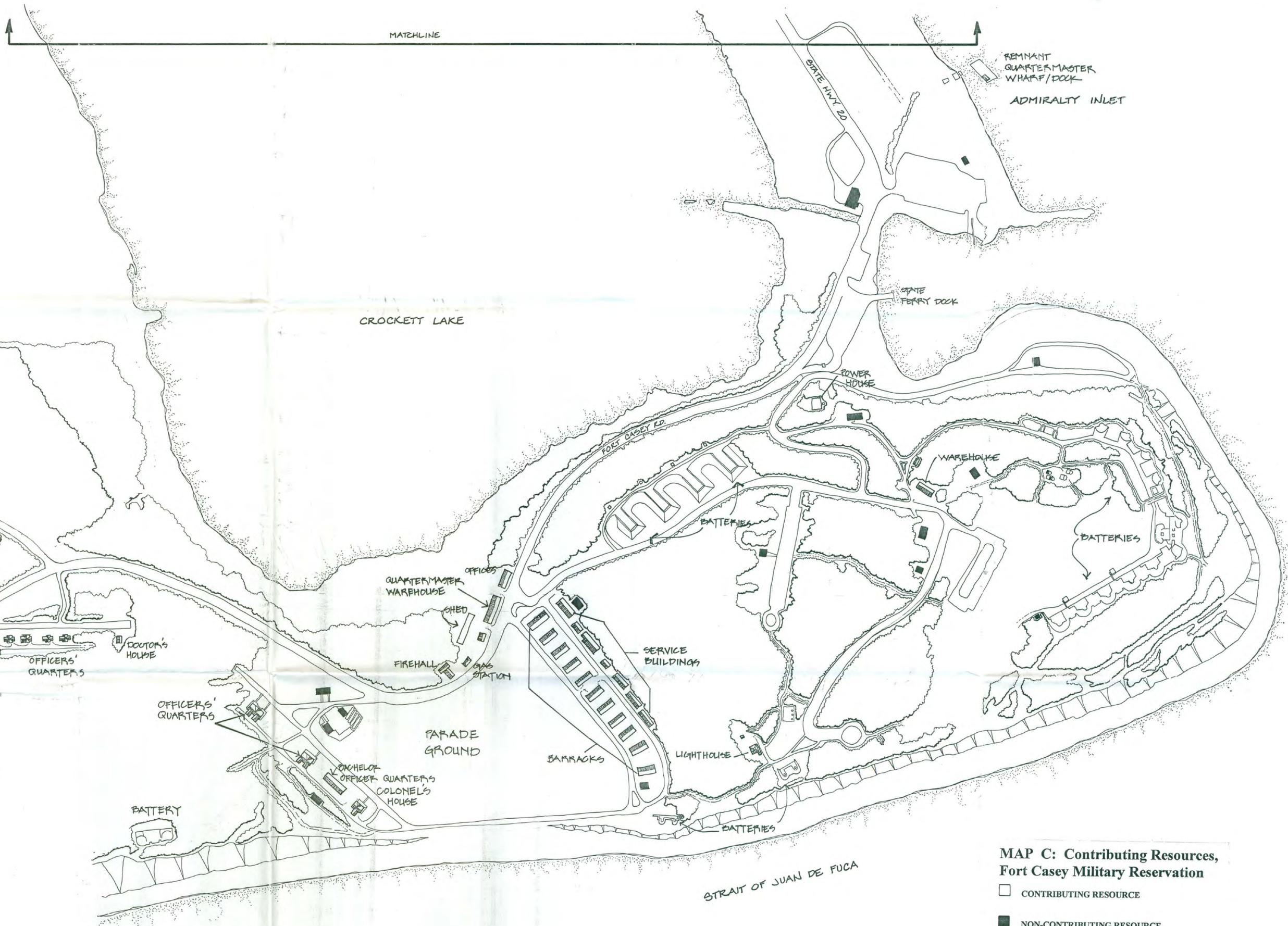
**MAP C: Contributing Resources,  
Fort Casey Military Reservation**

CONTRIBUTING RESOURCE  
 NON-CONTRIBUTING RESOURCE



MAP I: Contributing/Non-Contributing Areas in the District (Conceptual)

-  Contributing: Areas that contribute to the significance and integrity of the Reserve
-  Non-Contributing: Newer subdivisions and developments (post-1950)



**MAP C: Contributing Resources,  
Fort Casey Military Reservation**

- CONTRIBUTING RESOURCE
- NON-CONTRIBUTING RESOURCE



APPROX. SCALE: 1" = 200'  
SHEET 1 of 2

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Central Whidbey Island Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WASHINGTON, Island

DATE RECEIVED: 6/12/98 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/27/98  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 73001869

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: Y SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7.7.98 DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Accepted**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

# National Register of Historic Places

## Note to the record

Additional Documentation: 2010

RECEIVED 2280 Expires 5/31/2012

United States Department of the Interior  
National Park Service

73001869

MAR 26 2010

NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Central Whidbey Island Historic District (amendment)

other names/site number Ebey's Landing National Historical Reserve

### 2. Location

street & number Central Whidbey Island  not for publication

city or town Coupeville vicinity  vicinity

state Washington code WA county Island code 029 zip code 98239

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

[Signature] 3-24-10  
Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) Additional Documentation Approved

[Signature] 4-13-10  
Signature of the Keeper Date of Action

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### **Summary Paragraph**

This small, vernacular farmhouse with Queen Anne style elements is located at 704 South Main Street, in Coupeville, WA, and within the Central Whidbey Island Historic District/Ebey's Landing National Historical Reserve, a district first established in 1973 and later amended to include additional historic buildings. This house exhibits characteristics of a farmhouse, with a T-shape, concrete foundation, intersecting gable roof with composition siding, drop wood siding and a four paneled wood door. The house was originally identified as Contributing to the district in 1983 (not included in 1973 National Register nomination), but alterations in the late 1980s-early 1990s resulted in a loss of integrity in a 1997 amendment and subsequent reclassification as Non-Contributing. The house has now been rehabilitated and its character defining features have been reestablished by the removal of non-historic materials.

---

### **Narrative Description**

The house located at 704 South Main Street in Coupeville, WA was built c. 1900. Very little is known about this building. It was likely a T-shaped house with a recessed front porch across the front (east) façade of the house, facing South Main St. The four paneled front door was to the left, facing north. This door, and the decorative shingles in the gable ends on the north and east facades, with small decorative brackets and a wide fascia board, were the sole ornamentation on this otherwise severe vernacular farmhouse. The cross-gabled roof would have been clad in wood shingles. The house was sided in drop wood siding, with large windows in pairs (in living room) but otherwise single double-hung, or single-hung sash (unknown). A bathroom was likely added on to the house on the northwest corner. The rear door was recessed within a small porch, later closed in with the addition (unknown) of a mudroom. Some time in the 1950s or 1960s (County records show "new building" in 1962, possibly because work was completed on house), a composition siding that appeared to look like brick was installed, and some if not all of the original wood windows were replaced with other wood windows, within the same openings. The front porch was closed in to make a larger kitchen, and the existing front door became an interior closet door. Some time between 1983 (see inventory card and photo) and 1993 (when current owner purchased house), the house had weatherization work done on it. This included replacing all wood windows with vinyl, and blowing in insulation, and covering the entire house again with Louisiana Pacific (LP) siding. The vinyl windows were an insensitive application and were wider and shorter than the original window openings. This is when the building was determined to be non-contributing and was not included in the amendment to the original NR nomination.

In 2008-2009, the current owner embarked on a major rehabilitation project to restore the historical character of the house with a desire to obtain National Register status as a contributing structure within the designated historic district. With that in mind, the two layers of non-historic siding were removed and the damaged original siding removed and replaced in-kind with specially milled VG Douglas fir drop siding. The original window openings were made visible by the removal of the siding, so new windows were replicated to fit into the original openings with a few exceptions (due to health and safety codes and to fit with existing interior spaces). The windows in the living room were paired while the others were single windows. Since no historic views of the building exist, it wasn't known whether the original windows were 1/1 or 2/2 sash, so the current owner elected for simplicity and installed 1/1 DHS in a dark brown color. The trim was replicated in-kind as the silhouette was evident on the drop siding. The rear mudroom was heavily damaged from powder post beetles and termites, so it was rebuilt, slightly larger, and a new window and door configuration created more in keeping with the historical character of the house. A small, 4' x 4' bump-out was added to the east façade to enlarge the kitchen, and a recessed porch was designed back into this main, east façade. The original front door was painted and restored to its original function. The exterior column supporting the roof on the front was created after researching about 12 homes in the district to learn what was typically applied, since there was no photo documentation for these types of details. This configuration, with a boxed-in lower column, chamfered edges, and trim near the top, was used here as it seemed appropriate.

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The house at 704 South Main Street in Coupeville, WA, within the Central Whidbey Island Historic District and Ebey's Landing National Historical Reserve, is significant as an example of the vernacular style of building (criterion C) and represents a period of community growth and stability characterized by an increased awareness and application of architectural details and ornamentation in private residences (criterion A). This small house has a picturesque quality to it, created by its scale, roofline, and simple architectural elements. It is of local significance and after inappropriate alterations were removed, the house has reclaimed its historical character and is Contributing to the Central Whidbey Island Historic District and enhances the historic building stock that exists in the district that has been preserved.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The house located at 704 South Main St. was built c. 1900, by a local builder named Mr. Morrow. County records show the building's first owner as Robert C. Franzen, in 1900. Franzen and his family resided in the dwelling until the 1950s when the Spangler family moved in, but retained ownership. Eventually, the Franzen family sold the home to Carol White in 1992, who owned the house for approximately 1.5 years before selling to the current owner.

The house was built at the southern edge of town, near a crossroads known historically and today as Prairie Center. This intersection was the convergence of roads coming from Crockett and Ebey prairies, and had a hotel, restaurant, store and eventually a gas station. This house now sits on 1/3 of an acre but was carved out of a larger, 4 acre parcel owned by Franzen. Franzen's property was originally part of the Alexander Donation land claim dating from the 1850s.

The small house represents a period in Coupeville's growth and development when residents transitioned from farming to other types of work, and could live "in town". This parcel contains historic fruit trees and a cistern, so agricultural activities occurred here to be sure, and these apples, pears, cherries, and plums may have provided subsistence for the owners and their families. The diversity of fruit trees suggests that this crop supplemented the income and food for the family residing there. The parcel also contains a historic concrete cistern, typical of houses in Coupeville, which lies in the rain shadow of the Olympic Mountains and only gets 18 inches of rain a year.

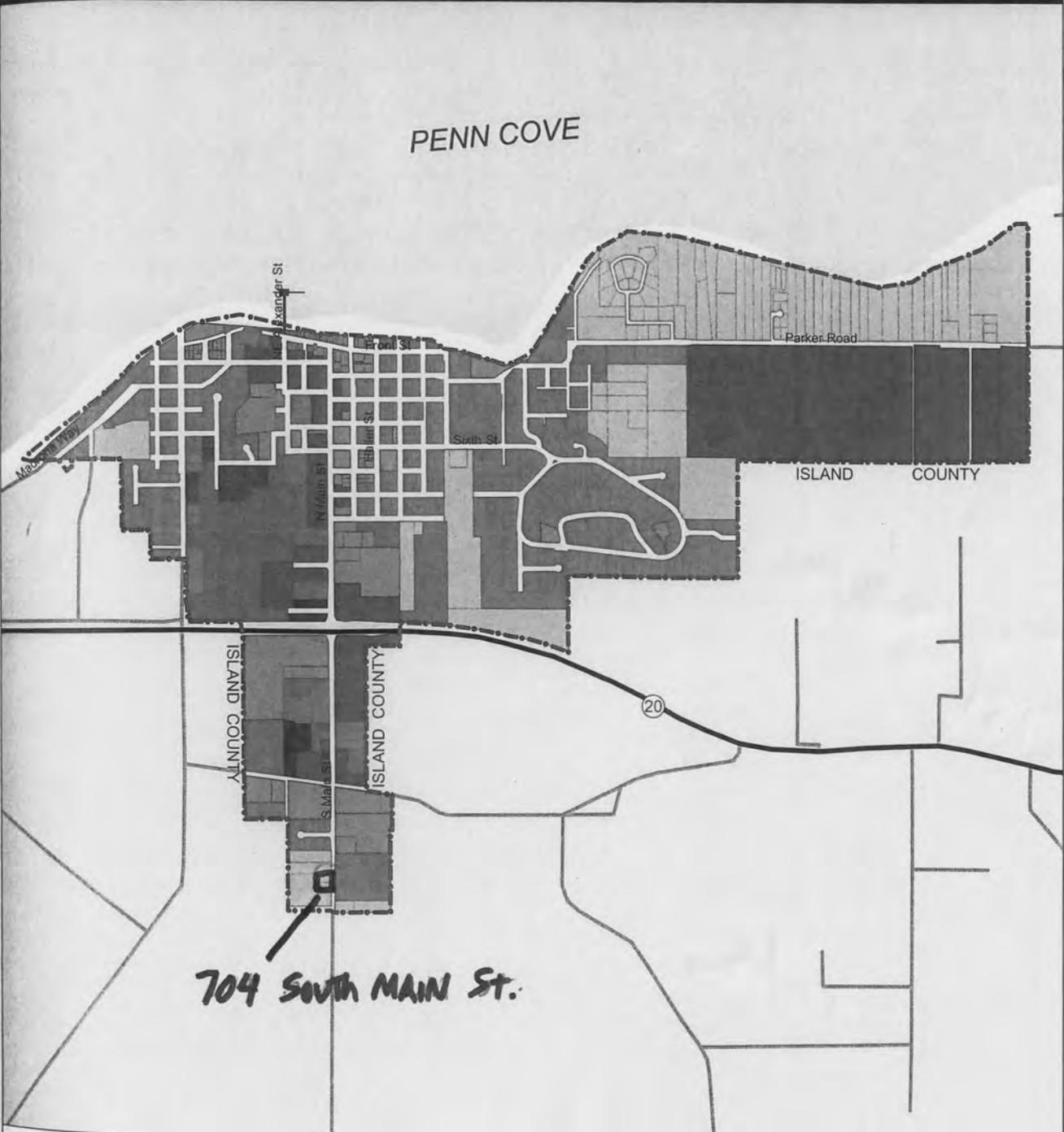
The house is simple in form yet exhibits some decorative elements, including scallop-shaped singles in the gabled ends of the north and east facades, and decorative brackets below. A wide fascia board also speaks to the "Victorian" era in which this simple residence was built. The drop siding provides a texture that is an important feature for this simple, functional home. The higher style homes are found in town, along Main Street, but on the outskirts of town, at the edge of the prairie, the said house represents a time in Coupeville's development when the economy was stable and Coupeville was an important place on the Puget Sound. Criteria A, broad patterns of history, is relevant as the house exhibits what people desired and wanted to live in, in this stable and solid farming community at the turn of the century; the architectural style of the residence, criterion C, also reveals to us what people were attracted to, these 'spec' homes of their time, perhaps. Patterns books showed stock plans from which one would select features to be added, depending upon one's economic status. Even this house, in town as it is, shows an eye for decoration, albeit ever so simple.

The home rests on its original location, and its setting has not been compromised. Fruit trees, shed, and backdrop of Ebey's Prairie to the southwest is still intact. The feeling and association remain strong on this property. The design has only marginally been modified, and the workmanship and materials remain true to the original appearance with the removal of the non-historic materials. This vernacular farmhouse contributes to our understanding of the history of central Whidbey Island's settlement and development patterns, and is worthy of listing on the National Register of Historic Places as part of the Central Whidbey Island Historic Preservation District.

The original 1973 nomination form did not consider any properties post 1900. Many buildings were not recognized as contributing until the 1995 revisit of the inventory cards first prepared in 1983. Two years later, in 1997, the amendment to the original NR nomination form was prepared. By that time, this house had been inappropriately altered. Now, with these insensitive additions removed, this building can be counted among those listed as contributing to the overall character of the district.

# Town of Coupeville Zoning

Ebey's Landing National Historical Reserve GMP/EIS

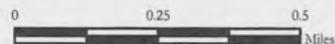


Primary Road

Secondary Road

### Zone

- |  |                            |  |                             |
|--|----------------------------|--|-----------------------------|
|  | Low Density Residential    |  | General Commercial          |
|  | Medium Density Residential |  | Historic/Limited Commercial |
|  | High Density Residential   |  | Memorandum of Agreement     |
|  | Residential Reserve        |  | Public / Quasi-Public       |
|  | Planned Unit Development   |  | Town Commercial             |



1:21,000

## Figure 10



Data Sources:  
 Island County: roads  
 NPS: flats, Reserve boundary, shaded relief, shoreline, zones

Produced by:  
 National Park Service  
 PWRO-Seattle  
 GIS Group

Plot date: June 16, 2005  
 E:\gis\arcmapdoc\eb1a\gmp\coupeville\_zoning\_v4.mxd

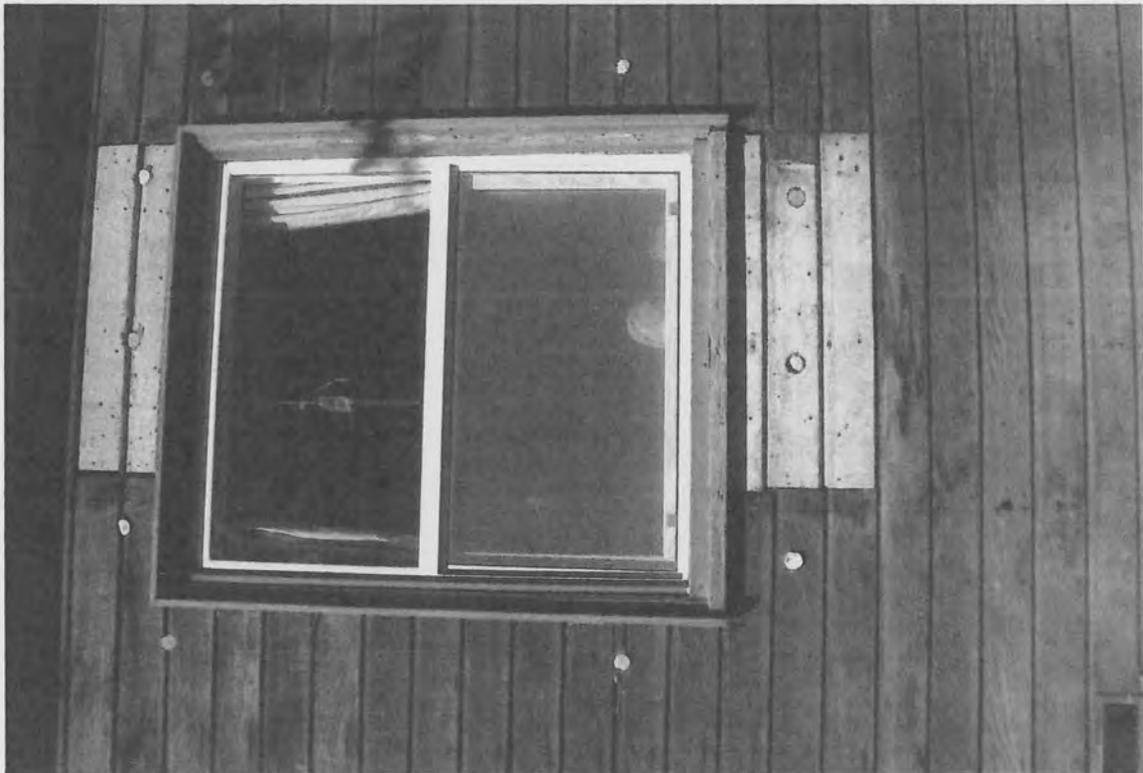
104 S. Main St.  
Coupenille, WA  
Prior to remodel



107 S. MILL ST.  
west (rear), after siding removal



detail of original  
window  
opening



101 S. Main St.  
Coupenille, WA  
After removal of 2 layers of siding



prior to remodel

104 S. Main St.  
Coupenille, WA  
original window opening  
clearly delineated  
closed in front porch (no  
and east facades)



704 S. Main St.  
Coupeville, WA

Bathroom



Kitchen



704 S. Main St.  
Carpenter, WA  
Partial removal of siding



101 ...  
Couperville, WA

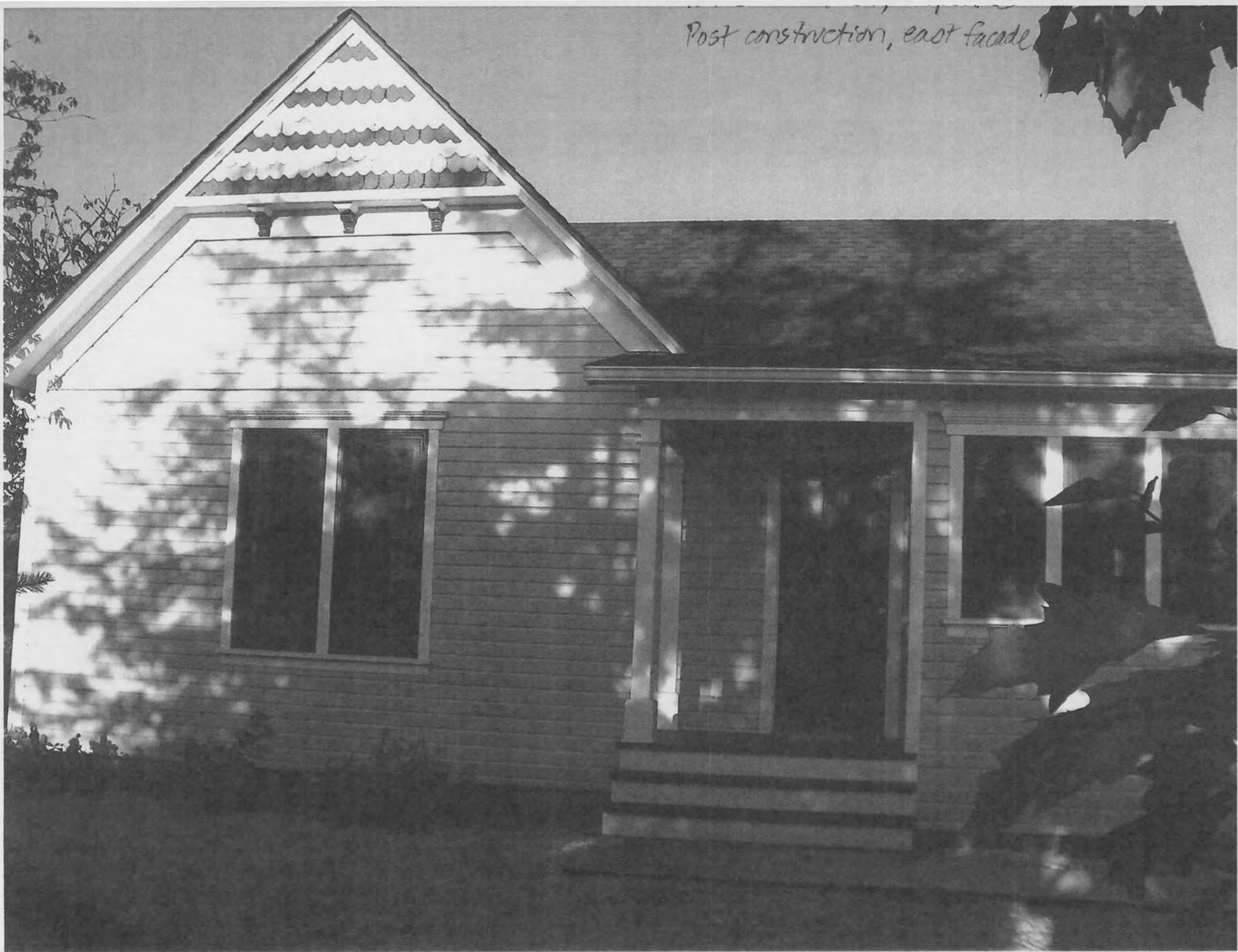
office / open window & original opening + trim



House being lifted for new  
foundation



Post construction, east facade



101 3rd Main St.,  
Carpenter, WA  
rear facade





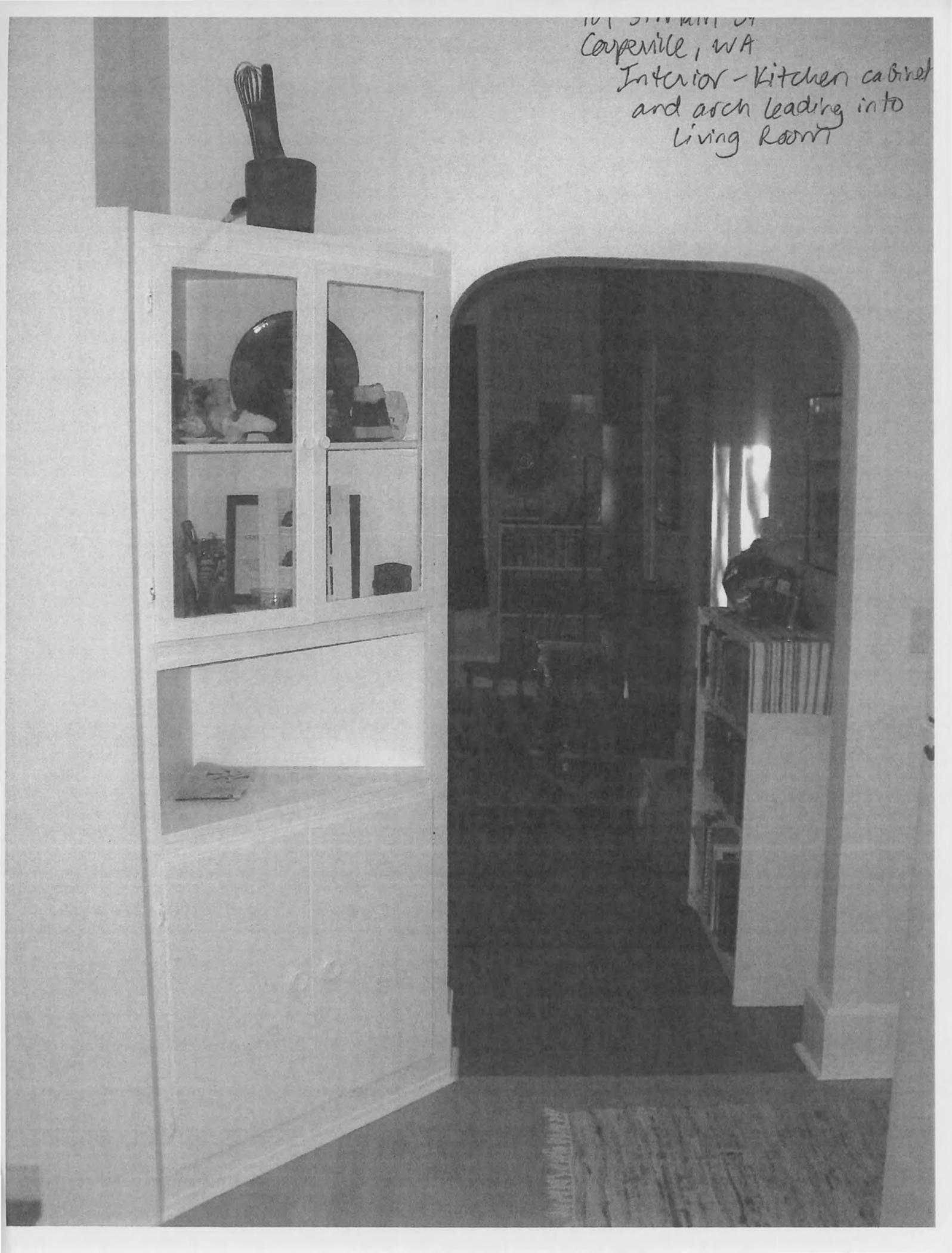
original  
front  
door  
704 S. Main  
Coopersville, WI

Decorative  
detail, east  
gable

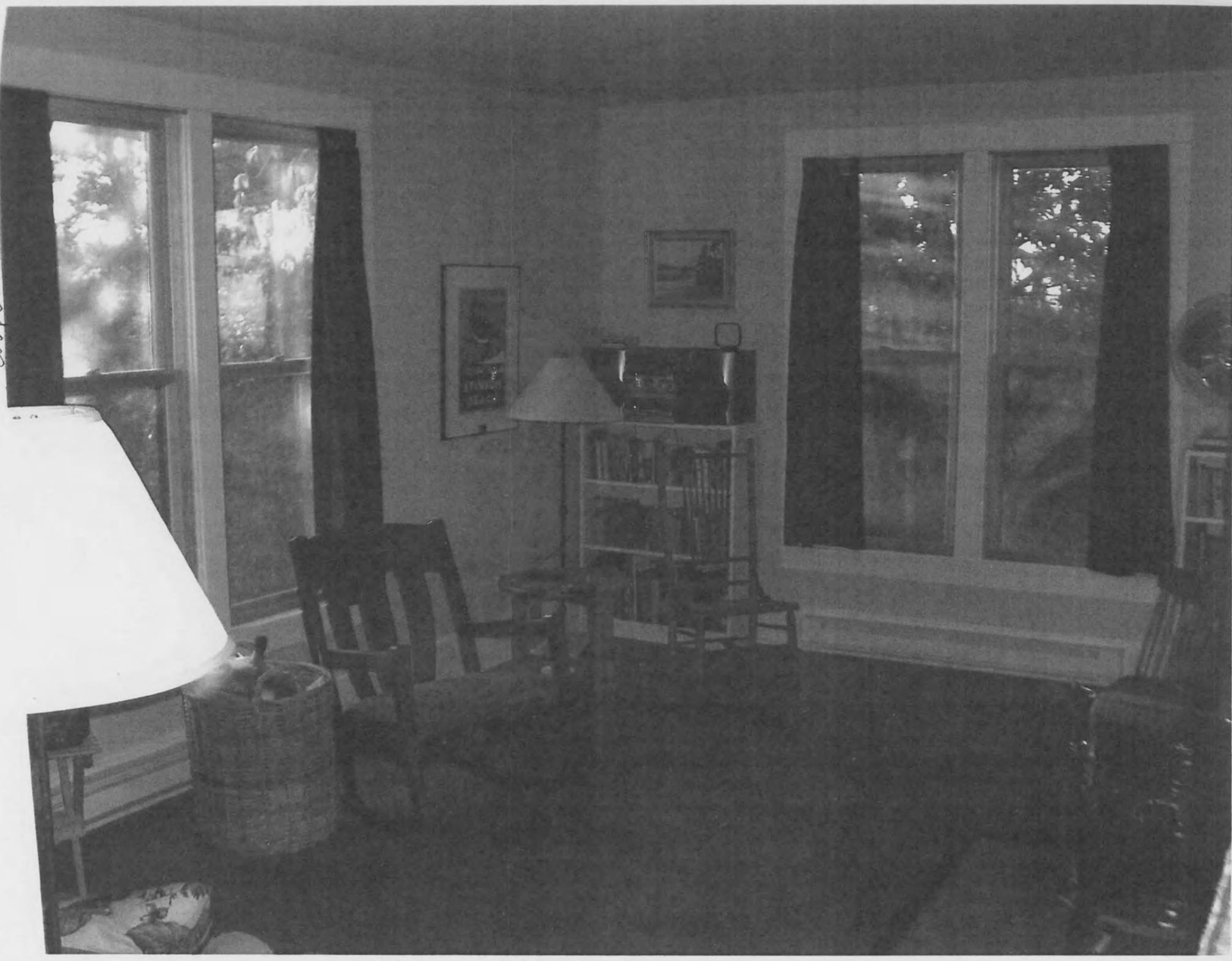


101 5th Ave of  
Couperville, WA

Interior - Kitchen cabinet  
and arch leading into  
Living Room



Coupenille WA Living Room 1971



EXISTING

DATA

ON

HOUSE

W/IN

PREVIOUS

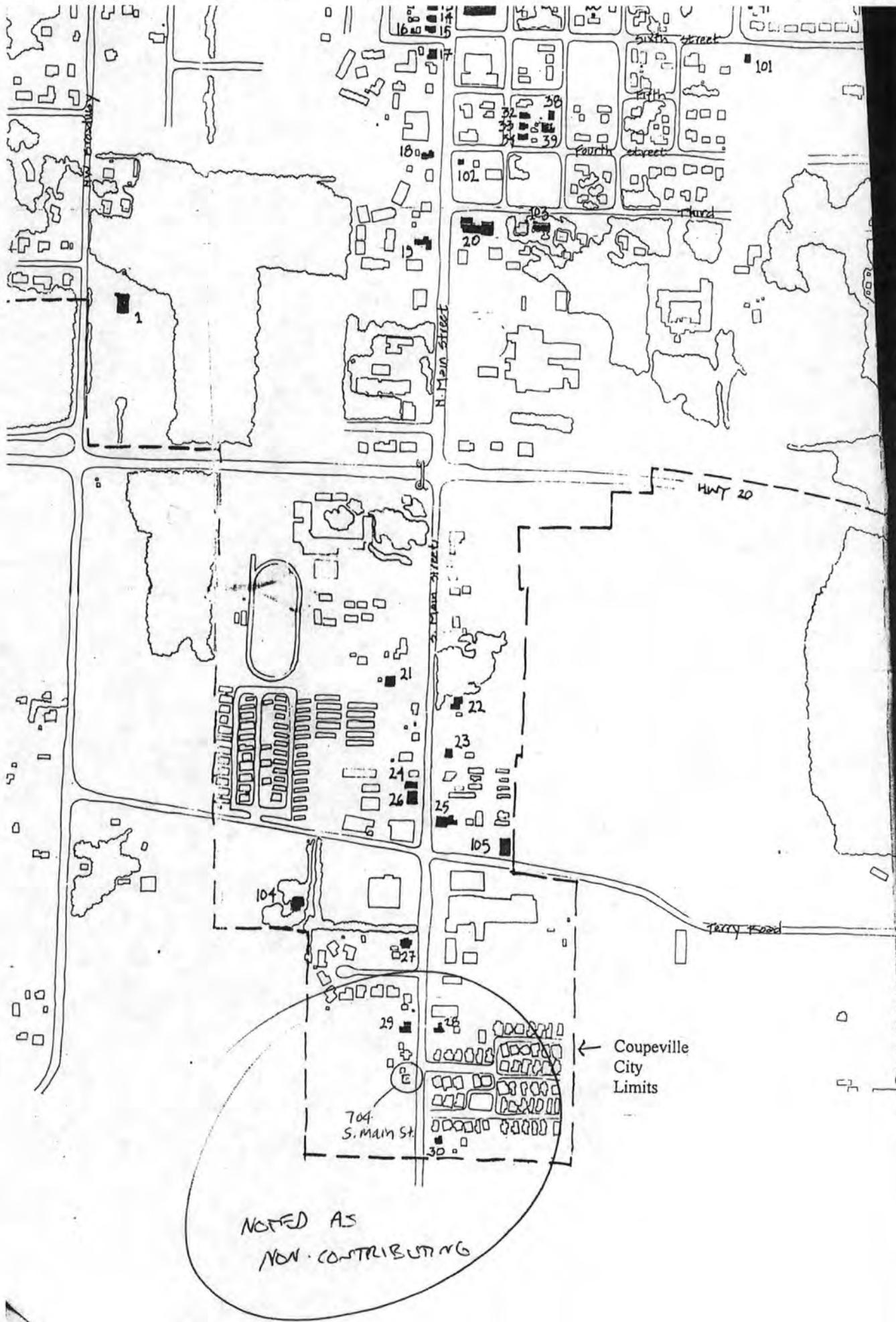
DOCUMENTATION



**MAP B: CONTRIBUTING RESOURCES**  
**COUPEVILLE** - From National Register form  
Amendment

-  CONTRIBUTING RESOURCES
-  NON-CONTRIBUTING RESOURCES

 **NORTH**  
**NO SCALE**



NOTED AS  
NON-CONTRIBUTING

Coupeville  
City  
Limits

704  
S. MAIN ST

Hwy 20

S. MAIN STREET

Sixth Street

Fifth Street

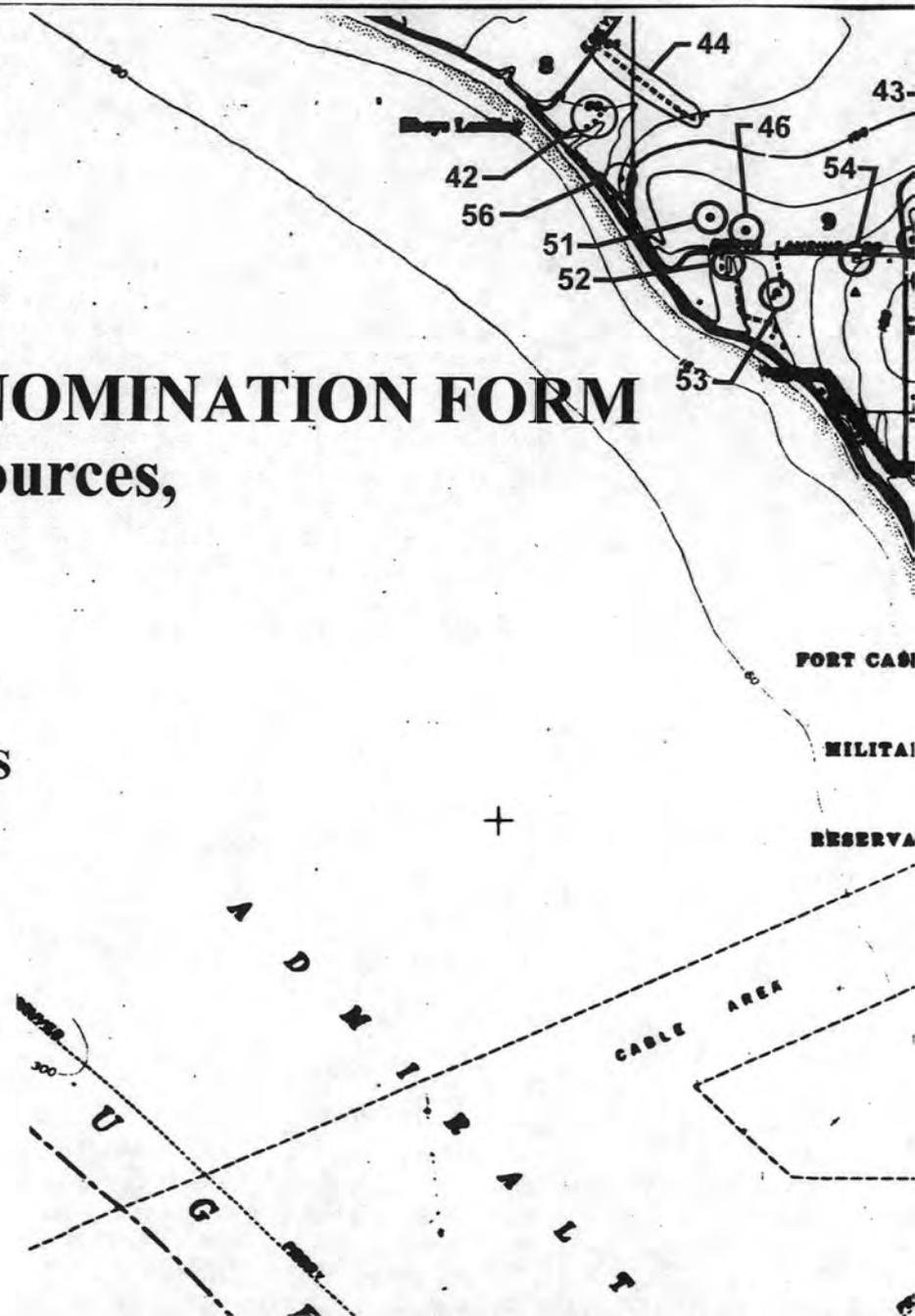
Fourth Street

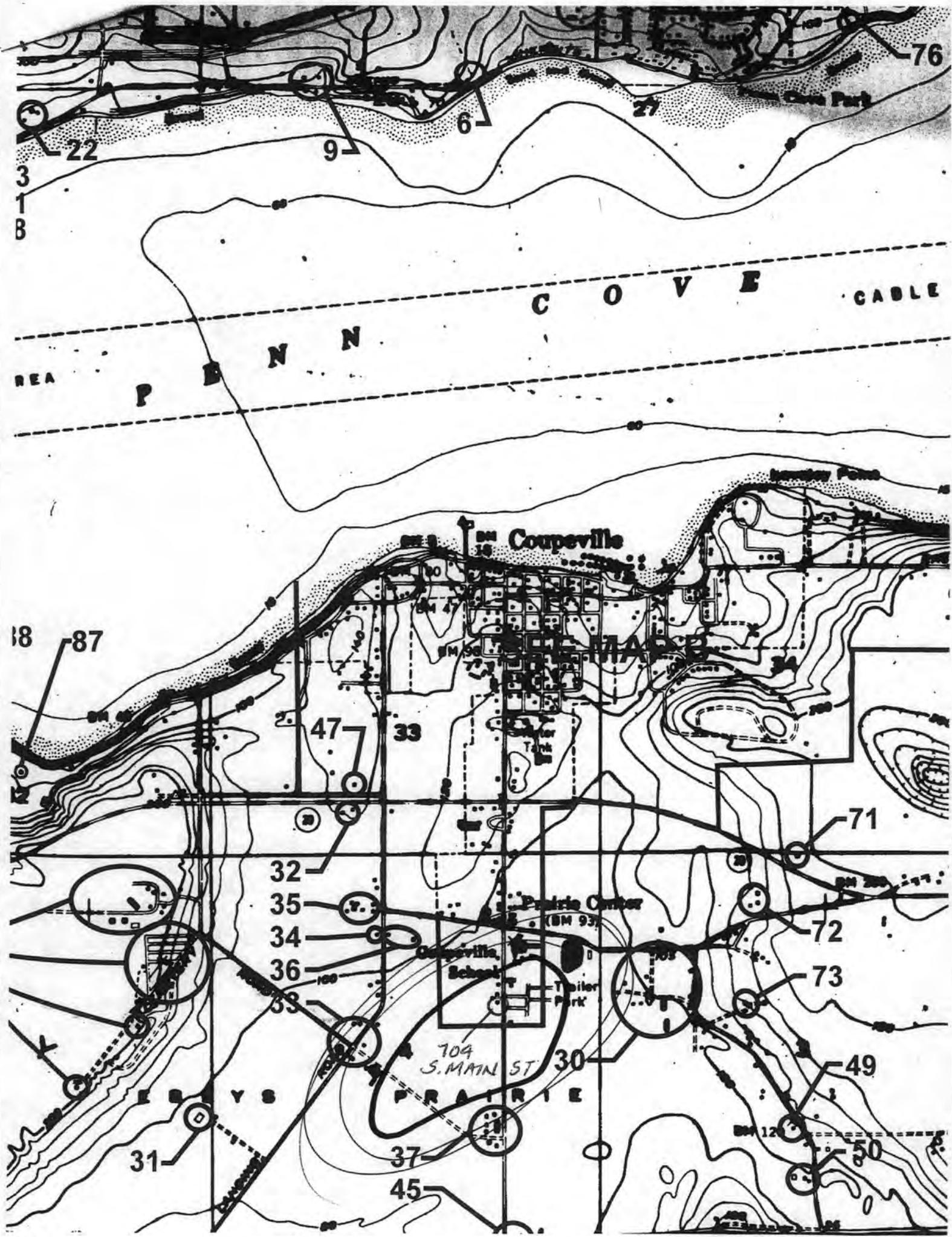
Terry Road

**EBLA  
NATIONAL REGISTER NOMINATION FORM  
MAP A: Contributing Resources,  
(Property Nos. 1-93)**

- ⊙ CONTRIBUTING RESOURCES
- NON-CONTRIBUTING RESOURCES

NORTH





**BUILDING AND LANDSCAPE  
INVENTORY**

**SUMMER 1983**

**REPRINTED 1995**

*(and revised)*

**PART B**

**EBEY'S LANDING  
NATIONAL HISTORICAL RESERVE**





# EBEY'S LANDING **PNRO** NATIONAL HISTORICAL RESERVE **INVENTORY**

National Park Service  
Pacific Northwest Region  
Cultural Resources Division

Westin Building, Room 1920  
2001 Sixth Avenue  
Seattle, Washington 98121

NAME(S) OF STRUCTURE <b>Spangler House/Franzen Rental House</b>	DATE OF CONSTRUCTION c. 1900	SITE ID. NO. <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></span>
SITE ADDRESS (STREET & NO.)  <b>704 South Main Street</b>	ADDITION(S)	SCALE <b>1:24000</b>
CITY/VICINITY <b>Coupeville</b>	COUNTY <b>Island</b>	STATE <b>Washington</b>
OWNER/ADMIN ADDRESS <b>Gretchen Luyenberg 704 South Main Street Coupeville, Washington 98239</b>	<input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING	QUAD NAME <b>Coupeville</b>
		UTM ZONE EASTING NORTHING <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></span>
		CROSS REFERENCE <b>LA30</b>
		DANGER OF DEMOLITION? (SPECIFY THREAT)
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN

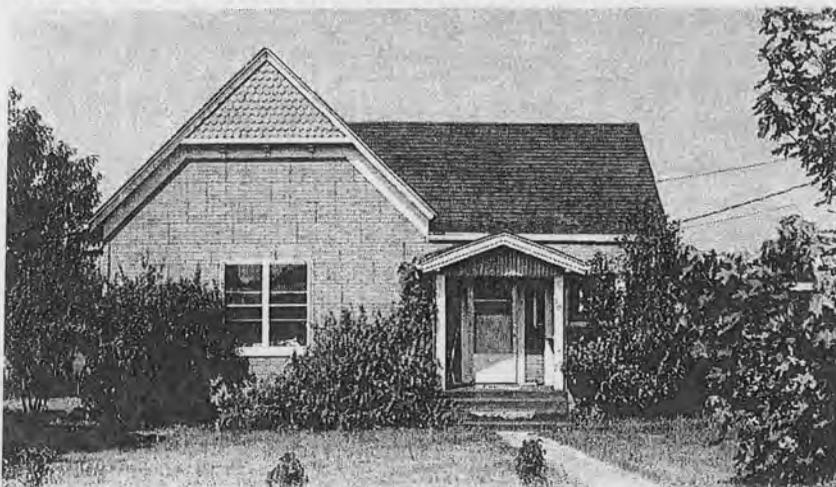
DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATE(S), PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC. <b>Vernacular Residence with Queen Anne elements. Wood frame set on concrete foundation; rectangle (26' x 20'); 3 bays wide; 1 1/2-stories; asphalt siding with octagon wood shingles on gable ends; asphalt-shingled bellcast gable roof; off-center entrance on east facade. Exterior features include 1/1 double-hung sash; multi-pane fixed sash with plain surrounds; boxed cornice; plain frieze board with carved brackets on pediment of east facade; small gable-roofed porch with plain posts and railings; shed-roofed enclosed porch on west facade.</b>	CURRENT USE <p style="text-align: center;"><b>Residence/Rental</b></p>	ORIGINAL USE <p style="text-align: center;"><b>Residence</b></p>
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This building was constructed by Mr. Morrow, a local builder, c. 1900. During the 1920-30's, the Franzen family lived in the house. Agnes Spangler lived in the house from the mid-1950's until 1980. During the 1950's, the composition siding was installed. Robert Franzen purchased the home a few years ago and it is currently a rental house.

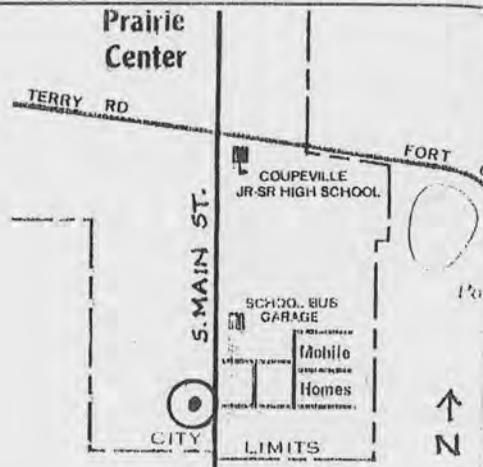
PUBLIC ACCESSIBILITY <input checked="" type="checkbox"/> YES, LIMITED <input type="checkbox"/> YES, UNLIMITED <input type="checkbox"/> UNKNOWN	EXISTING SURVEYS <input type="checkbox"/> NR <input type="checkbox"/> HABS <input type="checkbox"/> NHL <input type="checkbox"/> LCS <input type="checkbox"/> NPS <input type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> LOCAL <input type="checkbox"/> OTHER
LOCATED IN AN HISTORIC DISTRICT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NAME Cent. Whid. Isl. Hist. Dist.	CONDITION <input type="checkbox"/> EXCELLENT <input type="checkbox"/> FAIR <input type="checkbox"/> RUINS <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> DETERIORATED

SIGNIFICANCE

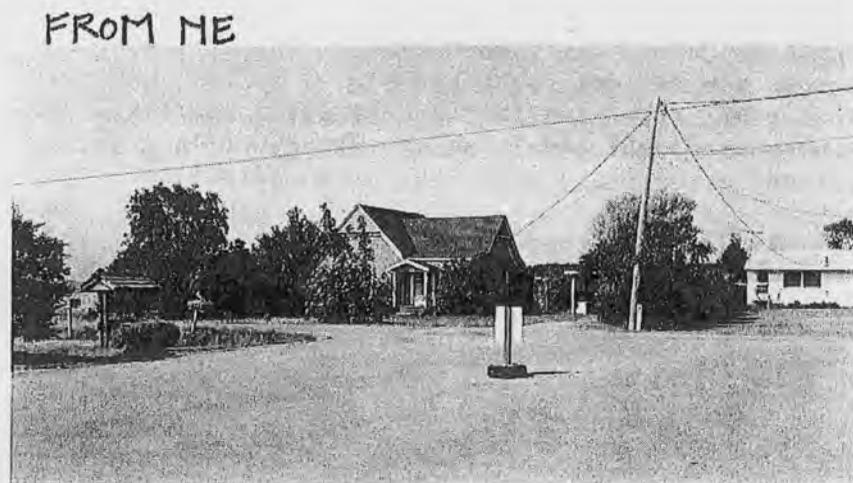
PHOTOGRAPHS AND SKETCH MAP OF LOCATION



FROM E



FROM NE



FROM NE

NEGATIVE NO. C12-17,18; L9-1

HABS/HAER QUALITY

YES

NO

REFERENCES Franzen, Darrel. Personal Interview. 1 September 1983.



36  
40

18<sup>3</sup>/<sub>4</sub>D

22<sup>3</sup>/<sub>4</sub>W

54<sup>2</sup>/<sub>0</sub>

3<sup>1</sup>/<sub>8</sub>D ← 5<sup>3</sup>/<sub>4</sub>D  
6<sup>1</sup>/<sub>16</sub> 3<sup>5</sup>/<sub>8</sub>W

Ebey's Prairie  
Washington,  
Island County

Central Whidbey Island HD  
Island, WA

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Central Whidbey Island Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WASHINGTON, Island

DATE RECEIVED: 3/26/10 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/10/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 73001869

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 4.13.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

# National Register of Historic Places

## Note to the record

Additional Documentation: 2017

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Cawsey Farmhouse (Central Whidbey Island Historic District amendment)

other names/site number \_\_\_\_\_

### 2. Location

street & number 140 S. Ebey Road  not for publication

city or town Coupeville  vicinity

state Washington code WA county Island code 029 zip code 98239

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria

A  B  C  D

*Allyson*  
Signature of certifying official/Title

3-13-17  
Date

WASHINGTON SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Central Whidbey Island Historic District - Amendment  
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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	2	buildings
		district
		site
		structure
		object
2	2	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

n/a

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Other: Gable Front & Wing  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: Wood, stone  
walls: Wood  
roof: Wood: shingle  
other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

This one-and-one-half story vernacular farmhouse is located at 140 S. Ebey Road just outside Coupeville, Washington. It sits within the Central Whidbey Island Historic District (listed in the National Register in 1973), as well as the Ebey's Landing National Historical Reserve, a unit of the National Park Service established by Congress in 1978. The house exhibits fairly traditional characteristics of a farmhouse, with simple architectural massing and detail, L-shaped footprint, post-and-block foundation, gabled cedar shingle roof, droplap wood siding, double-hung wood sash and paneled doors. This property was originally identified as non-contributing to the district in 1983 based on alterations made in the 1950s resulting in a loss of historic integrity. It has now been restored, its character-defining features re-established by the removal of non-historic materials.

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### **Narrative Description**

The Cawsey Farmhouse is a simple one-and-one-half story, L-shaped "gable and wing" farmhouse with a combined post-and-block/concrete foundation, front-facing gable wood shingle roof and an offset entry door on the east façade of the house facing South Ebey Road. There is a one-story wing on the south elevation with a cross gable/hip wood shingle roof, and a one-story addition on the west elevation, also with a wood shingle gable roof. The house is clad in wood droplap siding, much of it original. The upper part of the gable end on the front façade has vertical board siding and a belly band delineating it from the body of the house. Double-hung 1/1 wood sash windows with plain surrounds are evenly spaced on all elevations. Double-hung windows in the living room are paired, all others are single openings. A double-hung window thought to be original to the living room is now set horizontally in the west elevation. Corner boards are the only other trim elements on the building. There are additional off-set entry doors on south elevation, and a small deck and wood walkway on the west elevation of the house connecting it to a small squash barn.

A single-story dining room and kitchen addition (wing) was added to the south side of the building early in its history, set back from the main (east) façade to allow for a front porch. At the same time, the front door was relocated from its original position on the east elevation to the south elevation of the original structure. Double-hung 1/1 windows were located on the east and south dining room walls, south and west kitchen walls, west and north den walls and under the gables of the two upstairs bedrooms. Renovations in the early 1950s brought about significant changes to the house. A laundry room was added on to the house on the west (rear) side, covering the cistern and enclosing the back porch. At this time the house was plumbed, a bathroom was installed on the main floor, and the original window configuration throughout the house was altered. A central fireplace and chimney were replaced with a fireplace and chimney on the north side of the structure, the original exterior droplap siding was covered with wood raked shingles, and the roof was covered with asphalt roofing. Eventually, the kitchen and upper gable end wood sash double-hung windows were replaced with aluminum windows. The cumulative effect of insensitive changes to windows, siding, roofing, and the mid-century addition led to the non-contributing determination in 1983, and so the building is not listed in the original National Register Central Whidbey Island Historic District nomination.

In 2013, the current owner embarked on a major effort to restore the historical character of the house with a desire to obtain status as a contributing structure within the Central Whidbey Island National Historic District. Unfortunately, there is only one available historic photograph of Ebey's Prairie that shows this property from a distance, which dates to approximately 1920. Although the house is not the main subject of the photo, it is visible in the background, giving the new homeowner a clue to how the front (east) façade of the building once

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looked. With that in mind, the layer of non-historic siding was removed and any original siding too deteriorated to be weather sound was replaced in-kind with custom milled drop siding (any salvageable old siding material was re-milled and used for interior trim.) The original window openings were made visible by the removal of the siding, and new windows were built to fit into most of the original openings. The window currently installed in the laundry room is thought to be one of the original sash from the living room, further indicating that the house originally had 1/1 double-hung wood sash windows. The front entry door opening was restored to its original location with an historic door salvaged from a c. 1900 farmhouse in Freeland, Washington.

There is a small (contributing) squash barn also on the property, west of the house and connected to it by a raised boardwalk. It is a one-story, rectangular hip-roofed structure on a post and block foundation, with drop-lap siding (now being restored), window openings on the north and south elevations, centered door openings in the east and west elevations. Oral history given by members of the Sherman Family dates the barn to when the Shermans first bought the property, in the late 1930s. Virginia Sherman remembers it being used as a squash barn, and having to go around the barn to get to the outhouse. The current owner is in the process of restoring the siding, window openings, and cedar shingle roof of the barn, and plans to use it as a guest cottage.

Also on the property is a (non-contributing) one-story rectangular gable-roofed horse barn built by the Smith family in the late 1950s on the location of the original barn and a covered carport (non-contributing). The Carters added a concrete bomb shelter in its northeast corner.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE/SUBSISTENCE

SETTLEMENT

**Period of Significance**

1890

**Significant Dates**

1890

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Van Dyk, Otto (Builder)

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### Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The c. 1890 Cawsey farmhouse is located south of Coupeville, Washington, within the Central Whidbey Island National Historic District and Ebey's Landing National Historical Reserve. The farmhouse is historically significant under criteria "A" as a property that represents a broad period of community growth and stability of a typical small-scale agricultural economy. Additionally the farm is significant under criteria "C" as an example of a regionally common, yet distinctive vernacular farmhouse form/type. The house embodies the small family-run farming tradition in this area with its simple, functional front-gable and wing form and a basic unadorned style. Due to alterations in the 1950s, the farmstead was originally categorized as non-contributing when the Central Whidbey Island Historic District was listed in 1973. Recent rehabilitation work as returned the historic character of the home and can now be considered as contributing resource.

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### Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Cawsey Framhouse is located at 140 South Ebey Road, just outside of the Coupeville town limits on Ebey's Prairie. The property is on what was the Thomas S. Davis Donation Land Claim (DLC), filed in 1852. In 1862, Davis sold his 160 acre claim to William Engle and Charles Terry. Terry bought out Engle's half a couple of years later. It is unknown when the five acres that became the Cawsey property was carved out of the 160 acre land claim, or to whom it was sold.

Though the house is thought to have been built in 1890, Thirza Cawsey, who owned the property in the early 1930s, is the earliest recorded owner. By the late 1930s the Edwin Sherman family owned the property, and used the surrounding land to grow Hubbard Squash. It is likely the Shermans installed the squash barn behind the main house to the west. While Edwin Sherman farmed the acreage, the house itself was rented to the **Rawley** Sherman (Edwin's brother) family for \$15 month. In the late forties the Shermans sold the house and one acre (of an initial five acre parcel) to Roberta and Knight Smith in an unrecorded sale for the sum of \$1000. During the Smith ownership many "modernizing" changes were made to the house, and a barn was built on the southwest corner of the property to shelter Knight Smith's horses. In the late 1950s, Treva Carter and her husband, a naval officer, purchased the property. They installed a bomb shelter in the northeast corner of the horse barn. By the time the National Park Service (NPS) surveyed the property in 1983, it was owned by the Perkins family. Mr. Perkins operated a saw and lawnmower repair business for many years out of that barn. It was likely during this ownership that the squash barn was converted to a studio apartment. The current owner purchased the property from the Perkins Family in 2013.

Over the course of restoration work undertaken by the current owner, a piece of scrap lumber with the signature of Otto Van Dyk was found. Van Dyk was a prominent builder from Oak Harbor (~5 miles north of the Reserve), constructing houses all over Whidbey Island from roughly 1885 to roughly 1920. Though we don't yet have any documentary evidence on who built the house or who owned it prior to 1930, it is reasonable to consider Van Dyk the likely builder.

In addition to the house and a number of outbuildings, historic orchard remnants consisting of apple and pear trees remain on the property, as keeping orchards for family subsistence was a common practice on Central Whidbey Island during early settlement and community development. The continued presence of the squash barn evinces the Hubbard squash crop for which this area is known. Also still on the property is a historic cistern, another typical attribute of houses and farms on the prairie which lie in the rain shadow of the Olympic Mountains and only receive 18 inches of rain a year.

The house exhibits a spare, functional style in keeping with surrounding vernacular housing forms of this period. Wood droplap siding and simple architectural detailing in the gable ends provides some texture to the fairly plain form, and the balanced configuration of double-hung windows with plain surrounds are notable character-defining features of the building.

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The Cawsey House represents an aspect of agricultural work and community life during a time of growing prosperity on Central Whidbey Island, when the economy was expanding and technological advances began to impact the landscape. Though this was an era of change and development, small prairie farms remained vital contributors to the agricultural and commercial life of the region. Criterion A, broad patterns of history, is relevant as farms on Central Whidbey Island from 1850 through this era were almost entirely small family-run businesses, and this property clearly embodies that trend. Turn-of-the-century farm houses like this one are numerous throughout the island, were often unadorned by necessity, and represented a fundamental tier in the development of economic stability in a growing agricultural economy. Thus, this house is also representative of Criterion C, as its vernacular architectural style reflects the practical, no-frills attitude of working farm buildings of the early development era.

The building sits in its original location and because of scenic easements placed on many of the surrounding prairie farms, its rural agricultural setting has not been, and will not be, compromised. Fruit trees, agricultural outbuildings, and the open backdrop of Ebey's Prairie all remain intact. The house is located on a primary road connecting Coupeville to Ebey's Landing State Park, and thus serves as a highly visible landscape feature in the prairie experience. Contextual feeling and landscape association remain strong here, and the historic form and detail of the house have been clearly restored with the removal of later non-historic materials. This vernacular farmhouse contributes to our understanding of the history of Central Whidbey Island's settlement and development patterns, and is worthy of listing on the National Register of Historic Places as a contributing structure in the Central Whidbey Island National Historic District.

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**9. Major Bibliographical References**

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Cook, Jimmie Jean. "A Particular Friend: A history of the settlers, claims and buildings of central Whidbey Island." Island County Historical Society, Coupeville, WA, 1973, pg 22.

EBLA Historic Buildings & Landscapes Inventory, National Park Service, Pacific West Region, 1983/1995. Pg. 288

Oral histories were taken from Jean Sherman (Annie Matsov, 8 February, 2012) and Virginia Sherman (Kathy Baxter, October, 2013).

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

Currently included in the district inventory as non-contributing.

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** One acre  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u>    </u>	<u>    </u>	<u>    </u>	3	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>    </u>	<u>    </u>	<u>    </u>	4	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Or Latitude/Longitude Coordinates**  
(enter coordinates to 6 decimal places)

1	<u>48.205058°</u>	<u>-122.693588°</u>	3	<u>    </u>	<u>    </u>
	Latitude	Longitude		Latitude	Longitude
2	<u>    </u>	<u>    </u>	4	<u>    </u>	<u>    </u>
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area is located in Section 04, Township 31N, Range 01E of the Willamette Meridian in Island County, Washington. It is legally described as a portion of the TS Davis Donation Land Claim - BG1487' & 35'W SECR SD DC S248'TPB S210' W190' N210' E190'TPB. The property is located on west side of Ebey Rd., .2 miles south of W. Terry Rd, and/or .1 mile north of Cook Rd. It is otherwise known as Parcel # R13104-349-2290.

**Boundary Justification** (Explain why the boundaries were selected.)

The nomination property encompasses the entire tax lot that is occupied by the Cawsey House.

**11. Form Prepared By**

name/title Katherine Baxter, Owner Annie Matsov/Sarah Steen, EBLA Staff (Edited by DAHP Staff)  
organization Ebey's Landing National Historical Reserve date February 2017  
street & number 140 S. Ebey Road telephone (206) 612-3011  
city or town Coupeville state WA zip code 98239  
e-mail kathybax@gmail.com

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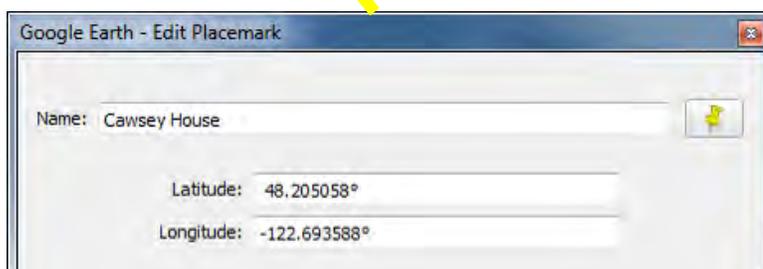
**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

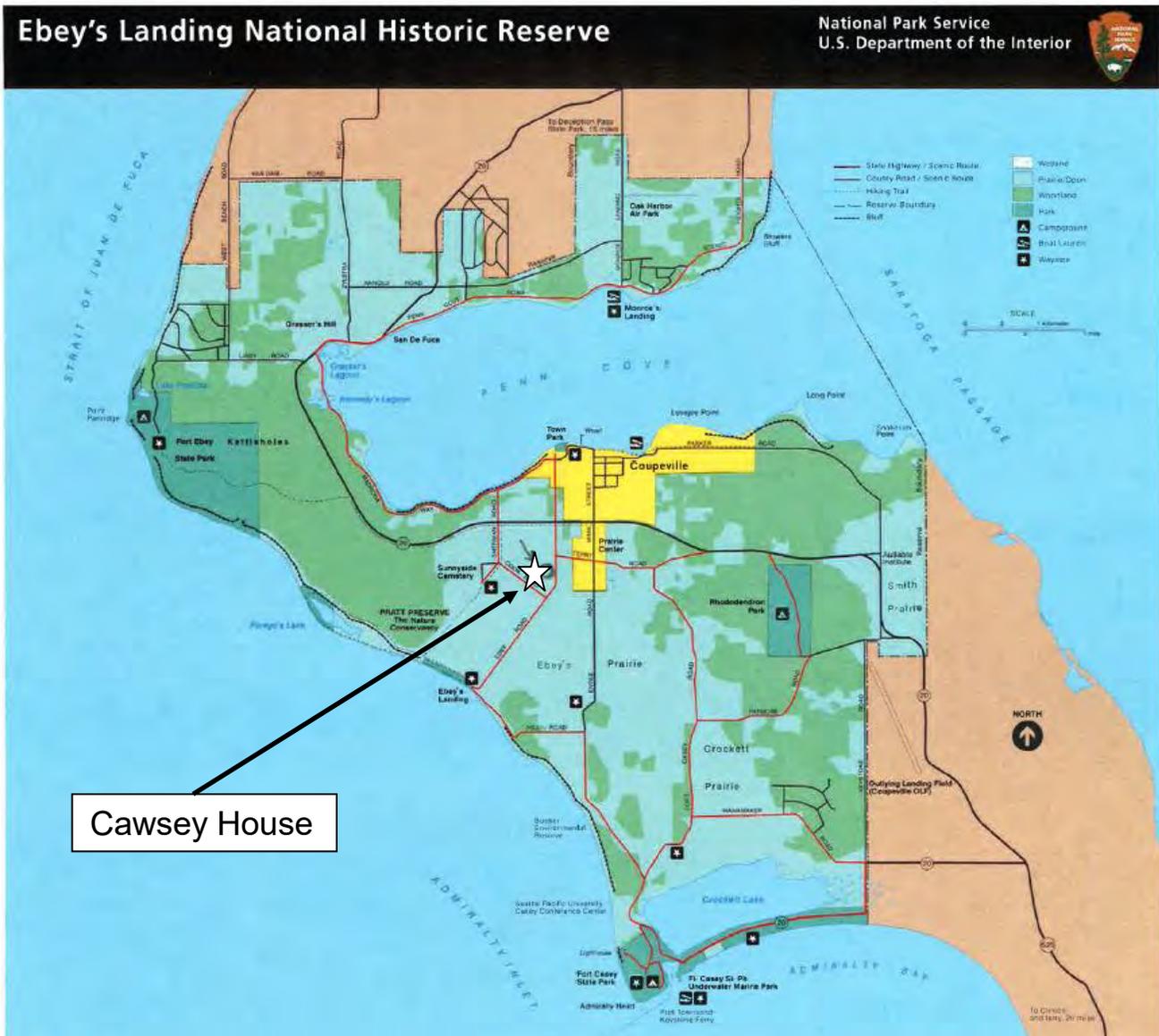


**Cawsey House**  
Google Earth Map



Central Whidbey Island Historic District - Amendment  
Name of Property

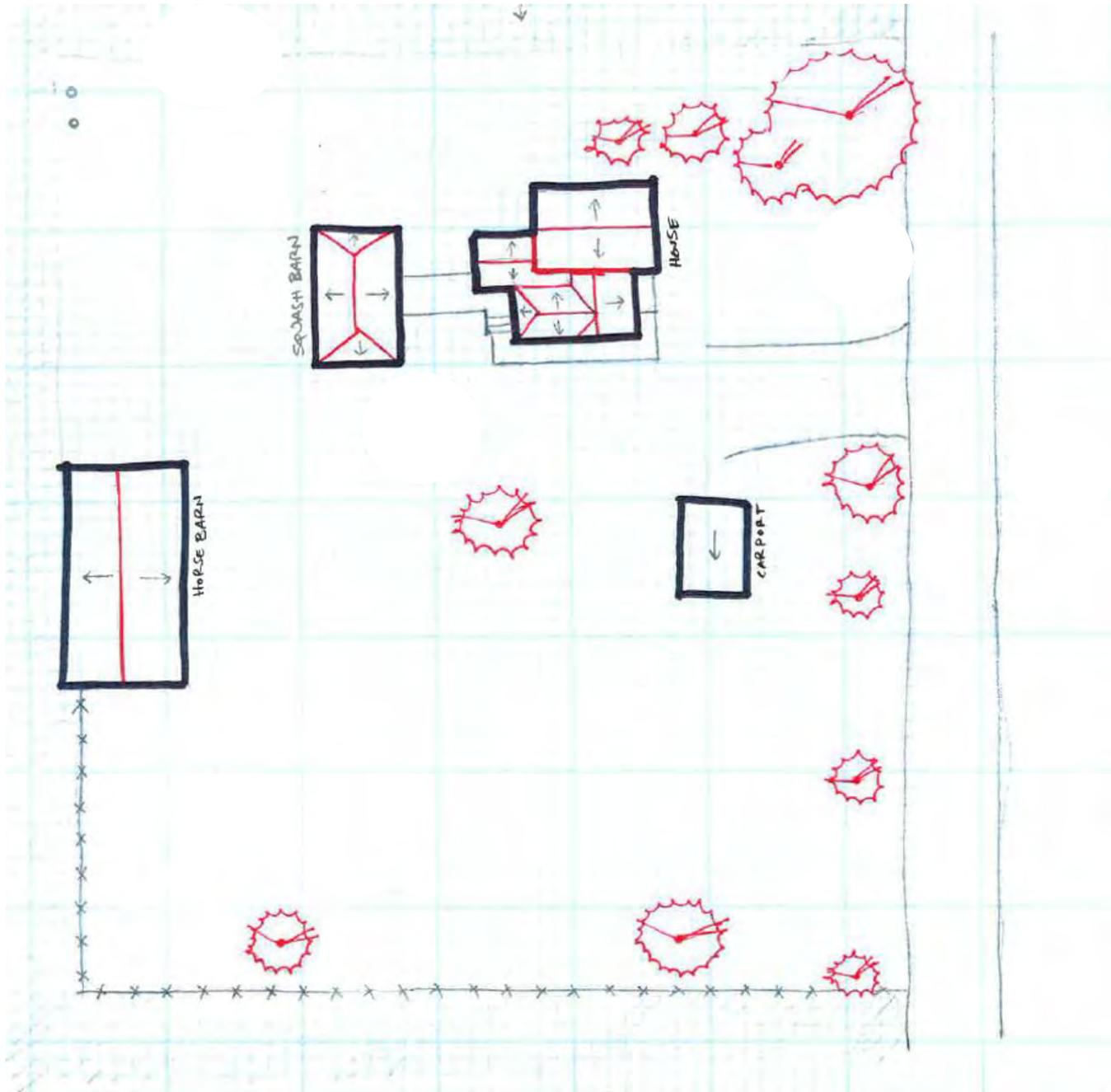
Island/Washington  
County and State



**Cawsey House**  
Vicinity Map

Central Whidbey Island Historic District - Amendment  
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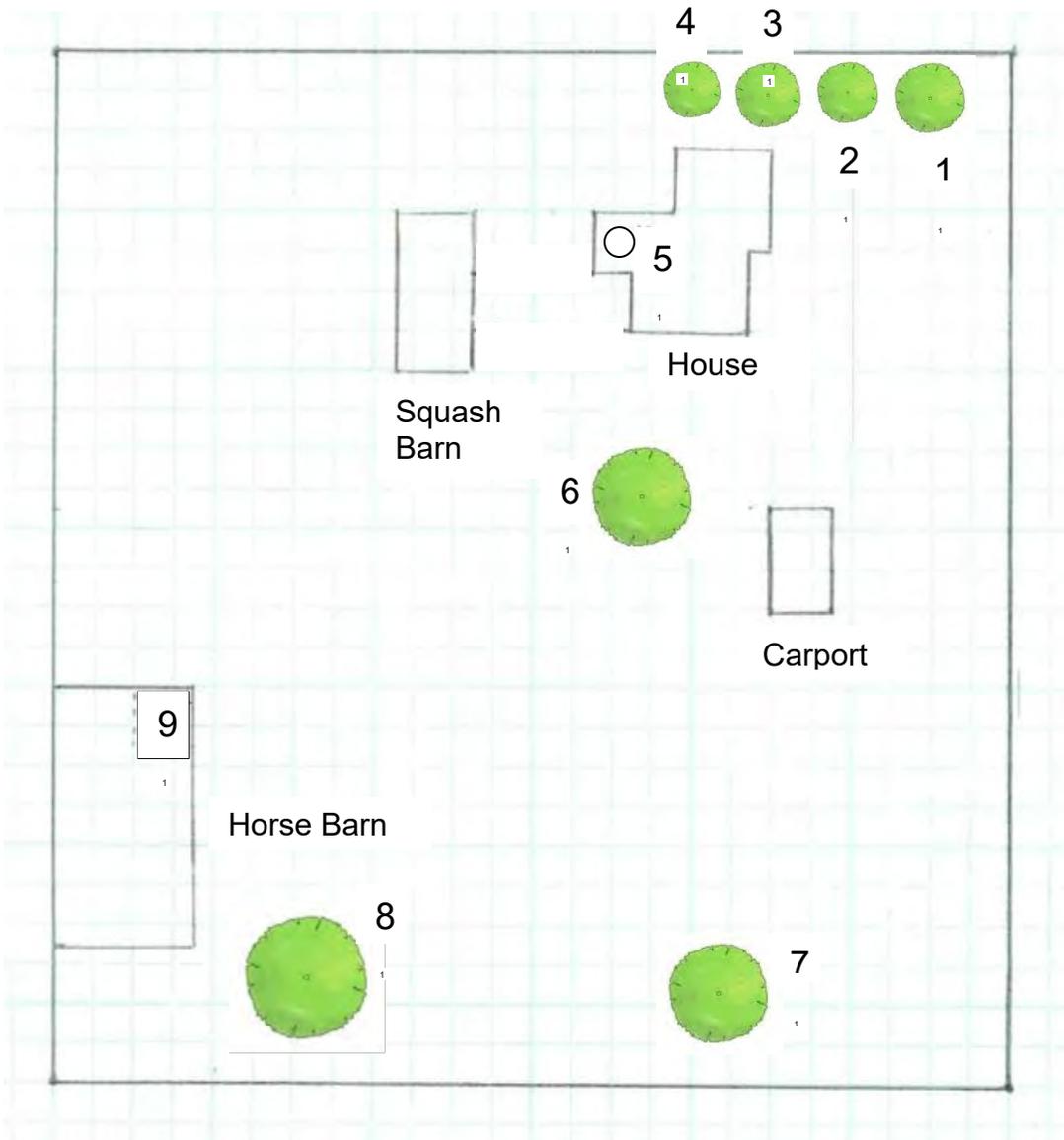
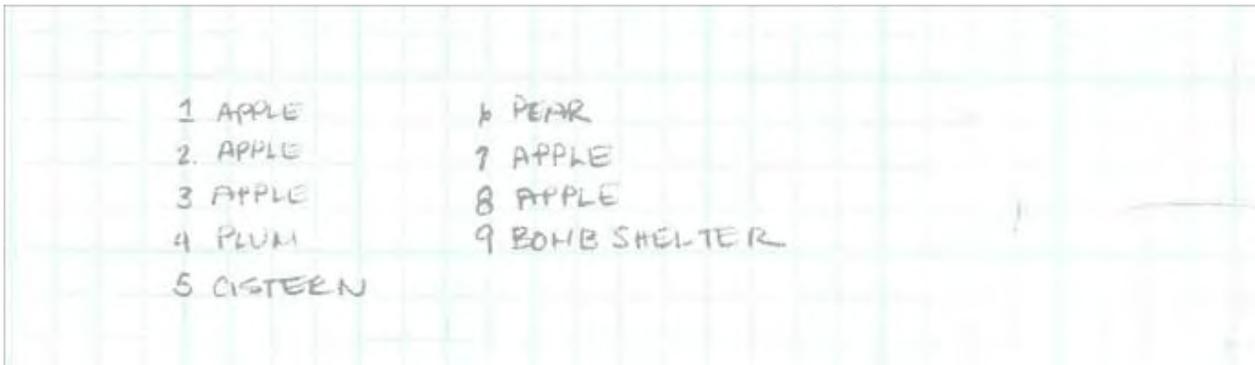


**Cawsey House**  
Site Plan  
Not to Scale



Central Whidbey Island Historic District - Amendment  
Name of Property

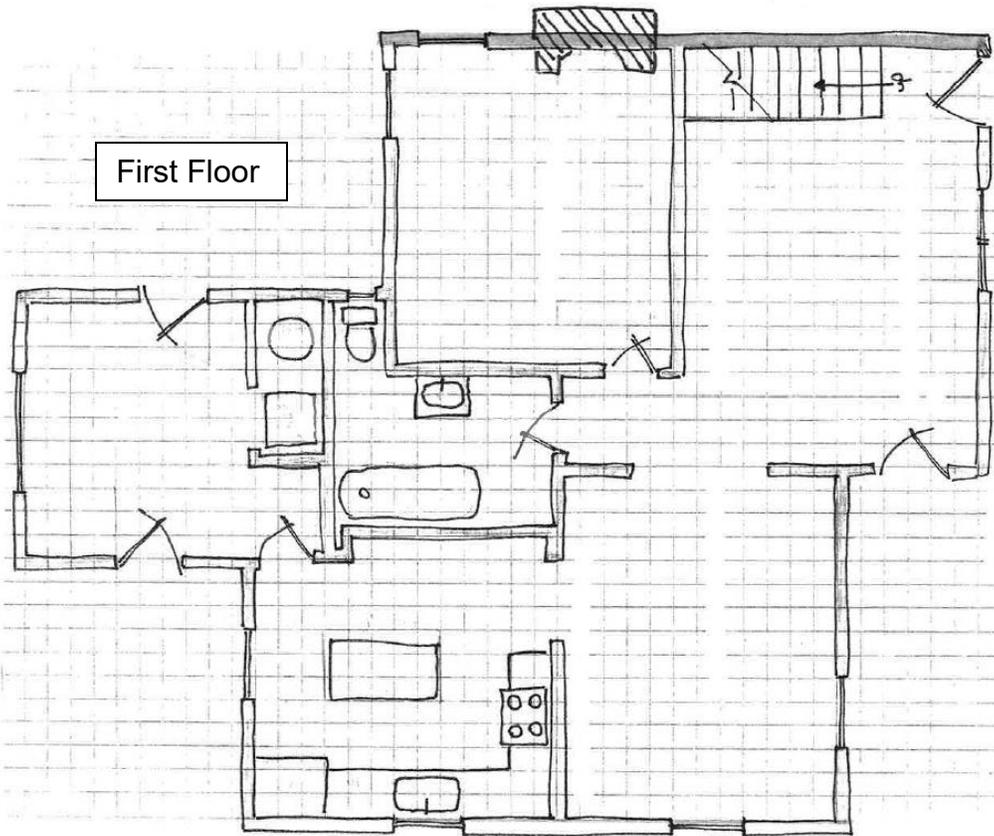
Island/Washington  
County and State



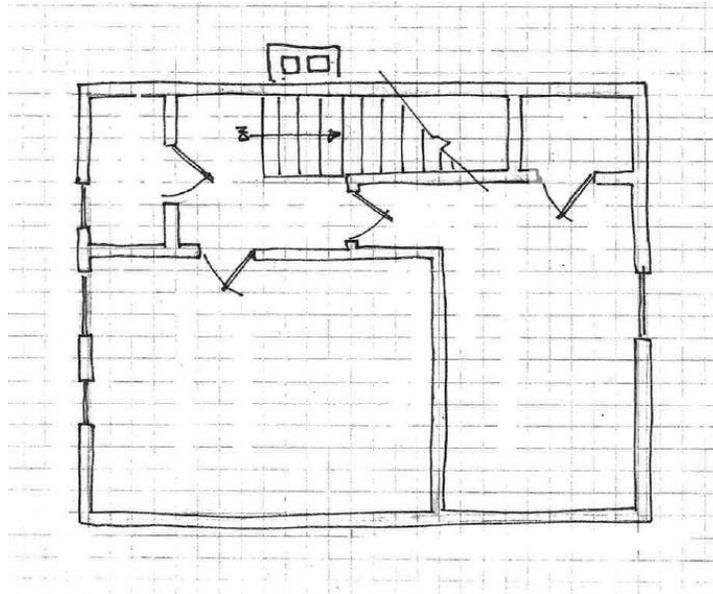
**Cawsey House**  
Tree Map  
Not to Scale

Central Whidbey Island Historic District - Amendment  
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Second Floor



**Cawsey House**  
Floor Plans  
Not to Scale



Central Whidbey Island Historic District - Amendment  
Name of Property

Island/Washington  
County and State

---

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Cawsey House

**City or Vicinity:** Coupeville

**County:** Island

**State:** Washington

**Photographer:** Unknown

**Date Photographed:** c. 1920s

**Description of Photograph(s) and number:** Historic photo view of Ebey's Prairie looking west, with Cawsey House circled. #0001



Central Whidbey Island Historic District - Amendment

Name of Property

Island/Washington

County and State

**Photo Number: 0002**

**Photographer: Denis Hill**  
**Date Photographed: 4/4/2012**

**Description of Photograph(s) and number: East elevation of Cawsey House, before restoration.**



**Photo Number: 0003**

**Photographer: Denis Hill**  
**Date Photographed: 4/4/2012**

**Description of Photograph(s) and number: West elevation of Cawsey House, before restoration.**



Central Whidbey Island Historic District - Amendment

Name of Property

Island/Washington

County and State

**Photo Number: 0004**

**Photographer: Pete Saltwick**  
**Date Photographed: 5/9/2013**

**Description of Photograph(s) and number: East elevation of Cawsey House, during restoration.**



**Photo Number: 0005**

**Photographer: Pete Saltwick**  
**Date Photographed: 5/9/2013**

**Description of Photograph(s) and number: West elevation of Cawsey House, during restoration.**



Central Whidbey Island Historic District - Amendment

Name of Property

Island/Washington

County and State

**Photo Number: 0006**

**Photographer: EBLA Staff**  
**Date Photographed: 3/8/2014**

**Description of Photograph(s) and number: East elevation of Cawsey House.**



**Photo Number: 0007**

**Photographer: EBLA Staff**  
**Date Photographed: 3/8/2014**

**Description of Photograph(s) and number: Northwest elevation of Cawsey House.**



Central Whidbey Island Historic District - Amendment

Name of Property

Island/Washington

County and State

**Photo Number: 0008**

**Photographer: EBLA Staff**  
**Date Photographed: 3/8/2014**

**Description of Photograph(s) and number: Southwest elevation of Cawsey House.**



**Photo Number: 0009**

**Photographer: EBLA Staff**  
**Date Photographed: 3/8/2014**

**Description of Photograph(s) and number: Overview of Cawsey property, including both barns, looking south.**



Central Whidbey Island Historic District - Amendment  
Name of Property

Island/Washington  
County and State

---

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

---

name Katherine Baxter  
street & number 140 S. Ebey Road telephone 206-612-3011  
city or town Coupeville state WA zip code 98239

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







GREEN'S HOME REPAIR  
707-233-1111  
www.greenshomerepair.com





140







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Edson Beall Discipline Historian

Telephone \_\_\_\_\_ Date \_\_\_\_\_

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

# National Register of Historic Places

## Note to the record

Correspondence associated with 1973 original nomination

ENTRIES IN THE NATIONAL REGISTER

STATE **WASHINGTON**

Date Entered **DEC 12 1973**

<u>Name</u>	<u>Location</u>
<b>Central Whidbey Island Historic District</b>	<b>Whidbey Island Island County</b>

Also Notified

Hon. Warren G. Magnuson  
Hon. Henry M. Jackson  
Hon. Lloyd Meeds  
Director, Pacific Northwest Region

State Historic Preservation Officer  
Mr. Charles H. Odegaard, Director  
Washington State Parks & Recreation  
Commission  
Post Office Box 1128  
Olympia, Washington 98504

PROPERTY Central Whidbey Island Historic District STATE Wash.

WORKING NUMBER 11.29.73.4000

TECH REVIEW

PHOTOS 12

MAPS 6

73601869

CONTROL REVIEW

cm  
11/28/73

OK

HISTORIAN

This district needs a clear verbal boundary description. Sketch map helps but, in my opinion, they need to be more explicit. Bad photo exhibit!

Accept  
11-29-73  
C.S.

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

REVIEW UNIT CHIEF

Maps seem very clear to me. Good nominations.

Accept  
RHC  
12/5/73

BRANCH CHIEF

Accept  
CAB  
12-5-73

KEEPER

Wm  
12/11

National Register Write-up 3/18/74

Send-back \_\_\_\_\_

Federal Register entry 2-74

Re-submit \_\_\_\_\_

Entered \_\_\_\_\_

DEC 12 1973

JUN 5 1980

Property Central Whidbey Island Hist. Dist.

BOUNDARY REVISION

INCREASE \_\_\_\_\_

DECREASE \_\_\_\_\_

MOVE

State WA - Island

Working Number 6.5.80.1489

TECHNICAL

CONTROL

Photos 2

Maps \_\_\_\_\_

Identified as a contributing structure in the original nomination, the moved <sup>1899</sup> building continues to contribute to the diversified architectural character of this <sup>late 19<sup>th</sup> c</sup> rural district in its new location.

HISTORIAN

Accept-  
J. Tomlin  
8/5/80

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

I HEREBY CERTIFY THAT THIS BOUNDARY REVISION IS ACCEPTED

W. Ray Luce

KEEPER OF THE NATIONAL REGISTER

DATE

8/28/80

ATTEST:

J. Tomlin  
CHIEF, BRANCH OF REGISTRATION

DATE

8/28/80

THIS FORM IS TO BE FILED WITH THE NATIONAL REGISTER NOMINATION.

State notified

Federal Register \_\_\_\_\_

Control Cards

ADP \_\_\_\_\_

INT: 580-78



WASHINGTON STATE

**ADVISORY COUNCIL ON HISTORIC PRESERVATION**

P. O. BOX 1128, OLYMPIA, WASHINGTON 98504

DANIEL J. EVANS, Governor

RALPH D. ANDERSON

ALBERT CULVERWELL

JON DANIELSON

MRS. ERIC FEASEY

ROBERT E. GREENGO

JOHN J. GURNEE

KENNETH R. HOPKINS

BRUCE LE ROY

RICHARD F. McCURDY

DAVID H. STRATTON

CHARLES H. ODEGAARD, Executive Director

November 20, 1973

Dr. William J. Murtagh  
Keeper of the National Register  
National Register of Historic  
Places  
National Park Service  
18th & C Streets, N.W.  
Washington, D.C. 20240



Dear Dr. Murtagh:

Central Whidbey Island Historic District

Enclosed please find the nomination for the Central Whidbey Island Historic District.

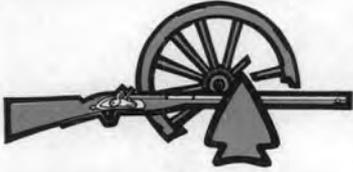
Due to the intense interest in the future of the District, I would ask that you expedite review of this nomination.

Sincerely,

David M. Hansen, Chief  
Office of Archaeology and  
Historic Preservation

DMH:cq  
Enclosure

**PRESERVING OUR HERITAGE**



WASHINGTON STATE

**ADVISORY COUNCIL ON HISTORIC PRESERVATION**

P. O. BOX 1128, OLYMPIA, WASHINGTON 98504

DANIEL J. EVANS, Governor

RALPH D. ANDERSON

ALBERT CULVERWELL

JON DANIELSON

MRS. ERIC FEASEY

ROBERT E. GREENGO

JOHN J. GURNEE

KENNETH R. HOPKINS

BRUCE LE ROY

RICHARD F. McCURDY

DAVID H. STRATTON

CHARLES H. ODEGAARD, Executive Director

November 27, 1973

Dr. William J. Murtagh  
Keeper of the National Register  
of Historic Places  
National Park Service  
18th & C Streets N.W.  
Washington, D.C. 20240



Dear Dr. Murtagh:

Enclosed is a photo of the Ferry House which should have been included in the Central Whidbey Island Historic District nomination. Please attach this to the nomination materials previously sent to your office.

Sincerely,

David M. Hansen, Chief  
Office of Archaeology and  
Historic Preservation

DMH:cq  
Enclosure

**PRESERVING OUR HERITAGE**

-w Co. WA

July 10, 1978

Mr. Daniel L. Monson  
General Counsel  
Farm Credit Administration  
490 L'Enfant Plaza, S.W.  
Washington, D. C. 20578

Dear Mr. Monson:

This is in response to your letter of June 12, 1978, informing the Council that Section 106 of the National Historic Preservation Act of 1966 does not apply to the Spokane, Washington, Federal Land Bank Association's dealings with a mortgage which included the Colonel Ebey donation land claim within the Central Whidbey Island Historic District, Washington. We appreciate your prompt report notifying us that the Farm Credit Administration does not exercise control over the Federal Land Bank Association in such matters.

Sincerely yours,

*Signed*

Louis S. Wall  
Assistant Director, Office of  
Review and Compliance, Denver

cc: Chairman  
AC Member-Chapman w/inc.  
SHPO:WA  
Pickard-Ebey's LOSF, Coupeville, Wa. w/inc.  
HCRS:NR  
ORC:Storey  
FILE:WA/CENTRAL WHIDBEY ISLAND HISTORIC DISTRICT/106/FCA/Approve  
Subdivision  
BAS:DRS 07-10-78

# Town of Coupeville

4 SEVENTH STREET, POST OFFICE BOX B

— COUPEVILLE, WASHINGTON 98239

TOWN HALL

(206) 678-4461

OFFICE OF THE MAYOR  
OFFICE OF THE TREAS.-CLERK

POLICE DEPT.  
PLANNING DEPT.  
BUILDING DEPT.

May 7, 1980

David Hansen  
Preservationist  
Office of Archaeology & Historic Preservation  
111 West 12st Ave.  
Olympia, Washington 98504

Dear Mr. Hansen:

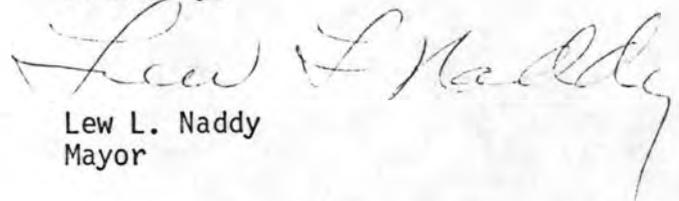
The Town of Coupeville strongly supports the nomination of the Sgt. Clark House relocation to the National Register of Historic Places. The Clark House is a small piece in the whole picture which is the Central Whidbey National Historic District and the Ebey Landing National Historical Reserve. The preservation of each piece preserves the character of the whole and the Clark House is an architecturally and historically important piece.

The Town's Historic Review Board, which studied the proposed relocation, encouraged the applicant to preserve the structure and recommended approval of the relocation to local officials. We hope you will utilize their "Findings of Fact" in your deliberations.

The example of restoration set by the applicant is a model for the area. The addition of this structure to the south portion of the Town, may do much to assist in the community's efforts to have growth which is harmonious with its historic sites and character.

We hope you will give thorough consideration to this nomination, and provide it with the protection and assistance provided by replacement on the National Register of Historic Places.

Sincerely,



Lew L. Naddy  
Mayor

LLN:ja

RECEIVED

MAY 09 1980

ARCHAEOLOGY AND  
HISTORIC PRESERVATION

# Town of Coupeville

4 SEVENTH STREET, POST OFFICE BOX B

— COUPEVILLE, WASHINGTON 98239

TOWN HALL

(206) 678-4461

OFFICE OF THE MAYOR  
OFFICE OF THE TREAS.-CLERK

POLICE DEPT.  
PLANNING DEPT.  
BUILDING DEPT.

May 8, 1980

RECEIVED

MAY 09 1980

ARCHAEOLOGY AND  
HISTORIC PRESERVATION

State Advisory Council on Historic Preservation  
Office of Archaeology & Historic Preservation  
111 West 12th Avenue  
Olympia, Washington 98504

RE: SGT. CLARK HOUSE RELOCATION

Dear Council Members:

We are pleased to note that the Clark House Relocation has been placed on your May 16, 1980 agenda for consideration of its renomination to the National Register of Historic Places. It is our position that the relocation was essential to the preservation of an important site and is worthy of a place on the National Register.

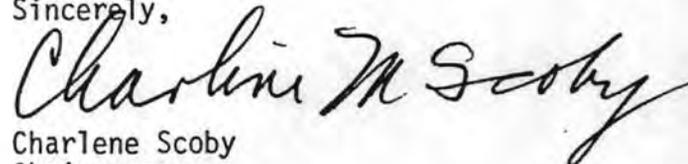
Enclosed you will find a copy of the findings prepared by the Coupeville Historic Review Board for its recommendation to local officials and a copy of research done by Ms. J.J. Cook, local preservator, on the Clark house. We hope this information will be useful during your evaluation of this nomination.

As a part of the Central Whidbey National Historic District and the Ebey Landing National Historical Reserve, Coupeville and the surrounding area is unique in its preservation efforts. Concerned local citizens and organizations, Town and County officials and staff have worked together to protect the land, homes, stories, and artifacts that comprise their heritage. The area provides a visible record to visitors of the growth and development of the Territory and State of Washington - from Donation Land Claims to agricultural preservation by law and purchase of development rights.

In the case of the Clark house, we feel that a prime opportunity exists to re-inforce the voluntary preservation efforts of the farmers and owners now involved. The relocation and restoration to date have been a costly and very time consuming project. We are certain that the careful site selection (which leaves the house facing the same Engle farm from the same part of the house) offers other historic sites in the area a chance to retain their cohesiveness. If one by one the less cared for structures around Ebey's prairie are demolished or left to deteriorate to non-existence, the character of the area will be severely damaged. It is the interrelationship of hills, prairie farms, water and view with the old houses and townscape which make this area historically valuable.

To help protect the integrity of the structure and help insure continuity within the District, we strongly support the nomination of the Sgt. Clark House to the National Register of Historic Places.

Sincerely,



Charlene Scoby  
Chairperson

Coupeville Historic Review Board

CS:ja

Sgt. Clark's farm (Fred Burchell)

Legal description -- Beg. 2616.3' E and 228.9' S of NW corner of John Crockett Donation Land Claim, thence west 590', thence South 293.5', thence East 590', thence North 293.5' to pob, in S $\frac{1}{2}$  of NW $\frac{1}{4}$  of Sec. 3, Twp.31 N., 3 EWM, situate in N $\frac{1}{2}$  of John and Ann Crockett DC #50, containing 4 acres.

Vol. 5 of Patents, Page 90 -- US of America to John and Ann Crockett --  
320 acres -- Claim #50      March 6, 1866

Vol. 10, Page 236 -- Ann (Crockett) and Joshua Highwarden to Thomas W. Calhoun --  
140 acres approx. -- \$11,000 -- N $\frac{1}{2}$  of John Crockett DC #50 except  
18 acres conveyed by John to M.E. Whitworth (Vol.3, Page 277--appears  
to be Mike Sullivan's property east of Fort Casey Road) and except  
2 acres sold by Ann Crockett to John P. Engle (Vol. 7, Page 161 --  
appears to be site sold for Engle's blacksmith shop which was located  
about where the bowling alley is now)      December 28, 1887

Vol. 15, Page 29 -- Thomas W. and Mary V. Calhoun to Thomas N. Richards -- \$1125.00 --  
4 acres -- above description.      March 14, 1892.

Vol. 17, Page 77 -- Mortgage from Richards to Flora A.P. Engle -- \$1125.00 --  
10% per annum interest -- March 14, 1892.

Vol. 20, Page 213 -- Thomas N. Richards and Ruby A. Richards to Flora A.P. Engle --  
Deed given in lieu of foreclosure of mortgage-- April 30, 1898.  
Above description.

Vol. 24, Page 402 -- Flora A.P. Engle to Thomas and Bridget Clark -- \$1500.00 --  
March 20, 1908 -- Above description.

Vol. 51, Page 497 -- Thomas C. and Edward H. Clark to Margaret Clark, a widow --  
\$450.00 -- July 9, 1941. -- Above description.

Vol. 54, Page 489 -- Margaret C. Clark to John and Altheah Nicol -- \$2500.00 --  
August 12, 1941. -- Above description. (Margaret is a widow residing  
in Coupeville)

Vol. 61, Page 363 -- John Nicol to Clyde Goodwin and John T. Powers -- \$4000.00 --  
March 13, 1946.-- Above description.

Vol. 56, Page 423 -- John T. Powers to Clyde Goodwin -- \$1000.00 -- April 20, 1946.  
-- Above description.

Vol. 63, Page 194 -- Clyde Goodwin to Fred C. Burchell -- \$4000.00 -- March 10, 1947.  
-- Above description.

Herman Wanamaker said -- "Home built by Thomas Richards and later sold to  
Thomas Clark." In justice court before Judge Clapp, Sept. 30, 1896,  
O.W. Kinzebach was fined \$5.00 for assault and battery upon his neighbor,  
Mr. Richards. Richards had 13 children.

This would not be the property that Richards had when Dr. Sergeant was treating  
his family. Think it was the Robertson place, now owned by Steven Lea. (1900)

This could have been rental to Clark or others during the 10 year period that  
Flora Engle owned it.

HISTORIC REVIEW BOARD MEETING

May 21, 1979 2:00 p.m.

The meeting was called to order at 2:00 p.m. Members present were Chairperson Scoby, Cook, Heath, Morris and Delahanty.

NEW BUSINESS

1. BOB JACKSON - Lynn and Bob Jackson presented their plans (see attached) for a duplex with a 1100 square foot upper level and a smaller unit on the lower level. The building will be adjacent to City Park and screened from the road and park by existing trees. Natural vegetation will be allowed to re-establish itself. A dark natural stain will be used; the color of which will be between Jackson's present shade and the Race house (Historic Site #26). Roofing material will be shake.

The committee members and the Jacksons went out to view the site from Alexander Street. It was noted that the two buildings will line up on the east and the new building will be slightly lower because of the slope. The chimney will be on the south side and the committee felt it had high visibility. Mr. Jackson stated he would attempt to get double-sided hollow tile brick rather than concrete block. The roof is hipped on the east. The structure has a wide porch. The committee encouraged the use of natural vegetation and agreed to recommend approval.

2. CLARK HOUSE - A plan for the preservation of the Sgt. Clark house on Fort Casey Road was presented by Len Madsen.

Background and Findings -- the present owners (Robt. Engle and sons) of the Clark House are the owners and operators of a dairy farm which surrounds the historic site. The farm itself is a sensitive part of the 'Ebey Reserve' and Central Whidbey Historic District. The Engles do not wish to have or encourage any residential encroachment on their dair; preferring to keep their land in its traditional use and avoiding any potential conflicts which may limit the operation of the farm as an economic unit.

The house was occupied by Fred Burchell for twenty years. After his death in 1969, the house was left unoccupied (for reasons stated above). The house has reached a critical state of disrepair (see photographs). Age, neglect, and vandalism have contributed to the poor condition of the structure.

Mr. Madsen engaged in a lengthy process of negotiations for the structure on its present site and was unsuccessful. He did, however, finally negotiate for the preservation of the structure if he would move it off its present site.

Mr. Madsen spent many months researching potentially appropriate sites in the general area, consulting with the HRB members and staff in the process. Available sites were limited by ownership, the large amounts of agricultural land in the area, and the relatively dense commercial center to the west. The area was also limited by the distance which the structure could practically be moved. Large numbers of overhead wires would have to be dealt with if the structure was moved west because of its height. Also noted was the extreme difficulty of restoring if the building were taken apart to move it due to its lack of stud wall construction.

The proposed site for relocation of the Clark House was pointed out on an aerial photograph. The site is still heavily forested and is a fairly large (100' x 100') residential lot in the Prairie Center area adjacent to agricultural land. It is the nearest available site and can be approached from the east during the dry months of July or August.

The proposed site is easily visible from the existing site across Pickard and Engle fields. It is within the Coupeville Donation Land Claim and is the closest (physically and visually) available site.

The siting of the house on the proposed lot has been evaluated by Mr. Madsen and his site plan buffers the house from adjacent structures with natural vegetation.

The character of the house is military in origin and is the only house tied to an individual from historic Fort Casey (aside from the Fort). The house is not a "farmhouse" and its presence on the Engle farm is not essential to the farm.

The house was built as a residence, not as a "farmhouse", and the structure was not used for commercial farm purposes. The home was built on a four acre parcel on the main road between the Town and Fort Casey.

Relocation will do much for another part of the Central Whidbey Historic Preservation District -- improving the quality of the Prairie Center area, helping to strengthen the residential character; the site "balance" with the Chauncey house built in 1896 which is located across Main Street.

#### CONCLUSION

The Review Board members agreed the house needs to be moved from its existing site to prevent any further deterioration. The only option appears to be waiting for a number of years until the Engles change their posture on residences on the farm. Since this position has been stable for the last few decades, the structure can only further deteriorate to a point beyond possibility of rehabilitation.

Since this proposal to relocate will protect, restore, and maintain a nationally registered historic structure, the HRB unanimously recommends approval of Mr. Madsen's project.

May 12, 1980

Louis R. Guzzo  
State Historic Preservation Officer  
111 West Twenty-First Avenue  
M.S. K 11  
Olympia, Washington 98504

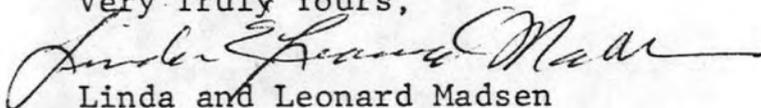
Dear Mr. Guzzo:

We are pleased with the nomination to reinstate the  
Sgt. Clark House on the National Register of Historic Places.

The evaluation of the historic and architectural sign-  
ficance of the structure is well done and provides added  
depth of its relationship to the Central Whidbey Historical  
Preservation District, also recognized as the Ebey's  
Landing National Historical Reserve. We fully endorse your  
office's recommendation.

Unfortunately, we will not be able to attend the May 16,  
1980 meeting and hope that you will convey our appologies  
to the State Advisory Council. Thank you for your  
support of this project.

Very Truly Yours,



Linda and Leonard Madsen

PO Box 75  
Coupeville, Washington 98239

RECEIVED  
MAY 13 1980  
ARCHAEOLOGY AND  
HISTORIC PRESERVATION



STATE OF  
WASHINGTON

Dixy Lee Ray  
Governor

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 West Twenty-First Avenue, Olympia, Washington 98504 206/753-4011

May 30, 1980

Ms. Carol Shull  
Keeper of the National Register  
Heritage Conservation & Recreation Service  
Division of Cultural Programs  
U.S. Department of the Interior  
440 G Street N.W.  
Washington D.C. 20243



Dear Ms. Shull:

Enclosed please find the following National Register nominations for your examination:

Sergeant Clark House Relocation - Island County - Central Whidbey  
Island Historic District (3 comment letters)

De La Mar Apartments - King County (no comments received)

United Shopping Tower - King County (1 comment letter)

California Ranch - Spokane County (no comments received)

John F. Boyer House - Walla Walla County (no comments received)

Please inform us as soon as possible if additional information or clarification will be required.

Sincerely,

Jeanne M. Welch, Deputy State  
Historic Preservation Officer

md  
Enclosures

SEP 16 1980

ENTRIES IN THE NATIONAL REGISTER

STATE            WASHINGTON

Date Entered \_\_\_\_\_

<u>Name</u>	<u>Location</u>
Central Whidbey Island Historic District (Sergeant Clark House)	Whidbey Island Island County

Move approved August 28, 1980

Also Notified

State Historic Preservation Officer  
Mr. Louis R. Guzzo  
111 West 21st Avenue  
KL-11  
Olympia, Washington 98504

NR

Byers/mjd 9/15/80

For further information, please call the National Register at (202)343-6401.



# United States Department of the Interior

## NATIONAL PARK SERVICE

Pacific Northwest Region  
Westin Building, Room 1920  
2001 Sixth Avenue  
Seattle, Washington 98121

IN REPLY REFER TO:

(PNR-RC)

October 13, 1982

### Memorandum

To: The Keeper, National Register of Historic Places, National Park Service

From: Regional Director, Pacific Northwest Region

Subject: Eligibility of the Ebey's Landing National Historical Reserve for the National Register of Historic Places

This memorandum is to request an official ruling from you regarding the eligibility of the Ebey's Landing National Historical Reserve for the National Register of Historic Places.

In 1976, the National Park Service designated a new category of park area - the National Reserve. These areas are to receive protection through the utilization of a combination of methods, including the cooperation of various Federal, State, and local jurisdictions, and conservation groups. The Service's Revised Land Acquisition Policy (April 26, 1976) states:

"National Reserves (Areas of National Concern)--Federal, State, and local governments form a special partnership around an area to be protected. Planning, implementation and maintenance is a joint effort and is based on a mutual desire to protect the resource. Under this concept, the Federal government, through the National Park Service, may acquire core zones intended to protect and permit appropriate use of the most vital physical resources within authorized boundaries of the area. The balance of property within these areas may be protected through a combination of acquisition and management by the State and local governments, and the development of zoning or similar controls acceptable to the Secretary of the Interior."

Ebey's Landing National Historical Reserve (EBLA) was established by Congress "to preserve and protect a rural community which provides an unbroken historical record from nineteenth century exploration and settlement in Puget Sound to the present time," and to commemorate "the growth since 1853 of the historic town of Coupeville." (P.L. 45-625, November 10, 1978). We are enclosing with this memorandum a copy of the draft comprehensive plan for EBLA.

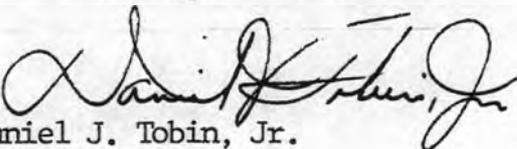
Incorporated within the reserve's boundaries is the Central Whidbey Island Historic District which was listed on the National Register of Historic Places on December 12, 1973. The historic district as presently defined focuses on the 19th-century development of the town of Coupeville and Central Whidbey Island. Within the district's bounds is one of the largest and most intact collections of rural 19th-century structures in the state, including excellent examples of a variety of Victorian styles as well as the New England Saltbox. The nomination does not discuss the area's 20th-

century development or consider the significance of 20th-century structures 50 years or older within its bounds.

The management of the reserve as a cooperative venture between the National Park Service, the State and local groups requires that we explore the utility of all potential protection strategies. Among these are the tax incentives for rehabilitation of certified historic structures which would encourage the continued use and maintenance of all structures fifty years or older that contribute to the historic themes of the reserve.

In order to be able to use the tax incentives most effectively, it is important that we clarify which structures within the reserve would be eligible for designation as a certified historic structure -- only those determined to be contributing to the existing historic district or individually eligible, or all those 50 years or older within the boundaries of the reserve that contribute to an understanding of its development to the present. We, thus, request a determination of the status of the reserve for listing on the National Register under 36 CFR 60.1, section (b)1. If it is eligible as an historic area of the National Park Service system, please advise us if you require any additional documentation. If the reserve is not eligible, please clarify our options regarding a revision of the existing historic district nomination that would incorporate important 20th-century structures.

We would appreciate a response at your earliest convenience.

  
Daniel J. Tobin, Jr.

Enclosure

DATE 11-19-82

TELEPHONE REPORT

TIME OF CALL  
AM  
PM

1. CALL  TO:  FROM (Name)

2. ADDRESS (Tel. No. if needed)

Stephanie Toothman 8-399-0791

3. SUBJECT, PROJECT NO., ETC.

Ebeys Landing  
Landing

4. DETAILS OF DISCUSSION

Ebeys Natl Dist.  
Reserve - on the NWRs  
Central Whittby Island  
Dist Register District Island  
City, Washington.  
Disagreement with  
State over sign of  
district. Listed in  
1973. Reserve - intended  
to preserve properties  
built & used in the  
20th Century.  
John Thomas is contacting Hol

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

districts significance  
is just 1970 century.

David Hansen is  
opposed to extending  
time period of district

JOHN SPELLMAN  
Governor



JACOB THOMAS  
Director

STATE OF WASHINGTON

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 West Twenty-First Avenue, KL-11 • Olympia, Washington 98504 • (206) 753-4011

November 30, 1982

Ms. Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
Interagency Resource Management Div.  
National Park Service  
Washington, DC 20240

Dear Ms. Shull:

Thank you for the opportunity to comment on the potential eligibility of the Ebey's Landing National Historical Reserve for the National Register as outlined in the October 13, 1982 letter of Daniel J. Tobin to the Keeper. Your request for the State Historic Preservation Officer's opinion was received on November 12, 1982.

There are two issues discussed in Mr. Tobin's letter. One deals with the creation of the Historical Reserve and the implications it has in the National Register program. The second issue concerns amending the existing Central Whidbey Island Historic District to include properties not now considered contributory.

The first question is one of law: does the recognition of a land area by Congress to encourage its preservation and protection make mandatory and automatic its inclusion in the National Register? The answer to this question lies more with your solicitor than it does in the comments that we can provide. The Ebey's Landing National Historical Reserve and the earlier Central Whidbey Island Historic District share identical boundaries, and although the Reserve duplicates the boundaries of the District, we are unaware of the intent of Congress in the delineation. In that P.L. 95-625 does not refer to the National Register in any manner, our assumption is that the Reserve was created for purposes other than those already covered by Register listing. Since the legislation creating the Reserve does not specify what attributes are possessed by contributors to the Reserve, and since it does not empower any body to develop standards or criteria by which individual properties in the Reserve may be evaluated, it appears that the Reserve is more a device to encourage the preparation of broad planning goals than it is to recognize specific historic properties. As a result, it may be misleading to interpret P.L. 95-625 as having more than a coincidental relationship with the National Register. However, as we stated at the outset, this is a matter best resolved by those familiar with the law and Congressional intent.

Ms. Carol D. Shull  
November 30, 1982  
Page 2

The second point raises a more familiar subject: can an existing district be modified to incorporate properties not previously recognized as contributing? We believe that all eligible sites, districts, buildings, structures, and objects should be recognized, even if they appear in areas previously inventoried and evaluated. Eligibility turns upon the significance and integrity of a property within identifiable themes, and we are uncertain what relevant themes might form the basis for an expansion of contributing properties within the Central Whidbey Island Historic District. The letter from the Regional Office does not suggest what they might be. In 1980, the National Park Service drafted a Comprehensive Plan for the Ebey's Landing Historical Reserve and identified seven themes which reflected the prehistoric and historic development of the area. None of the themes appear to have significant 20th century constituents not already included in the existing National Register designation. All of the 91 historic structures listed by the Park Service in the Plan are part of the existing designation. While the Plan does not preclude the possibility of additional surveys, it is silent on exactly what would be surveyed and what themes have been omitted from the present district or not otherwise identified. We understand that the Pacific Northwest Regional Office has initiated some preliminary effort in the further identification of themes. Based on the language of the October 13 letter, it appears that one possible construct may be to consider as a theme "all [historic structures] 50 years or older within the boundaries of the reserve that contribute to an understanding of its development to the present." We believe that such a theme is inappropriate since it reifies the Reserve and makes it the subject of inquiry rather than historical trends in the central Whidbey Island area.

We feel that the existing knowledge of the historic district is competent, and we are comfortable with the properties that have been identified as contributing to the significance of the district. We believe that the underlying themes are sound and well represented; an additional survey may identify previously unrecognized supporting structures. We cannot offer an opinion on the conjectural addition of properties based only on their construction in the 20th century. We must know the context, the relevance of the properties to the context, and their significance and integrity in the same sense.

Sincerely,

David M. Hansen, Chief  
Office of Archaeology and  
Historic Preservation

dj

DATE

12-13-82

TELEPHONE REPORT

TIME OF CALL

2:50

AM  
PM

1. CALL  TO:  FROM (Name)

Lars Hanslin

2. ADDRESS (Tel. No. if needed)

343-7957

3. SUBJECT, PROJECT NO., ETC.

Eber's Landing Historic Site

4. DETAILS OF DISCUSSION

- incorporate
- determine
- "congressional invention?"
- district's significance
- expanded by statute designating
- Review
- What does Congressional designation.
- [legislative history]
- Region - official
- U.S. Code. & admin.

NAME OF PERSON PLACING/RECEIVING CALL

L McClelland

TITLE

OFFICE

U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE

12-13-82

TELEPHONE REPORT

TIME OF CALL

5:00

AM  
PM

1. CALL  TO:  FROM (Name)

2. ADDRESS (Tel. No. if needed)

J. Lamb's Office

NRS.

3. SUBJECT, PROJECT NO., ETC.

EBEY'S LANDING

4. DETAILS OF DISCUSSION

P.L. 95-625

She'll send us 2 copies of Statute's  
Legislative History. (It's truck report)

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

L. McClelland

*Jim La -  
Get Law a  
make draft to  
remove  
Sue name*

LMcClelland 1-5-83

DRAFT

*Shull  
1-10-82*

Memorandum

To: Daniel J. Tobin, Jr., Regional Director, Pacific Northwest Region  
From: Associate Director, National Register Programs  
Subject: Eligibility of Ebey's Landing National Historical Reserve for the National Register of Historic Places

This memorandum responds to your request for an official ruling on the eligibility of the Ebey's Landing National Historical Reserve for listing in the National Register of Historic Places. The delay in our response resulted from our need to consult with our Solicitor's office on the legal issue posed by your request and from the need to search various records on the district and the legislation. The Washington Historic Preservation Office also provided comments; a copy of their letter is enclosed.

Your primary question is a legal one -- whether Ebey's Landing National Historical Reserve qualifies automatically for listing in the National Register as a historic component of the National Park System under 36 CFR 60.1, Section b(1). Our Solicitor's office has advised us that the designation of a historical reserve in the park system does confer automatic listing in the National Register. In the case of a previously listed property such as the Reserve, which was listed in its entirety as the Central Whidbey Island Historic District on December 12, 1973, this status could, depending on the intent of Congress or the language of the enabling law, expand the themes and periods considered significant.

(copy enclosed),

Our search of the legislative history of Public Law 95-625, which established the Reserve, provided only <sup>a</sup> ~~the~~ very broad and general definition of the ~~area's~~ significant historic values that are intended for preservation and protection ~~protected~~ within the historical reserve. This is <sup>basically</sup> the same <sup>intention</sup> definition that <sup>(insert A)</sup> is stated in the law itself and is reiterated in your letter. The Draft Comprehensive Plan, mandated by the law and published in May 1980, expanded this definition by incorporating much of the historical context given in the State's 1973 nomination. Although the plan did not expand the discussion of the district's significance to ~~include~~ <sup>assess</sup> <sup>additional themes or</sup> the area's history and development in the early 20th century, it did recommend that further investigation <sup>be made</sup> and inventories be compiled. We are not aware that any further documentation has been prepared by the National Park Service or the State Historic Preservation Office.

The broad language of the Reserve's enabling law and the recommendations of the draft comprehensive plan suggest that Congress intended that all aspects of the Reserve's historic development be evaluated and that significant themes and ~~related~~ <sup>from all periods of the Reserve's history</sup> structures <sup>be</sup> recognized and preserved. It is reasonable to assume that the Reserve possesses significant values and resources that have not been identified ~~and evaluated by the 1973 nomination and the draft plan.~~

Without ~~contextual~~ <sup>currently</sup> information on additional or continuing themes, <sup>including</sup> <sup>invaluing</sup> the 20th-century history and development, there is <sup>no</sup> basis for determining the contribution of specific 20th-century structures not falling within the historic period and themes identified in the <sup>1973</sup> nomination <sup>on the draft plan.</sup> We agree with the State's opinion that to consider 20th-century buildings contributory solely on the

(Insert A)

" to preserve and protect a rural community which provides an unbroken historical record from nineteenth century exploration and settlement in Puget Sound to the present time...."

basis of their being at least 50 years of age is inappropriate and that further ~~contextual~~ information justifying their contribution is needed.

intent of Congress and the  
 It ~~is~~ ~~important~~ The goals of the ~~Historic~~ Reserve can best be served ~~with~~ <sup>with</sup> with a full knowledge and understanding of the area's overall historic values, including its evolution in this century. We, therefore, recommend that your office initiate and conduct a study of additional or continuing themes of historic importance to the area included in the Reserve, particularly the town of Coupeville whose growth since 1883 is specifically mentioned in Public Law 95-625. This study could lead to an inventory of specific ~~structures~~ <sup>that</sup> conveying significant values and deserve protection under the law but are not recognized by existing documentation.

Documentation supporting your findings should be <sup>prepared</sup> ~~submitted~~ <sup>submitted</sup> to ~~the~~ <sup>the</sup> National Register ~~staff~~ by the National Register staff on continuation sheets that can be evaluated and added to the file for the Central Whidbey Island Historic District. You should submit a copy of the documentation to the State Historic Preservation Office for their records and allow them 45 days for review and comment. The documentation should then be submitted to the National Register by the Federal Preservation Officer for the National Park Service, Ross Holland, the Associate Director for Cultural Resources Management.

If you or your staff have ~~any~~ additional questions or would like further guidance on this issue, please call Linda McClelland of the Division of Interagency Resource Management at FTS 272-3504.

enclosures.

Memorandum

*See corrector's  
page 273  
Can we send  
rec. to  
SHPO?*

*h McClelland  
1-21-83*

To: Regional Director, Pacific Northwest Region

From: Associate Director, National Register Programs

Subject: Eligibility of Ebey's Landing National Historical Reserve for the National Register of Historic Places

This memorandum responds to your request for an official ruling on the eligibility of the Ebey's Landing National Historical Reserve for listing in the National Register of Historic Places. The delay in our response resulted from our need to consult with our Solicitor's office on the legal issue posed by your request and from the need to search various records on the district and the legislation. The Washington Historic Preservation Office also provided comments; a copy of their letter is attached.

Your primary question is whether Ebey's Landing National Historical Reserve qualifies automatically for listing in the National Register as a historic component of the National Park System under 36 CFR 60.1, Section b(1). In as much as the Reserve was listed in its entirety as the Central Whidbey Island Historic District on December 12, 1973, this question would appear to be academic. However, the Reserve designation, depending on the intent of Congress or the language of the enabling law, may expand the themes and periods considered significant.

Our search of the legislative history of Public Law 95-625 (copy attached), which established the Reserve, provided only a very broad and general definition of the significant historic values that are intended for preservation and protection within the historical reserve. This is basically the same intention that is stated in the law itself and

is reiterated in your letter: "to preserve and protect a rural community which provide<sup>s</sup> an unbroken historical record from nineteenth century exploration and settlement in Puget Sound to the present time..." The Draft Comprehensive Plan, mandated by the law and published in May 1980, expanded this definition by incorporating much of the historical context given in the State's 1973 nomination. Although the plan did not expand the discussion of the district's significance to assess additional themes or the area's history and development in the early 20th century, it did recommend that further investigation be made and inventories be compiled. We are not aware that any further documentation has been prepared by the National Park Service or the State historic preservation office.

The broad language of the Reserve's enabling law and the recommendations of the draft comprehensive plan suggest that Congress intended that all aspects of the area's historic development be evaluated and that significant themes and structures from all historic periods be recognized and preserved. It is reasonable to assume that the Reserve possesses significant values and resources that have not been identified. Without information on additional or continuing themes involving the 20th-century history and development, there is currently no basis for determining the contribution of specific 20th-century structures not falling within the historic period and themes identified in the 1973 nomination or the draft plan. We agree with the State's opinion that to consider 20th-century buildings contributory solely on the basis of their being at least 50 years of age is inappropriate and that further information justifying their contribution is needed.

The intent of Congress and the goals of the Reserve can best be served with a full knowledge and understanding of the area's overall historic values, including its evolution in this century. We, therefore, recommend that your office initiate and conduct a study of additional or continuing themes of historic importance to the areas included in the Reserve, particularly the town of Coupeville whose growth since 1883 is specifically mentioned in Public Law 95-625. This study could lead to an inventory of specific

structures that convey significant values and deserve protection under the law but are not recognized by existing documentation.

Documentation supporting your findings should be prepared on continuation sheets that can be evaluated by the National Register staff and added to the file for the Central Whidbey Island Historic District. You should submit a copy of the documentation to the State historic preservation office for their records and allow them 45 days for review and comment. The documentation should then be submitted to the National Register by the Federal Preservation Officer for the National Park Service, Ross Holland, Associate Director for Cultural Resources Management.

If you or your staff have additional questions or would like further guidance on this issue, please call Linda McClelland of the Division of Interagency Resource Management at FTS 272-3504.

#### Attachments

bcc: Western Regional Office

710

700

FNP:L McClelland:lw:272-3504:1-21-83

BASIC FILE RETAINED IN NR

D-2-5065

FEB 25 1983

**Memorandum**

**To:** Regional Director, Pacific Northwest Region

**From:** Associate Director, National Register Programs

**Subject:** Eligibility of Ebey's Landing National Historical Reserve for the National Register of Historic Places

This memorandum responds to your request for an official ruling on the eligibility of the Ebey's Landing National Historical Reserve for listing in the National Register of Historic Places. The delay in our response resulted from our need to consult with our Solicitor's office on the legal issue posed by your request and from the need to search various records on the district and the legislation. The Washington Historic Preservation Office also provided comments; a copy of their letter is attached.

Your primary question is whether Ebey's Landing National Historical Reserve qualifies automatically for listing in the National Register as a historic component of the National Park System under 36 CFR 60.1, Section b(1). The designation of the Historical Reserve by Act of Congress would automatically result in listing; however, as you know, the area designated as the Reserve was previously listed, December 12, 1973, in its entirety as the Central Whidbey Island Historic District. Depending on the intent of Congress or the language of the enabling law, the Reserve designation may, however, expand the themes and periods considered significant.

Our search of the legislative history of Public Law 93-625 (copy attached), which established the Reserve, provided only a very broad and general definition of the significant historic values that are intended for preservation and protection within the historical reserve. This is basically the same intention that is stated in the law itself and is reiterated in your letter: "to preserve and protect a rural community which provides an unbroken historical record from nineteenth-century exploration and settlement in Puget Sound to the present time . . . ." The Draft Comprehensive Plan, mandated by the law and published in May 1980, expanded this definition by incorporating much of the historical context given in the State's 1973 nomination. Although the plan did not expand the discussion of the district's significance to assess additional themes or the area's history and development in the early 20th century, it did recommend that further investigation be made and inventories be compiled. We are not aware that any further documentation has been prepared by the National Park Service or the State Historic Preservation Office.

The broad language of the Reserve's enabling law and the recommendations of the draft comprehensive plan suggest that Congress intended that all aspects of the area's historic development be evaluated and that significant themes and structures from all historic periods be recognized and preserved. It is reasonable to assume that the Reserve possesses significant values and resources that have not been identified. Without

information on additional or continuing themes involving the 20th-century history and development, there is currently no basis for determining the contribution of specific 20th-century structures not falling within the historic period and themes identified in the 1973 nomination or the draft plan. We agree with the State's opinion that to consider 20th-century buildings contributory solely on the basis of their being at least 50 years of age is inappropriate and that further information justifying their contribution is needed.

The intent of Congress and the goals of the Reserve can best be served with a full knowledge and understanding of the area's overall historic values, including its evolution in this century. We, therefore, recommend that your office initiate and conduct a study of additional or continuing themes of historic importance to the areas included in the Reserve, particularly the town of Coupeville whose growth since 1883 is specifically mentioned in Public Law 95-625. This study could lead to an inventory of specific structures that convey significant values and deserve protection under the law but are not recognized by existing documentation.

Documentation supporting your findings should be prepared on continuation sheets that can be evaluated by the National Register staff and added to the file for the Central Whidbey Island Historic District. You should submit a copy of the documentation to the State Historic Preservation Office for their records and allow them 45 days for review and comment. The documentation should then be submitted to the National Register by the Federal Preservation Officer for the National Park Service, Ross Holland, Associate Director for Cultural Resources Management.

If you or your staff have additional questions or would like further guidance on this issue, please call Linda McClelland of the Division of Interagency Resource Management at FTS 272-3304.

(s) Bowers

ACTING

Attachments

beer: Mr. Jacob E. Thomas, SHPO, Olympia, Washington

cc: Western Regional Office  
Lars Hanslin, SOL

710  
700

FNP:L McClelland:lw:272-3504:1-28-83

BASIC FILE RETAINED IN NR

D-2-5065

9/16/83

Carol -

Lara was a little vague about how this should be handled, so I'm not entirely comfortable with the finality of his answer. At first he said that if they wanted to go through the whole notification + Review Board process, it wouldn't do any harm. But I pointed out that the state thinks the district documentation is OK, and will not want to do the extra work at this point. Then Lara said that while he "would have to look at Congress' enabling law," he thought that if the Secretary has jurisdiction, that the NPB doesn't have to comply w/ the notification requirements and can amend the documentation as they wish after allowing the SHPOs to comment. You may wish to talk w/ him about this.

Beth

DATE 9-26-83

TELEPHONE REPORT

TIME OF CALL AM PM

1. CALL  TO:  FROM (Name)

2. ADDRESS (Tel. No. if needed)

Stephanie Toothman (Pacific NW Region)

3. SUBJECT, PROJECT NO., ETC.

Eberys Landing

4. DETAILS OF DISCUSSION

Todd Lev recommended that they send documentation on significance of Eberys Landing thru State nomination process since are mostly private holdings.

Beth, FYI - just refile  
Case

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Shull

MAY 29 1986

Chief Cultural Programs, Western Regional Office

**From:** Chief of Registration, National Register of Historic Places, Interagency Resources Division

**Subject:** The Old Courthouse, Aka Grennan and Crannery Store, 2183 W. Madrona Way, Coupeville (Island County), Washington  
Project No. 0161-86-WA

We have completed review of the Part I of a Historic Preservation Certification application for the above property. Originally constructed in 1855 by Thomas Cranney as a general store and residence, the structure is considered historically significant for its use as an early courthouse and county offices and as one of the first public buildings on Central Whidbey Island. As a rare extant property associated with the themes of politics/government and settlement in Washington State in the nineteenth-century, it would appear that evaluated within this comparative context the degree of alteration could be tolerated. The building does retain sufficient integrity of location, setting, design, materials and workmanship to convey its nineteenth-century historic character.

We recommend that the Part I be approved. Our recommendation to approve the Part I certification is based on additional information obtained from historic photographs and measured drawings produced by HABS in 1938. These photographs and drawings document that the building retains its nineteenth-century vernacular architectural character in its form and massing, second floor fenestration pattern, and relationship to its historic environmental setting (xerox of historic photos enclosed). Although asphalt shingle siding, first floor window cuts, and the closure of a principle entry has reduced the historic quality of the building, the property still possesses its essential historic identity and contributes to the Central Whidbey Historic District. The owner has indicated that the rehabilitation plans call for the removal of asphalt siding and restoration of the historic appearance of the building. Thank you for the opportunity to comment on this project. Attached is the Part I application file for the property. Please call us if you would like to discuss our recommendation.

Carol D. Shull (Sgd.)

**Enclosures**

**bcc:** 413  
Reading File  
Record Center

**FNP:BBushong:mdj:05/28/86:343-9536**

**Sys. 8 (NRH) 004**

**Basic File Retained in 413**

**NOTIFICATION OF GRANT-IN-AID ACTION**

Do Not Use This Space

1. STATE APPLICATION IDENTIFIER 75-11-10-03	2. (Reserved for use by State central information reception agency)
--	---

3. GRANTOR: a. Federal agency  
Department of the Interior

b. Organizational unit  
National Park Service

c. Administering office - (1) Name  
Division of Grants

(2) Address - Street or P.O. Box 18th and C Streets, NW.	City Washington	State D.C.	Zip Code 20240
---	--------------------	---------------	-------------------

4. FEDERAL AGENCY GRANT IDENTIFIER: a. Code 53-75-00130-09	b. Title Central Whidbey Island Historic District: Fort Casey Fire Control Stations Dev.
---	--

c. Purpose Project work will include the replacement of deteriorated metal work and glazing; fabrication and installation of shutters and doors; concrete repairs; restoration of electrical service; and painting.

5. GRANTEE: a. Name  
Washington Mr. Arthur Skolnik, State Conservator

b. Address - Street or P.O. Box P.O. Box 1128	City Olympia	State Washington	Zip Code 98504
--	-----------------	---------------------	-------------------

6. GRANTEE TYPE (Check only the single most applicable box)

a. State <input checked="" type="checkbox"/>	b. Inter-state <input type="checkbox"/>	c. County <input type="checkbox"/>	d. City <input type="checkbox"/>	e. School district <input type="checkbox"/>	f. Special unit <input type="checkbox"/>	g. Community action <input type="checkbox"/>	h. Sponsored organization <input type="checkbox"/>	i. Other <input type="checkbox"/>
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7. APPLICATION RECEIPT DATE Year: 76, Month: 3, Day: 1	8. ACTION DATE Year: 76, Month: 3, Day: 17	9. EFFECTIVE STARTING DATE Year: 76, Month: 3, Day: 17	10. ENDING DATE Year: 79, Month: 3, Day: 16
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11. TYPE OF ACTION (Check as many boxes as apply to this action)

a. New grant <input checked="" type="checkbox"/>	b. Continuation grant <input type="checkbox"/>	c. Supplemental grant (identify agency in item 16) <input type="checkbox"/>	d. Change in existing grant
(1) Increase in duration <input type="checkbox"/>	(2) Decrease in duration <input type="checkbox"/>	(3) Cancellation <input type="checkbox"/>	(4) Increase(\$) <input type="checkbox"/>
(5) Decrease(\$) <input type="checkbox"/>			

12. AMOUNT OF CONTRIBUTION

a. Federal - (1) basic \$ 10,000	(2) Supplemental \$	b. State \$ 10,000*	c. Local \$	d. Other \$
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13. CATALOG OF FEDERAL DOMESTIC ASSISTANCE PROGRAM (if none, clarify in item 16)

a. Program Number 15,904	b. Supplemental Program Number
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14. AUTHORIZATION

a. Federal Budget Accounts 10-58-1040-0-1-405	b. Public Laws PL Title Sec. 89 665	c. U.S. Code 16 U.S.C. 470
--	---	-------------------------------

15. FACILITY LOCATION: (For facility grant actions only)

a. City Oak Harbor vicinity	b. County Island	CD 2
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16. REMARKS  
\*State funds

**NOTIFICATION OF GRANT-IN-AID ACTION**

Do Not Use This Space

1. STATE APPLICATION IDENTIFIER 53-75-00107-00	2. (Reserved for use by State central information reception agency)
---	---

3. GRANTOR: a. Federal agency  
**Department of the Interior**

b. Organizational unit  
**National Park Service**

c. Administering office—(1) Name  
**Division of Grants**

(2) Address—Street or P.O. Box <b>18th and C Streets, NW</b>	City <b>Washington</b>	State <b>D. C.</b>	Zip Code <b>20240</b>
---	---------------------------	-----------------------	--------------------------

4. FEDERAL AGENCY GRANT IDENTIFIER: a. Code 53-75-00107-00	b. Title <b>Central Whidbey Island Historic District: Admiralty Head Lighthouse Development</b>
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c. Purpose  
 This lighthouse, built in 1901, is representative of many structures in the Puget Sound region designed to aid navigation. Work will include exterior repairs including stucco restoration, lantern house and railings restoration, rebuilding of chimney, and painting; interior work involves replacement of plaster, lath, and second floor joist ends.

5. GRANTEE: a. Name  
**WASHINGTON Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation/Commission**

b. Address—Street or P.O. Box <b>Post Office Box 1128</b>	City <b>Olympia</b>	State <b>Washington</b>	Zip Code <b>98504</b>
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6. GRANTEE TYPE (Check only the single most applicable box)

a. State <input checked="" type="checkbox"/>	b. Inter-state <input type="checkbox"/>	c. County <input type="checkbox"/>	d. City <input type="checkbox"/>	e. School district <input type="checkbox"/>	f. Special unit <input type="checkbox"/>	g. Community action <input type="checkbox"/>	h. Sponsored organization <input type="checkbox"/>	i. Other <input type="checkbox"/>
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7. APPLICATION RECEIPT DATE Year: 75, Month: 2, Day: 4	8. ACTION DATE Year: 75, Month: 03, Day: 10	9. EFFECTIVE STARTING DATE Year: 75, Month: 03, Day: 10	10. ENDING DATE Year: 78, Month: 03, Day: 09
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11. TYPE OF ACTION (Check as many boxes as apply to this action)

a. New grant <input checked="" type="checkbox"/>	b. Continuation grant <input type="checkbox"/>	c. Supplemental grant (identify agency in item 16) <input type="checkbox"/>	d. Change in existing grant
(1) Increase in duration <input type="checkbox"/>	(2) Decrease in duration <input type="checkbox"/>	(3) Cancellation <input type="checkbox"/>	(4) Increase(\$) <input type="checkbox"/>
(5) Decrease(\$) <input type="checkbox"/>			

12. AMOUNT OF CONTRIBUTION	a. Federal—(1) basic \$10,000	(2) Supplemental \$	b. State \$10,000*	c. Local \$	d. Other \$
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13. CATALOG OF FEDERAL DOMESTIC ASSISTANCE PROGRAM (if none, clarify in item 16)	a. Program Number 15.904	b. Supplemental Program Number
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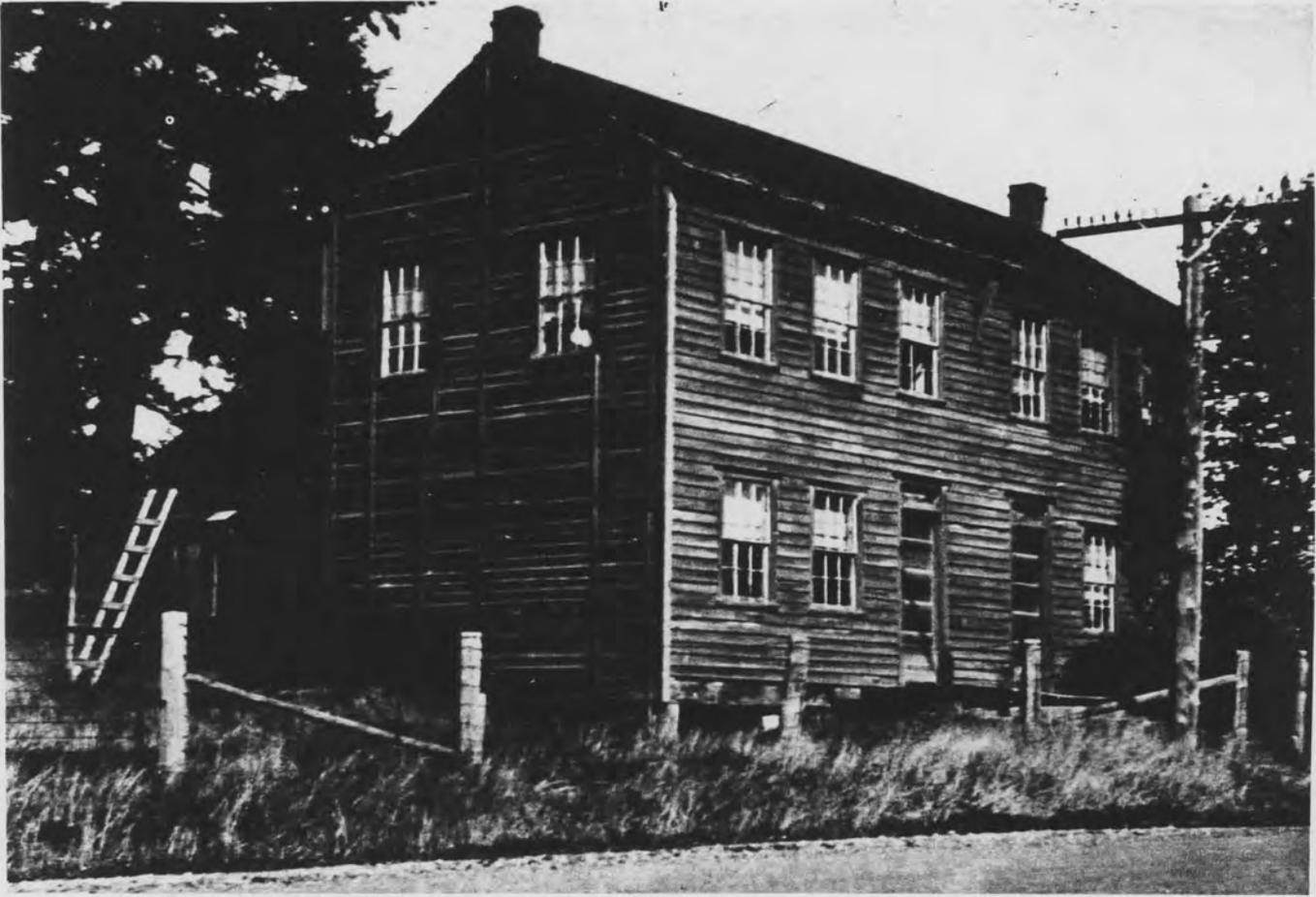
14. AUTHORIZATION

a. Federal Budget Accounts 10-58-1040-0-1-405	b. Public Laws PL Title Sec. 89 665	c. U.S. Code 16 U.S.C. 470
--	---	-------------------------------

15. FACILITY LOCATION: (For facility grant actions only)

a. City Oak Harbor vicinity	b. County Island
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16. REMARKS  
 \*State appropriation



*Grennan and Cranney's store — 1855. Photograph courtesy of the Congressional Library.*

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an

**draft  
comprehensive  
plan**



**NATIONAL HISTORICAL RESERVE**

**EBEY'S LAND**  
**ING**

DRAFT  
COMPREHENSIVE PLAN  
FOR  
EBEY'S LAND NATIONAL HISTORICAL  
RESERVE, WASHINGTON

This draft comprehensive plan was prepared to meet the requirements of paragraph (b)(1) of Section 508 of the National Parks and Recreation Act of 1978 (P.L. 95-625) and represents the combined efforts of Ebey's Landing National Historical Reserve Planning Committee, the Coupeville Planning Department, the Island County Planning Department, and the Pacific Northwest Region, National Park Service.

May, 1980

PACIFIC NORTHWEST REGION  
SEATTLE, WASHINGTON

THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE PLANNING INFORMATION FOR FURTHER CONSIDERATION AND DISCUSSION. THIS PROPOSAL HAS NOT BEEN APPROVED OR RECOMMENDED AT THIS TIME.

NATIONAL PARK SERVICE  
U. S. DEPARTMENT OF THE INTERIOR

## CONTENTS

SUMMARY

INTRODUCTION

BACKGROUND AND PLANNING HISTORY

RESOURCE DESCRIPTION

- Visual Resources
- Natural History
- History and Historical Resources
- Recreational Resources
- Environmental Quality

HUMAN ENVIRONMENT AND THE LAND

- Land Use
- Demographics
- Public Services
- Socio-Economics

STATEMENT OF THE PROBLEM

SUMMARY OF CONCEPTUAL PLAN

THE NATIONAL PARK SERVICE GENERAL PLAN

- Historic Preservation
- Interpretation
- Land Acquisition
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PL 95-625 w/Ammendment

Citizens' Conceptual Plan

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Brief of Town of Coupeville Comprehensive Plan

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## SUMMARY

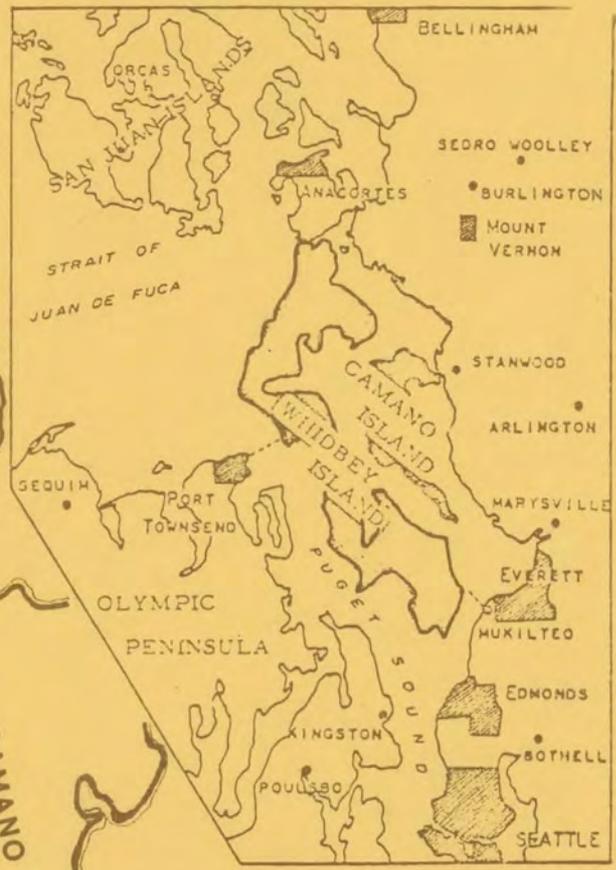
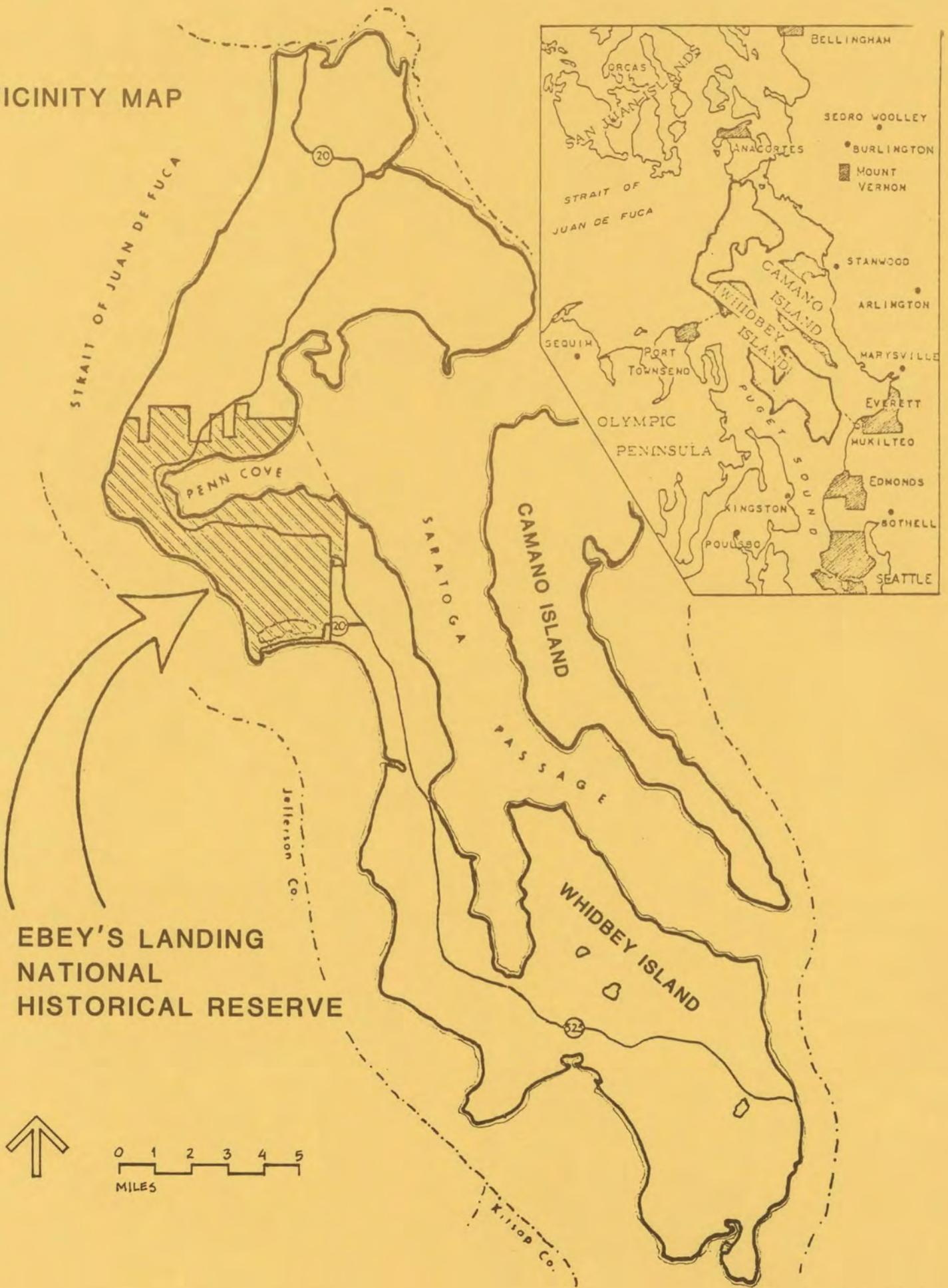
The National Park Service, in cooperation with the appropriate state and local units of general government, has developed a Comprehensive Plan for the protection, preservation, and interpretation of the reserve. A Conceptual Plan, developed in cooperation with the citizens and governments of the Central Whidbey Island area, the Town of Coupeville, and Island County, is a component part of the Comprehensive Plan. The reserve established by the Congress in November, 1978, is comprised of the Central Whidbey Historic District which includes a rural island community of farms, open space, woodland, historic structures, and the historic town of Coupeville, all of which will be afforded varying degrees of protection. The combination of these natural, cultural and visual elements form a cohesive interrelated mosaic worthy of the definition--"a national landscape."

This plan envisions the purchase of 150 to 200 acres of land in fee-simple for interpretive facilities and the acquisition of 2,000 to 2,500 acres of land in critical areas of the reserve in fee-simple and/or combinations of development rights, scenic easements and architectural controls. After the National Park Service has acquired the land and rights, established interpretive facilities and developed cooperative agreements to provide for the future operation and maintenance of the reserve, the reserve will be transferred to a unit of local government. The Service proposes that the unit most suited for management at the local level would be a trust board representing local, state and federal interests.

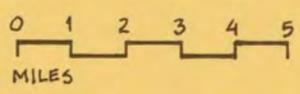
The plan is also cognizant of the residents' needs of the Central Whidbey Island area, the Town of Coupeville, and Island County to be met in a constantly changing society. This comprehensive plan provides for a balanced approach to preservation and development, private interests and the public welfare. This plan presents a case for the need of responsible citizen participation to protect a viable working community and a rare and valuable remnant of the American past.



# VICINITY MAP



**EBEY'S LANDING  
NATIONAL  
HISTORICAL RESERVE**



## INTRODUCTION

Land-use planners, like nuclear scientists, have discovered that a land-planning unit can "go critical" before the problem can be dealt with effectively. Throughout the Nation, decisions are being made which affect our primary resource--land, especially farmland. The loss of farmland and undeveloped open space is most obvious around our major metropolitan areas where such land is being converted to urban use.

Population trends indicate that Americans will continue to leave the cities and move to the country at a rate Time Magazine describes as "alarming." This exodus adversely affects small country communities which are ill prepared for the onslaught. Family farms are broken up into subdivisions or reduced to tracts that cannot be economically farmed or maintained at a productive level. Although the land-use change on Whidbey Island has been slower than in other areas, acre after acre of forest, open space, and farmland has been lost to a seemingly insatiable demand for land and space to develop.

In order to meet the changing needs for land protection, the National Park Service has designated a new category--a National Reserve. These new areas involve a coordinated concept of property protection utilizing a combination of methods and encompassing the cooperation of various federal, state, and local jurisdictions, conservation groups, and land owners. This approach is described in the Service's Revised Land Acquisition Policy of April 26, 1976, which states:

"National Reserves (Areas of National Concern)--Federal, State, and local governments form a special partnership around an area to be protected. Planning, implementation and maintenance is a joint effort and is based on a mutual desire to protect the resource. Under this concept, the Federal Government, through the National Park Service, may acquire core zones intended to protect and permit appropriate use of the most vital physical resources within authorized boundaries of the area. The balance of property within these areas may be protected through a combination of acquisition and management by the State and local governments, and the development of zoning or similar controls acceptable to the Secretary of the Interior."

The Central Whidbey area is unique in that the historical pattern of settlement can still be seen in its farms, open space and historic resources. Farmers first settled the area, followed by sea captains and businessmen. At the turn of the century, this area formed the basis of a stable and prosperous society. Here in the reserve, one can see as well as feel the history and forces that shaped the Puget Sound history.

This plan, the joint effort of concerned community citizens, the Town of Coupeville, Island County, and the National Park Service, proposes a direction by which the rural character of the land encompassed by Ebey's Landing National Historical Reserve can be protected and preserved. This plan is required by P.L. 95-625 which directs that a comprehensive plan for the protection, preservation, and interpretation of the area be developed and transmitted to Congress by May 10, 1980.

The Service is indebted to those citizens of Whidbey Island who gave unselfishly of their time and energy, to the planning staffs of the Town of Coupeville and Island County, and to those who recognize that once the land is changed, it is next to impossible to recover what has been lost.



The visual mosaic of farms, buildings, woodland, and water are evident in this view across the historic Ebey's Prairie, with the Gould House (ca. 1896) in the center.



The historic town of Coupeville, overlooking Penn Cove, the county seat for Island County, still retains its 19th century charm.



The Ferry House (ca. 1860), an early inn and tavern on Ebey's Prairie, overlooks Ebey's Landing, Admiralty Inlet, and the Olympic Peninsula.



Fort Casey State Park is a popular area which attracts some 400,000 visitors a year and includes a campground, fortifications, exhibits, a boat launch ramp, and an underwater park within its boundaries.

## BACKGROUND AND PLANNING HISTORY

### Background

The large open prairies and sheltered waters of central Whidbey have long enticed men to the island and still prompt much interest in the area: the Snohomish Indians earlier on, then white explorers, later the first settlers, now local farmers and residents, and ever-increasing numbers of weekenders and vacationers. In 1970, Whidbey Island was described as having significant recreational potential by the Bureau of Outdoor Recreation--now the Heritage Conservation and Recreation Service--in its report "Islands of America." Many islanders were disturbed by the possible uncontrolled development of this recreational potential. And, in 1971, these concerned residents, seeking ways to protect the island's environment, proposed that a national park, which would include the now-established Ebey's Landing National Historical Reserve, be created on the island. In June of the same year, a Park Service team visited Whidbey to discuss the idea with local citizens. The team recommended that a study of the island be undertaken in conjunction with other Puget Sound areas. No action, however, resulted from this recommendation.

The owners of the Smith Farm on Ebey's Prairie, a key segment of the open space of central Whidbey, proposed developing a portion of their farm in October 1971. The Smith Farm owners, beset with financial and zoning problems, did not pursue development. A group of interested local citizens working with Washington State Parks succeeded in having the Central Whidbey Historic District placed on the National Register of Historic Places in December 1973. By 1976, resident preservationists, fearing the potential development of the Smith Farm and other prime farmland, organized a foundation to preserve the area. The Washington State Legislature appropriated money to purchase a beach front corridor across the seaward side of the Smith Farm in 1977. The following year, the Washington State Parks and Recreation Commission purchased the corridor strip, thereby extending protection to another parcel of the island's sensitive and threatened lands. In April 1978, Congressman Lloyd Meeds introduced legislation providing for more comprehensive protection for a much larger area by making all of the area within the Central Whidbey Historic District a unit of the National Park Service. His measure was incorporated in Public Law 95-625, which passed on November 10, 1978, establishing Ebey's Landing National Historic Reserve.

### Planning History

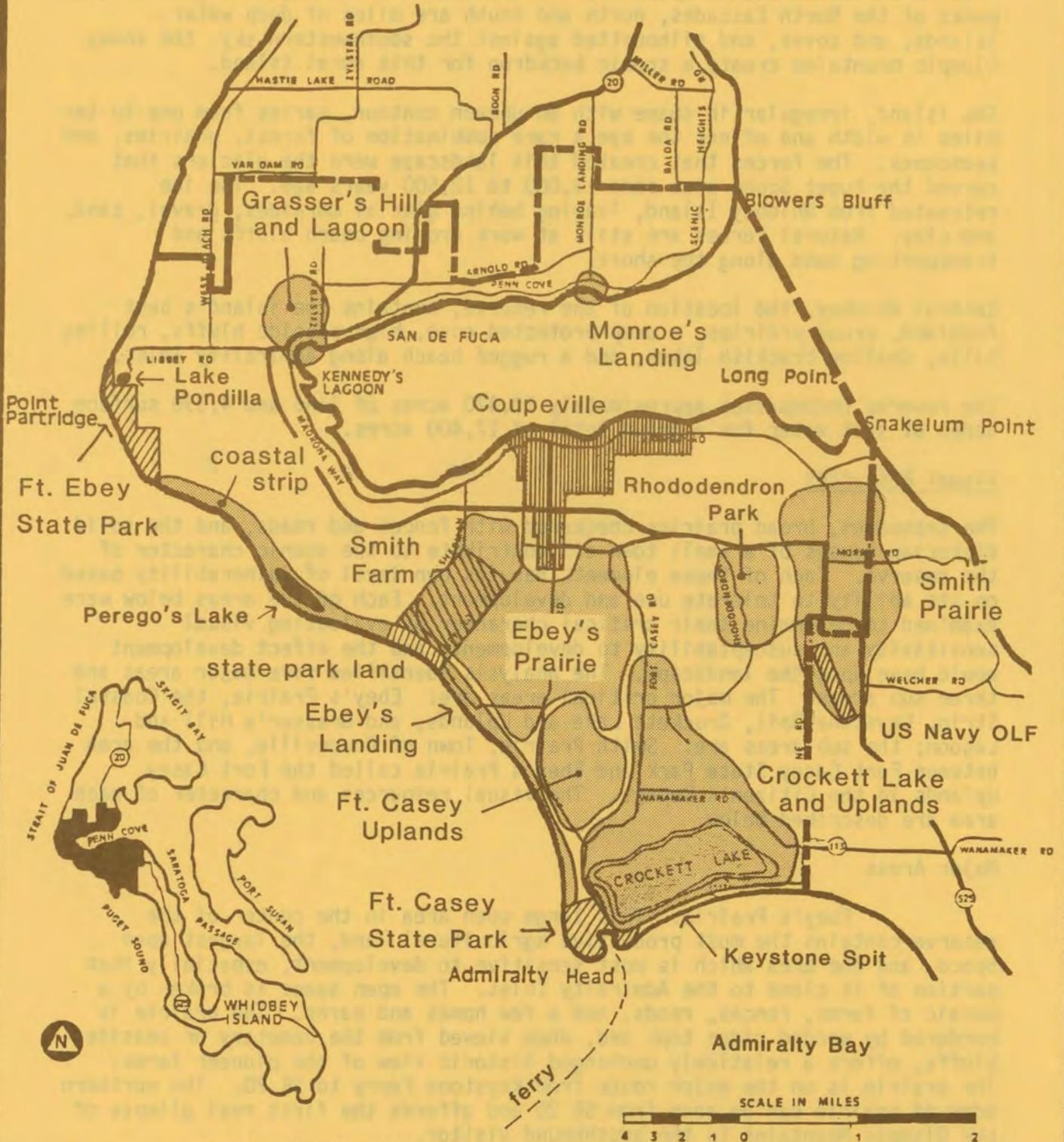
The Island County Comprehensive Plan Phase I (1974) and Phase II (1977) are the basic documents that guide Island County officials in making their decisions regarding land use. Similarly, the Washington State Shoreline Management Master Program provides county officials with guidelines for making decisions regarding shoreline sites. Together, these documents provide effective direction for development plans and preservation efforts within the reserve. A student team from the Huxley College of Environmental Studies, Western Washington State College, identified and discussed the

area's cultural, natural, and scenic resources in a report produced in 1976. Since this study also suggested and evaluated various alternatives for the use and protection of these resources, it has served the area's planners as a readily available, valuable source of information and ideas.

After the passage of P.L. 95-625, in November 1978, a Park Service study team met with residents to discuss the roles of the various agencies that would be involved in the planning for Ebey's Landing and methods for obtaining public participation. Through an agreement between Island County and the Town of Coupeville, a citizen's planning committee was formed in February 1979 to prepare a comprehensive plan for the reserve. This committee's draft plan was completed in October 1979, and a public hearing was held December 1979. A public meeting presented by the Service was held in Coupeville in April 1980 to familiarize the local residents and interested parties with the preliminary draft plan developed by the National Park Service which was based on the citizen's planning committee plan. The Washington State Parks and Recreation Commission, other government agencies, and conservation groups have been working with the committee and have made suggestions and contributions to the plan.

# LOCATION MAP

## EBEY'S LANDING NATIONAL HISTORICAL RESERVE



ISLAND COUNTY, WASHINGTON

## RESOURCE DESCRIPTION

At the extreme north end of the island-strewn Puget Sound, forming the eastern boundary of the Strait of Juan de Fuca, 40-mile-long Whidbey Island lies in unrivaled scenic splendor. To the east lie the majestic glacier-clad peaks of the North Cascades, north and south are miles of deep water, islands, and coves, and silhouetted against the southwestern sky, the snowy Olympic mountains create a scenic backdrop for this rural island.

The island, irregular in shape with an uneven contour, varies from one to ten miles in width and offers the eye a rare combination of forest, prairies, and seascapes. The forces that created this landscape were the glaciers that carved the Puget Sound area some 13,000 to 12,500 years ago. The ice retreated from Whidbey Island, leaving behind glacial moraines, gravel, sand, and clay. Natural forces are still at work eroding beach bluffs and transporting sand along the shore.

Central Whidbey, the location of the reserve, contains the island's best farmland, broad prairies, a deep protected cove, high seaside bluffs, rolling hills, shallow brackish lakes, and a rugged beach along Admiralty Inlet.

The reserve encompasses approximately 13,470 acres of land and 4,330 surface acres of salt water for a grand total of 17,400 acres.

### Visual Resources

The seascapes, broad prairies checkered with fences and roads, and the solid Victorian houses of a small town all contribute to the scenic character of the reserve. Each of these elements has its own level of vulnerability based on its ability to tolerate use and development. Each of the areas below were examined to determine their critical character by evaluating visual sensitivity and susceptibility to development, and the effect development would have upon the landscape. The analysis identified five major areas and three sub areas. The major critical areas are: Ebey's Prairie, the Coastal Strip, Keystone Spit, Crockett Lake and Uplands, and Grasser's Hill and Lagoon; the sub areas are: Smith Prairie, Town of Coupeville, and the area between Fort Casey State Park and Ebey's Prairie called the Fort Casey Uplands in the Citizen's Report. The visual resources and character of each area are described below.

### Major Areas

**Ebey's Prairie:** This large open area in the center of the reserve contains the most productive agricultural land, the largest open space, and the area which is most sensitive to development, especially that portion of it close to the Admiralty Inlet. The open space is broken by a mosaic of farms, fences, roads, and a few homes and barns. The prairie is bordered by wooded ridge tops and, when viewed from the cemetery or seaside bluffs, offers a relatively unchanged historic view of the pioneer farms. The prairie is on the major route from Keystone Ferry to SR 20. The northern edge of prairie can be seen from SR 20 and affords the first real glimpse of the Olympic Mountains to the southbound visitor.

The Coastal Strip: The eight-mile strip along Admiralty Inlet includes historic Ebey's Landing and provides a level strip ideal for day hiking. The strip is bordered by steep bluffs and during high tides in winter is almost impassible. North beyond Ebey's Landing, which is at beach level, the strip reaches Perego's Lake, which contains in its micro-climate a cactus found in eastern Washington. The trail traverses the steep bluffs and provides splendid views from its heights. Beyond Perego's Lake the beach trail reaches a steep ravine just south of Fort Ebey which affords access to the Washington State Department of Natural Resources (DNR) recreation area. State parks has been diligently working develop access for a shoreline trail linking Ft. Casey State Park to Fort Ebey State Park.

The view from the bluff at the Smith Farm offers the most outstanding vista of the entire reserve. From this vantage point, the hiker can see the San Juan Islands, the Strait of Juan de Puca, the Olympic Peninsula and mountains, the west coast of Whidbey Island down Admiralty Inlet, and the peaks of the Cascades including Mt. Baker.

Keystone Spit: Keystone Spit is a narrow gravel and sand spit separating the brackish Crockett Lake on the north from the salt water of Admiralty Bay on the south. At present along State Route 20, the only developments on the spit are a few homes on the western end and two vacant condominium units. Located at the extreme western end are the Keystone Ferry landing, a small restaurant, and state park facilities which include a picnic area, boat launch ramp, parking lot and an underwater park in Admiralty Bay. The spit is a prime bird-watching area and a popular recreational beach for hikers and naturalists alike.

Crockett Lake and Uplands: This area is best seen from the roads surrounding the lake. From the Keystone Spit, the view across the open expanse of the lake is constricted by the open pasture and farmland on the far side and is ringed by tree-covered ridges. When viewed south from Wanamaker Road, the view is across the farmland to the lake, spit, and the sound to the Olympics. The combination of water and farms sets the area aside from the view of Ebey's Prairie, which is more subtle in terms of a variety of views. Farther up Fort Casey Road, the valley narrows, but the open and rural character continues to Kahler Road.

Grasser's Hill and Lagoon: At the head of Penn Cove, lies an open grass covered hillside called Grasser's Hill and the shallow Grasser's Lagoon. Although separated by SR 20, the visual continuity is relatively unimpaired. The sweep of the hill is impressive when seen from the road. Looking across the lagoon one gets a sweeping view of Penn Cove to Camano Island and the Cascades. The steepness of the Grasser's Hill is emphasized by the low elevation of the road and height of the hill, which is dominated by massive clumps of firs.

#### Sub Areas

Smith Prairie: The first major open prairie the visitor from the south sees is Smith Prairie. The openness is emphasized, because the highway for the past 12 miles has been cut through forested land affording few sweeping views. Smith Prairie contains numerous farms, buildings, and an auxillary runway of the naval air station. The gentle contours of the land emphasize the feeling of spaciousness.

Town of Coupeville: The town, set on the southern slopes of Penn Cove, provides exciting scenes of historic buildings, open space, and views of the cove and Cascades. The visual quality of the town is protected by a concerned local government and local controls. Coupeville's historic structures, especially along Main and Front Streets create an historic atmosphere not often found in a contemporary community. Views down the side streets provide a glimpse of historic structures all very different from one another in style and color.

Coupeville was placed in the sub-area category not because it lacked scenic value, but because it was protected and because the effect of sensitive development on the town would not cause substantial impact on its scenic integrity.

Fort Casey Uplands: These uplands are highly scenic and are on the major route from the Keystone Ferry to SR 20 and Coupeville. The road curves through open fields and offers exciting views of Fort Casey State Park and the Strait of Juan de Fuca. Some residential development has already taken place along the road, but does not greatly affect the open mood of the uplands.

The key to the preservation of the visual resources is the maintenance of a proper balance among the components: open space, woodland, seascape, and developed areas. Each existing visual element emphasizes the other, creating a mood of an untouched rural community found so rarely in today's landscapes.

## Natural History

### Geology

The soils and land configuration of the reserve, as well as the surrounding Puget Sound area, are the result of glacial drift. The center of the reserve is an area formed by washings from upper slopes collecting in glacial lake bottoms. This sediment mixed with organic matter and formed fertile prairies. These fertile prairies attracted settlement and have been in continuous agricultural use ever since. The best farm land in Island County is USDA Class II (productive agricultural) which comprises 5% of the total land mass. 45% to 50% of the existing Class II lands within Island County are found within the Reserve.

### Topography

Elevations range from sea level to 200 feet. Generally, the narrow shoreline strip ends at steep slopes and cliffs. These fall away gradually inland to the lowlying prairies. No place in the reserve is more than 2.5 miles from the shoreline. The beaches and shoreline slopes and bluffs are in a constant state of erosion and accretion. Soils on slopes in excess of 15% grade, which includes some of the prairie edges, are subject to severe erosion when the vegetative cover is removed. Twenty-five miles of shoreline are included within the reserve which varies from the windswept cliffs on the west to the protected waters of Penn Cove.



Mount Baker and waters of Penn Cove form the backdrop for the scene from Front Street in Coupeville.



The false front buildings along Front Street in Coupeville have remained relatively unchanged since their construction.



The rich, open, and flat prairies are surrounded by low rolling forested ridges.



Bluffs, meadows, trees, and water are never far from a viewer's eyes.

The "kettles" at Point Partridge are of scientific interest for they are the visible evidence of large blocks of ice left by the glaciers that were covered with soil which melted slowly leaving behind steep-walled depressions.

Perego's Lake and Crockett Lake are brackish and separated from the shoreline by sand and gravel barrier spits.

#### Climate

The reserve is located in the rain shadow of the Olympic Peninsula and therefore has only 18.64 inches precipitation compared to 25 inches on the south end of Whidbey Island and 36 inches in Seattle.

The growing season in the area is 202 days with temperature extremes of 90 F to 0 F. The average annual maximum temperature is 57.4 F, and the average annual average minimum is 57.4 F. Sky cover is appropriate for the local climate pattern with total cloud cover of 255 days per year average with only 43 days of clear skies.

#### Flora and Fauna

Whidbey Island is within the western hemlock zone of western Washington and was characterized by the vegetation commonly associated with that zone. Most of the wooded areas were logged or burned by 1900. The remaining woodlands are second and third growth Douglas fir, western red cedar, and red alder, with a thick underbrush of salal, Oregon grape, and ferns. Rhododendron and madrona are native species common to Central Whidbey. The prairies are significant because they did not develop a forest cover as did other areas of the island.

The area from Ebey's Landing to Point Partridge is a combination of seashore/marsh and tidal lagoon backed by a dense forest environment. This area is still only minimally impacted by humans and has a wide variety of plant and wildlife. Flat leafed cacti at Partridge Point are unique in the area, and there are many species of wildflowers.

A great diversity of wildlife inhabit the wooded areas, wetland, and shoreline of the reserve. Deer, raccoons, red-tailed foxes and a variety of small wildlife are common in the wooded area. Many kinds of waterfowl use the wetlands and shoreline for breeding, nesting, and resting during migration.

Crockett Lake and the border agricultural land adjacent to Fort Casey State Park support a large population of permanent and migratory waterfowl as well as other birds and small wildlife. Kennedy's Lagoon and Penn Cove are also significant waterfowl habitats. These areas are attractive to a variety of naturalists, photographers, fishermen, and tourists.

Mammals such as elk and bear are no longer found in the area, but many species of the smaller mammals still exist. Bald eagles, now rare visitors to Whidbey Island, have been sighted in the area, but there are no known nests.

## Fish

Significant recreational and commercial fishery resources exist within or nearby the reserve. There is a ground fish sport fishery of unknown magnitude in Penn Cove. Also in Penn Cove, the otter trawl fishery produces more than 100,000 pounds of food fish - 85% flatfish - annually. The Cove is the site of one of the major recreational fisheries for surf smelt in Puget Sound, and much of the Penn Cove intertidal area is utilized for spawning purposes from approximately May 15 to October 15. Commercial fishermen harvest more than 30,000 pounds of surf smelt annually in Saratoga Passage, with the major portion of the catch coming from Penn Cove.

The local salmon fishery is heavily used as has been the case for many years. The marine waters adjacent to and within the reserve are very important for juvenile salmon rearing and migration, particularly pink and chum fry.

Shellfish resources are significant. Commercial resources include a substantial subtidal clam bed offshore from Ebey's Landing. The Penn Cove clam beaches are among the most productive in the state and constitute a very valuable recreational resource. There is mussel culture in Penn Cove with a large potential for significant increases in production. There is also a Department of Fisheries (public) beach in Penn Cove which is one of the most productive hardshell clam beaches in the state.

WILDLIFEUpland and Forest Birds

Snow bunting  
 Red-winged blackbird  
 Brewer's blackbird  
 Common bushtit  
  
 Crow  
 Chestnut-backed chickadee  
 Black-capped chickadee  
 Red crossbill  
 Brown-headed cowbird  
 Chukar partridge\*  
 Brown creeper  
  
 Common flicker  
 Yellow-shafted flicker  
 House finch  
 Western flycatcher  
 Purple finch  
 American goldfinch  
 Evening grosbeak  
 Rufous hummingbird  
  
 Stellar's jay  
 Dark-eyed junco  
  
 Ruby-crowned kinglet  
 Golden-crowned kinglet  
 Belted kingfisher  
  
 Lapland longspur  
  
  
 Western meadowlark  
 Mourning dove  
  
 Band-tailed pigeon  
 Chinese pheasant\*  
 Reeves pheasant\*

Upland and Forest Birds (Cont.)

California quail  
  
 American robin  
 Rock dove  
 Common raven  
  
  
 Northern shrike  
 Pine siskin  
 Savannah sparrow  
 White-crowned sparrow  
 House sparrow  
 Golden-crowned sparrow  
 White-throated sparrow  
 Fox sparrow  
 Chipping sparrow  
 Lincoln's sparrow  
 Song sparrow  
 Starling\*  
 Violet-green swallow  
 Cliff swallow  
 Barn swallow  
 Tree swallow  
 Redbreasted sapsucker  
  
  
 Rufous-sided towhee  
 Swainson's thrush  
 Varied thrush  
 Western tanager  
  
  
 Bewick's wren  
 Winder wren  
 Long-billed marsh wren  
 Downy woodpecker  
 Hairy woodpecker  
 Yellow-rumped warbler  
 Cedar waxwing

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\*Non-native species.

Waterfowl and Waterbirds

Rhinoceros auklet  
 Bufflehead  
 Black brant  
 American coot  
 Brant's cormorant  
 Double-crested cormorant  
 Pelagic cormorant  
 Horned grebe  
 Pied-billed grebe  
 Western grebe  
 Red-necked grebe  
 Eared grebe  
 Barrow's goldeneye  
 American goldeneye  
 Glaucous-winged gull  
 Western gull  
 Bonapart's gull  
 California's gull  
 Ring-billed gull  
 Thayer's gull  
 Heerman's gull  
 Pigeon guillemot  
 Gadwall  
 Parastic jaeger  
 Common loon  
 Pacific loon  
 Arctic loon  
 Red-throated loon  
 Hooded merganser  
 Red-breasted merganser  
 Mallard  
 Common murre  
 Marbled murrelet  
 Old squaw  
 Black oystercatcher  
 Pintail  
 Ruddy Duck  
 Redhead duck

Waterfowl and Waterbirds (Cont.)

Greater scaup  
 Lesser scaup  
 American scoter  
 Surf scoter  
 White-winged scoter  
 Northern shoveller  
 Sooty shearwater  
 Green-winged teal  
 Cinnamon teal  
 Common tern  
 American widgeon

Raptors

Cooper's hawk  
 Bald eagle  
 Goshawk  
 Marsh hawk  
 Merlin  
 Great horned owl  
 Barn owl  
 Snowy owl  
 Long-eared owl  
 Red-tailed hawk  
 Rough-legged hawk  
 Swainson's hawk

Shore birds and Wading birds

Dunlin  
 Long-billed dowitcher  
 Marbeled godwit  
 Great blue heron  
 Knot  
 Killdeer  
 Water pipit  
 Black-bellied plover  
 Western sandpiper  
 Least sandpiper  
 Stilt sandpiper  
 Pectoral sandpiper  
 Sanderling  
 Ruddy turnstone  
 Black turnstone  
 Greater yellowlegs  
 Lesser yellowlegs

Mammals

Douglass squirrel  
 Chipmunk  
 Cottontail  
 Coyote  
 Black-tailed deer  
 Bats (several species)  
 Raccoon  
 Short-tailed weasel  
 Long-tailed weasel  
 Mink  
 Red fox  
 Deer mouse  
 Norway rat\*  
 Striped skunk

Reptiles and Amphibians

Red-legged frog  
 Garter snake

Sources

Norm Winn (Mountaineers)  
 Don Norman (Seattle Audubon Society)  
 Mary Bradt (Seattle Audubon Society)  
 John Wingfield (Seattle Audubon Society)  
 Ralph Fairchild (Seattle Audubon Society)  
 Tony de la Torre (Dept. of Fish and Wildlife)  
 Phil Mattock (Seattle Audubon Society)  
 Fayette Krause (Seattle Audubon Society)  
 Environmental Impact Statement, Seabreeze Development, May 1, 1974  
 Jimmie Jean Cook (Coupeville)

\*Non-native species.

## History and Historical Resources

The significance of the local history is its intimate and comprehensible human scale which parallels our more complex national history. How well Ebey's Landing National Historical Reserve can do this will determine its importance among the increasing number of sites and places set aside for their historic values. Recognizing this, Congress listed the prominent happenings and themes to be commemorated when creating this unit of the National Park System:

The first thorough exploration of the Puget Sound area by Captain George Vancouver in 1792;

Settlement by Colonel Isaac Neff Ebey who led the first permanent settlers to Whidbey Island and quickly became an important figure in Washington Territory;

Early active settlement during the years of the Donation Law (1850-1855) and thereafter; and

The growth since 1883 of the historic town of Coupeville.

The above four themes provide an outline of the reserve's varied historic themes and resources and places the themes within a comprehensible context. The material used here has mostly been extracted from secondary sources and organized to be used in the preliminary planning for the reserve. Unquestionably, some thorough research, particularly on specific projects, must be undertaken when the reserve's needs are better defined. The first documented events about the island provide a convenient starting point to Whidbey Island's history and link the island's past to the broad, major national and international events that directly influenced the island's history.

In the contest for the trade and resources of the Pacific Northwest, great Britain was a major contender. To strengthen her position in the affairs of the region so as to facilitate her commerce here, she commissioned Captain George Vancouver to explore the coast between the Spanish settlements in California and the Russian ones in Alaska. His instructions were specific. He was to investigate inlets and mouths of rivers, and to undertake anew the age-old quest for a Northwest Passage. His orders further obliged him to ascertain the true nature of the Strait of Juan de Fuca.

In late April 1792, Vancouver entered Juan de Fuca with his ships Discovery and Chatham, and from that time until June 24, he carried on his "thorough exploration" of the strait and its connecting bodies. The many names he bestowed on those waterways and landmarks trace his route during those days and constitute a legacy and latter-day remainders of his great voyage. On June 4, at Tulalip, (Washington), Vancouver claimed the Puget Sound area for his sovereign, George III. But of more immediate pertinence to the reserve are the excursions carried out by one of Vancouver's subordinates, Joseph Whidbey.

Whidbey was master of the Discovery. Between May 28 and June 2, in command of a launch, he explored Possession Sound and Saratoga Passage as far as Penn Cove. On June 9, he discovered Deception Pass, realizing thereby that he had been surveying an island. Vancouver acknowledged his shipmaster's feat by calling the place Whidbey Island.

It was a populated place, and Vancouver's Journal describes these islanders--with whom Master Whidbey had friendly encounters at Penn Cove--their villages, and their manners. These early residents were Skagits, a Salish tribal group. They occupied the northern part of Whidbey; the southern section was occupied by the Snohomish, another Salish people. When Master Whidbey's group visited the island, there were four permanent Lower Skagit villages on Penn Cove: at Long Point (or Snakelum Point), Monroe's Landing, Penn Cove/Kennedy's Lagoon, and in the Coupeville vicinity; Penn Cove was the center of population. To protect themselves from the sporadic raids of the Haidahs who lived in Canada, the Skagits maintained a fortified village on Penn Cove, which was also reported by the Wilkes Expedition of 1841. The Wilkes report further noted, that Penn Cove residents had raised a wooden cross and were constructing a large building for a church in response to the missionary efforts of the Reverend Francis N. Blanchet, a Roman Catholic priest.

In the 1840's, the Skagit's exclusive occupancy of northern Whidbey was challenged by another tribe of the Salish group, the Clallams, who seized and fortified an enclave for raising potatoes on what is now Ebey's Prairie. Other challenges followed soon after. In 1848, Penn Cove was the setting for a large Indian council, one consequence of which was to force Thomas W. Glasgow, a white and would-be settler, to leave Ebey's Prairie. This expulsion would only temporarily leave the Skagits ancient homeland free of whites, for their complete displacement would soon be accomplished by more persistent and successful white farmers.

The farmers' settlement of Whidbey followed a rapid succession of events affecting the "Oregon Country", as the vast region west of the Rockies lying between Mexico's California and Russia's Alaska was then known. The area was jointly occupied by Great Britain and the United States under an 1818 agreement that allowed each power the pursuit of its own interests. Prior to the 1840's, traders, trappers, missionaries, government explorers visited and exploited this region, but few farmers sought permanent homes, and joint occupation worked. Then, in 1841, the first overland parties of American emigrants came into the region to settle on the land. In the Great Migration of 1843, a thousand or more Americans came to Oregon, fulfilling the imperatives of "Manifest Destiny": Americans had a right and an obligation to occupy and subdue the entire continent between the oceans. By the end of 1845, the best lands in the Willamette Valley had been taken, and settlers began to move north of the Columbia, which became the area of major dispute between Britain and the United States in Oregon country. British apprehension increased over the Americans' obvious determination to expand their permanent settlements north of the Columbia, rendering unworkable the policy of joint occupation. The two powers then agreed in the 1846 Treaty of

Oregon to accept the 49th parallel as the boundary between their possessions. With the United States now in sole possession of the territory south of the 49th, greater numbers of Americans sought new farmland north of the river. In 1850, the census recorded more than 1000 settlers north of the river. In that year too, white settlement began anew on Whidbey Island.

This renewed effort by white settlers was encouraged by a newly passed law concerning public lands in the recently established--1848--Territory of Oregon, of which Whidbey was then still a part. The act, generally called the Donation Land Law, was passed by Congress in 1850 to give legal status to claims already made and to promote settlement in the new territory. Taking advantage of this measure, Isaac N. Ebey came to the island and filed a claim in October, 1850. He was to be the first permanent white settler.

From the time of his arrival on Whidbey until his death, Col. Isaac Ebey was engaged in some form of public service, in which capacities he achieved the status of a leading figure in the area's affairs. He became prosecuting attorney for his district in 1851, and was elected delegate to the Oregon Territorial Legislature. He encouraged that body to approve the Monticello Memorial which called for the separation of the counties north of the Columbia from Oregon, thus leading to Washington's being granted territorial status in 1853. Ebey also served as collector of customs for the Puget Sound district. Further, he is given note in the military history of Washington for having raised a company of volunteers during the territory's Indian hostilities. He is also given credit for naming the state's capital, Olympia. A capable leader during Washington Territory's infancy, his contributions are somewhat overshadowed by the recounting of the details of his dramatic death. He was shot and beheaded on August 11, 1857, by a raiding party of Haida Indians from British Columbia.

Ebey's death reflects a condition during this period of early settlement which the island's pioneers feared. Ebey had been killed in retaliation for a Haida chief killed in a skirmish at Port Gamble the previous year. These Indians from the Queen Charlotte Islands continued their raids on Whidbey Island and other Puget Sound settlements. On Whidbey, the settlers built block-houses for their protection against these northern marauders. These raids, however, did very little to affect the settlers' determination to remain, and the island's farmers pursued their goals of developing an agricultural community.

Like pioneer farmers elsewhere, the settlers of Whidbey had to experiment in order to produce profitable crops. Further, the farmers needed to be aware of what competition they had in agricultural market. Such factors were reflected in "three discernable shifts in Island County farming during the 19th century. . . ." (White, 88). "The first involved sheep raising, the second, a shift back to the production of grain and potatoes, and the third, was the spread of intensive farming by Chinese tenants." (White, 88). Here on Whidbey as elsewhere in the West, these Oriental immigrants were made unwelcome and various means were undertaken to force them to leave and to insure their exclusion.



The Captain Whidbey Inn on the shores of Penn Cove (ca. 1901) was constructed from native madrona logs. The Smith family, originally from Nantucket Island, Massachusetts, have made this one of the most popular inns in the northwest.



The abandoned Admiralty Head light at Fort Casey State Park, a famous landmark, was restored by the Washington State Parks and Recreation Commission.



The San de Fuca School (ca. 1895) no longer rings to the sound of students, but like a retired schoolmaster still watches over the community.



The Alexander Blockhouse in Coupeville was one of four built in 1855 and 1856 to protect the settlers from Indian attacks. The shed contains carved Indian canoes; the white structure to the right contains remnants of Father Francis Blanchet's wooden cross, raised by the local Skagit Indians in 1840.

The development in the historic district is summarized in Cook's report for the National Register form. After the initial influx of settlers in the 1850-55 period, "there was little expansion except in the growth of the town of Coupeville, founded on Captain Thomas Coupe's 320-acre claim." Miss Cook continues, "In 1883, Coupe's son-in-law, Thomas Cranney, platted Coupeville and turned deed over to the owners of already existing businesses. By 1884, Coupeville had two hardware stores, a drug store, three hotels, two saloons, a blacksmith and wagon shop, a county courthouse, a post office, a schoolhouse, about twenty-five dwellings, and a church." Farming, logging, and shipping were the trades of the area during the 1890's.

In the late 1890's, Fort Casey was built at Admiralty Head as part of a three fort defense system guarding the entrance to Puget Sound. This installation introduced what was to become, and remain, an important element in the island's economy and its land use. It remained an active post through World War II.

The urban communities around the sound seeking recreation and residences exerted greater pressure on the island land's resources than experienced from the military needs. Accessibility to the island was continuously improved, thus, "by the end of the 1930's, catering to summer visitors and summer residents had become a big enough business to rank with logging and agriculture in the economic hierarchy of the county." (White, 210). The times since World War II have seen ever increasing pressures from the sound's metropolitan communities to remove land from agriculture for recreation and residential purposes. These non-agricultural factions command overwhelming economic resources when compared to the agricultural faction, threatening the destruction of this rural community.

To prevent such a loss, and to protect and preserve this rural community, Congress, in 1978, established Ebey's Landing National Historical Reserve as a unit of the National Park System.

From this brief statement on the reserve's history, the prominent elements of its past can now be seen within the context of national development, and may be categorised under the following themes: the Original Inhabitants, European Exploration and Settlement, Political and Military Affairs, Westward Expansion, America at Work, and Society and Social Conscience. These themes, serving as an outline, provide a convenient way to discuss the reserve's resources. It is to be noted that some of these themes are not represented by physical resources--sites or structures--but significance does reside in the feeling and association which the reserve is able to evoke.

### The Original Inhabitants

A total of 33 archeological sites have been recorded in the Reserve; 32 on Penn Cove and one in the vicinity of Ebey's Landing. Many appear to be recent; the remains of Indian groups encountered by the early explorers. The location and nature of some of the sites, however, suggest a respectable antiquity, perhaps as much as 10,000 years. The sites have been recorded on statewide survey forms which are filed with the Office of Public Archeology, University of Washington. Archeologists have not surveyed much of the land within the reserve and the possibility of finding additional sites is high. Additionally, elements of this theme must serve to introduce the subsequent

history of the reserve: the residents of the island before the Snohomish arrived, Master Whidbey's reception by the Lower Skagit of Penn Cove, the Indians' life at the time of contact with Europeans, Father Blanchet's missionary activity, changes in the lives of the Indians due to white settlement of Whidbey, and their final displacement. Historic Resources: Chief Snakelum's Monument (88) and wooden cross at Alexander Blockhouse (64), Ebey's Landing, Glasser's Hill and Lagoon.

#### European Exploration and Settlement

This theme covers activities of Europeans in the areas comprising the present United States from the earliest recorded voyages. This is an obviously important theme in the history and interpretation of the reserve--as stated in the establishment act--but possesses no physical historic resources. The name of the island and the names of some of its geographic features, however, are a legacy from the Vancouver voyage. Historic Resources: Monroe's Landing, Admiralty Inlet.

#### Major American Wars

This theme deals with the seven principal wars in which the United States has engaged. Of some interest to this theme are the reserve's two military establishments which were part of the Nation's continental defense system. Fort Casey was an active post in World War I and World War II, Fort Ebey in the latter. Because of its long history and its surviving structures, Fort Casey is illustrative of the development and maintenance of an American coastal defense post and as such is more importantly representative of the following theme. Historic Resources: Fort Ebey State Park (90), Fort Casey State Park (89), OLF Coupeville.

#### Political and Military Affairs

This theme covers the political, diplomatic, and military events (other than major wars) in the United States from 1783 onward. There are no structural or cultural resources that can be associated with the doctrine of "manifest destiny" that abetted the migration to Oregon, resulting in the 1846 treaty and the inclusion of the Oregon country--along with Whidbey Island--within the boundaries of the United States. The entire reserve is the resource for the political and diplomatic facets of this theme. The military element of this theme has Fort Casey and its surviving structures as resources. Historic Resource: Fort Casey State Park (89).

#### Westward Expansion

This theme covers the spread of the United States from the Appalachians across the North American continent. As with the preceding theme, the entire reserve is representative of this theme in general; a more particular phase--the settlement of the Oregon country--is represented by the donation claims. The farmers' adjustment to new lands and conditions is another part of this theme and is represented in the reserve by the sites Ebey's and Crockett's prairies and by the surviving blockhouses. Historic Resources: Donation Claim Lands, Ebey's Prairie, Crockett's Prairie, and Blockhouses (Davis, Ebey's, Crockett, Alexander - structure number 64, 65, 66, and 67).



Keystone Harbor and Fort Casey State Park are used year round by hikers, boaters, fishermen, divers, and sightseers.



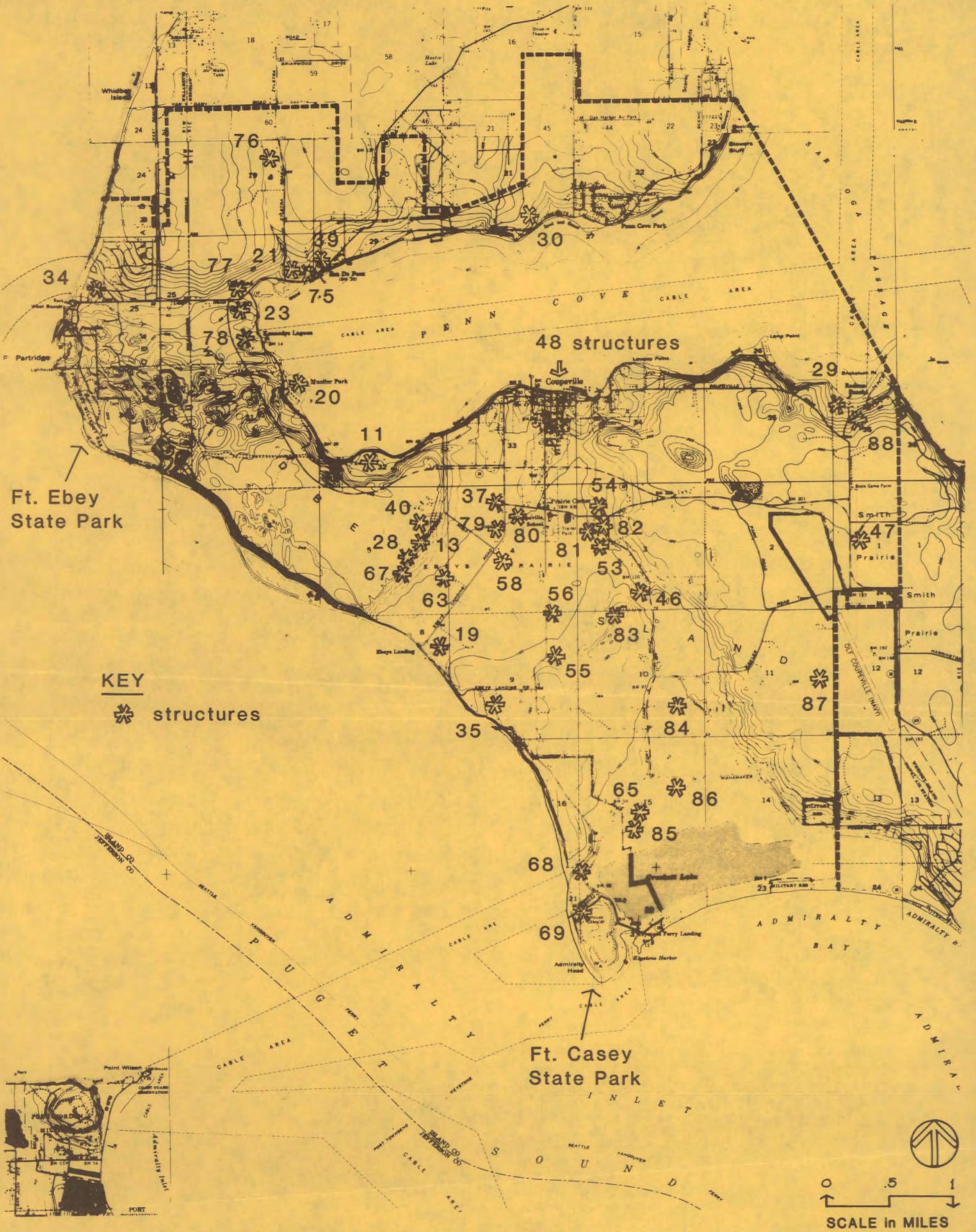
Historic structures dot the Reserve as does this farm building on Ebey's Landing Road.



Ebey's Prairie, with the Olympic Mountains in the background, has been farmed since Col. Ebey first settled here in 1850.



The bluffs along Admiralty Inlet possess an unspoiled character. Ebey's Landing and Prairie are visible as the large depression in the center of the photo.



# EBEY'S LANDING NHR Historic Structures

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HISTORIC STRUCTURESEBEY'S LANDING NATIONAL HISTORICAL RESERVE

<u>Structure Number</u>	<u>Name</u>	<u>Year Built</u>	<u>Location</u>
1.	Bishop Bldg. (Elkhorn Saloon)	1883	Coupeville, Front Street
2.	John Robertson's Store	1866	Coupeville, Front Street
3.	Blowers & Kineth	1886	Coupeville, Front Street
4.	Island County Abstract Office	1890	Coupeville, Front Street
5.	F. Puget Race Drug Store	1890	Coupeville, Front Street
6.	A.B. Coates and Son	<u>C.</u> 1890	Coupeville, Front Street
7.	Dr. T. H. White Office	1905	Coupeville, Front Street
8.	Island County Times	1906	Coupeville, Front Street
9.	Samsel's Law Office	1904	Coupeville, Front Street
10.	Judge Lester Still's Office	1909	Coupeville, Front Street
11.	Benson's Confectionary	1916	Coupeville, Front Street
12.	Gillespie Meat Market	1887	Coupeville, Front Street
13.	Sedge and Blocksedge Bldg.	1871	Coupeville, Front Street
14.	Island County Bank	1892	Coupeville, Front Street
15.	Wharf and Warehouse	<u>C.</u> 1900	Coupeville, Front Street
16.	Terry's Dryer	1897	Coupeville, Front Street
17.	Old Meat Market	1874	Coupeville, Front Street
18.	Glenwood Hotel	1890	Coupeville, Front Street
19.	Ferry House (Ebey's Landing House)	1860	Ebey's Prairie
20.	Captain Whidby (Whid Isle Inn)	1901	See map
21.	Old Schoolhouse	1895	San de Fuca
22.	Grade School	?	See map
23.	Old Courthouse (Grennon and Cranney Store)	1855	See map
24.	Masonic Lodge	1874	Coupeville
25.	Methodist Church	1894	Coupeville
26.	St. Mary's Catholic Church (Congregational Church)	1889	Coupeville
27.	Capt. Thomas Coupe House	1854	Coupeville
28.	Jacob Ebey House	1855	Ebey's Prairie
29.	John and Jane Kineth Farmhouse	1866	See map
30.	Monroe Home	?	See map
31.	John Robertson Home	1864	Coupeville
32.	Maude Fullington House	1859	Coupeville
33.	Swift House ("Fairhaven")	1852	Coupeville
34.	Samuel Libbey Home	<u>C.</u> 1860	See map
35.	Robert Crosby Hill home	<u>C.</u> 1865	See map
36.	Col. Granville Haller House (Raphael Brunn House)	1866	Coupeville
37.	Charley Terry Home	<u>C.</u> 1866	See map
38.	Joseph Libbey House	1870	Coupeville
39.	Capt. Richard Holbrook Home	1874	San de Fuca
40.	Cyrus Cook House	1876	See map
41.	Alvah Blowers House	1878	Coupeville
42.	Albert Kineth Home	1885	Coupeville
43.	Fred Nuttal Home	1888	Coupeville
44.	Jacob Straub House	<u>C.</u> 1890	Coupeville
45.	Horace Holbrook House	<u>C.</u> 1895	Coupeville

46.	Sam Keith Home		1895	See map
47.	John Kineth, Jr. Home	<u>C.</u>	1897	See map
48.	Capt. Joseph Clapp Home		1886	Coupeville
49.	John and Jane Kineth, Sr. Town Home		1887	Coupeville
50.	Joshua Highwarden House		1888	Coupeville
51.	Jake and Bertha Jenne Home		1889	Coupeville
52.	Rev. George Lindsey Home		1889	Coupeville
53.	Elisha Rockwell Home		1890	See map
54.	Bert Nuttal House	<u>C.</u>	1890	See map
55.	Ed Jenne Home		1908	See map
56.	Sam Hancock Home		1891	See map
57.	James Gillespie House		1891	See map
58.	Francis Lesourd Home		1892	See map
59.	Parker House	<u>C.</u>	1890	Coupeville
60.	Alonzo Coates Home		1892	Coupeville
61.	Dr. W. L. White Home		1894	Coupeville
62.	John Gould House		1894	Coupeville
63.	John Gould Farmhouse		1896	See map
64.	Alexander Blockhouse		1855	Coupeville
65.	Crockett Blockhouse	<u>C.</u>	1856	See map
66.	Davis Blockhouse	<u>C.</u>	1856	See map
67.	Ebey Blockhouse	<u>C.</u>	1856	See map
68.	Commanding Officers Quarters	<u>C.</u>	1900	Ft. Casey
69.	Light Station		1901	Admiralty Head
70.	Methodist Parsonage		1889	Coupeville
71.	Thomas Griffith House		1869	Coupeville
72.	Capt. Kinney House		1871	Coupeville
73.	James Zylstra House		1889	Coupeville
74.	Ernest E. Watson House		1886	Coupeville
75.	John Armstrong Home		?	San de Fuca
76.	Isaac Power House	<u>C.</u>	1860	See map
77.	Old Grasser Place		?	See map
78.	George Libby Home		1904	See map
79.	A. J. Comstock House		?	See map
80.	Harmon-Pearson-Engle House			See map
81.	John Crockett Home			See map
82.	T. Richards House			See map
83.	Grove Terry - R. Straubs House	<u>C.</u>	1880	See map
84.	Hugh Crockett House			See map
85.	Col. Walter Crockett House			See map
86.	Sam Crockett's Homesite			See map
87.	Harp Place			See map
88.	Chief Snakelum monument			See map
89.	Fort Casey State Park (fortifications and associated structures).			
90.	Fort Ebey State Park (fortification and associated structures).			
91.	Will Jenne Home		1890	Coupeville

List compiled from National Register nomination form, "A Walk Through History" (published by The Island County Historical Society) and the Island County Board of Commissioners map dated 10/16/72, entitled "Central Whidbey Historic Preservation District".

This theme is also concerned with great United States scientific and topographic surveys; the 1841 Wilkes Expedition visited sites on the island but there are no cultural resources representative of this excursion.

#### America at Work

This theme deals with those aspects of American life that have contributed most significantly to the Nation's economic and material progress. Agriculture is one element of this theme, which details the historical practices and techniques of farming, the varieties of crops, and types of livestock. Ebey's and Crockett's prairies illustrate this element. Another facet of this theme, transportation, is represented in the reserve by Ebey's Landing, Ebey's Landing House (Ferry House), the Coupeville wharf and warehouse, and by the lighthouse at Admiralty Head. Yet another facet, architecture, is represented by the town of Coupeville itself and its individual structures. Historic Resources: Ebey's Prairie, Crockett's Prairie, Ebey's Landing, Ferry House (19), Coupeville wharf and warehouse (15), Admiralty Head Lighthouse (69), Coupeville, and individual structures in Coupeville.

#### Society and Social Conscience

This theme deals with American social history, one aspect of which is concerned with leisure activities. The Capt. Whidbey Inn (20) is a resource for interpreting this facet. A very important element of this theme deals with the history of public and private management of the Nation's natural landscape and of public and private efforts to preserve significant aspects of the Nation's historical heritage. Historic Resource: The entire reserve and its story are the resources for this theme of conservation: efforts for its establishment, its establishment, its day-to-day activities, its future programs, and their success as part of the National Park System.

#### Recreational Resources

The recreational potential for the area has existed for years, only the demand changed. Early visitors seeking recreational outlets were from the Seattle area with an orientation towards hunting, fishing, boating, and other rural pastimes.

With the completion of the Deception Pass Bridge and the development of Deception Pass State Park, tourism began in earnest. In 1978, the annual visitation here at Deception Pass State Park was almost 2 million. Fort Casey State Park attracts some 400,000 visitors a year, a relatively constant figure since 1970.

The State Department of Commerce and Economic Development predicts a 6% to 8% increase in the area's tourism based on current information. This means that in 10 - 12 years the total visitation will double. Although a visitor profile study has not been done, it is felt that the majority of visitors come from the Seattle-Tacoma-Everett metropolitan area and from nearby British Columbia.

The State Parks System has plans to develop campsites at Fort Ebey. The sites at Deception Pass and Fort Casey are filled to capacity during the summer, however, there is developable land at Deception Pass State Park for additional sites, if expansion is needed.

Within the reserve, there are three major boat-launch ramps; at Keystone Harbor in Fort Casey State Park, Monroe's Landing and the Town of Coupeville. Marine facilities are limited to a launching float at Keystone and a larger float at Coupeville. The nearest marina is located in Oak Harbor, 5.5 nautical miles north of Coupeville.

Hiking trails have not been developed, although an informal trail along the beach between Fort Casey State Park and Fort Ebey State Park exists. Some hiking is done along the paved farm roads. Many of the county's farm roads are narrow, but not heavily travelled, thus creating a relatively safe route for bikers.

Bicycling has increased in popularity and the reserve offers some excellent routes.

Hang gliding is dependent upon elevation and predictable wind patterns. Two locations within the reserve lend themselves to this activity, the coastal bluffs just north of the Smith Farm and Grasser's Hill. Hang gliding also draws a number of spectators, especially at Grasser's Hill, which is adjacent to SR-20.

Because of the cool temperatures of the water, swimming is not a very popular activity; however, sunbathing, beach walking, drift-wood collecting, and just sitting are popular beach pasttimes.

Sightseeing is a major recreational activity. Visitors will park their cars in Coupeville and walk down Front Street, shop, and eat in the tourist-oriented facilities on the street. Fort Casey State Park is a popular spot for historians, sunworshippers, and the casual drop-in visitor. The State Game Farm on Parker Road, just north of the Navy's OLF, raises rare breeds of pheasants and is open to the public. The long lines of summer tourists at the Keystone Ferry create a local traffic situation because the drivers do not wish to leave their cars for very long and limit themselves to the Keystone Harbor area and Fort Casey State Park which have become short-term sightseeing areas.

Salt-water fishing in Admiralty Inlet and Penn Cove is a popular recreational activity and rewarding to the many fishermen who make special trips to these waters.

Hunting is popular but is limited in terms of access to the land. Waterfowl provide the largest resource for this hunting activity.

Natural history observation provides a rewarding experience for all participants at Grasser's Lagoon, Crockett Lake, and the beaches within the reserve.

The use of motorcycle and four-wheeled vehicles in the reserve area is presently uncontrolled. There are very few areas within the reserve where such use does not affect the environment and cause primary or secondary damage to the resources.

Island County provides some overnight camping in their Rhodondren Park as well as other day-use activities such as baseball and picnicking.



Birds, killer whales, and maritime traffic can all be seen by this youthful observer from the shore of Ebey's Landing.



A walk along the shores of Ebey's Landing is part of the recreational and educational experience of the Reserve.



Quiet country roads compel visitors to slow down and enjoy the rural character of Whidbey Island.



Exhibits at Fort Casey State Park interpret the fort, its purpose, construction, and armament.

Scuba diving at Keystone Harbor at the state underwater park is an activity popular with the diving public. Diving at other areas within the reserve is also popular.

### Environmental Quality

#### Air

The air quality of the area is excellent and relatively free from industrial pollutants. During prolonged periods of inversion, the Puget Sound trough becomes filled with pollutants which affect the air quality and visibility at the reserve. The use of manure and fertilizer on the fields within the reserve give the area a distinctive agricultural odor which, however, lasts for only a few days. During other times, the reserve is covered with a blend of marine smells: saltwater, seaweed and sundried flotsam as well as the agricultural smells of earth, fresh flowers, wheat, barley, corn, squash, beets, cabbage and the pungent odor of dairy barns.

#### Water

The Island County Comprehensive Plan identifies water as a major concern on Whidbey Island. The island loses approximately 68% of the annual precipitation through surface runoff and 24% through evaporation. The surface runoff on the Class II agricultural lands is slow and internal drainage rapid. The moisture content in these areas remains high throughout the year because of natural seepage from nearby higher areas. As a result of this high water table much of the Class II lands-prairies-need drainage to assure that crops can be grown without damage. The county's comprehensive plan has identified the Keystone area as sensitive because of excessive percolation. Crockett Lake is subjected to tidal and surface water flooding. There are three lakes, Pondilla, Crockett, and Perego's; the latter two are brackish. There are no year-round streams.

#### Ground Water Quality

Both the state and the county are concerned about the availability of potable water. The Town of Coupeville is presently being considered for designation as a critical water supply area. Precipitation provides the only known source of recharge; the extent of the aquifers and recharge areas are unknown. The United States Geological Survey is conducting a study for the Town of Coupeville which should provide the basis for future water resources management.

Local farmers do not irrigate their crops. Surface runoff from these areas can affect the surface water quality.

The increasing demand for water for residential use and adequate individual sewage disposal in areas of poor soil percolation is a problem that the local governments are watching with great concern. Because of the water problems on Whidbey Island, the U.S. Navy supplies its air station and the City of Oak Harbor with fresh water from the Skagit River via a 10" pipeline.

Noise

The United States Navy maintains an Outer Landing Field (OLF) that cuts through the Smith Prairie within the reserve. When the field is being used by jet aircraft practicing carrier landings, there is an extreme noise impact. The Island County Comprehensive Planning Policy discourages high density residential development in the intense noise impacted areas.

## HUMAN ENVIRONMENT AND THE LAND

Land Use

Land use within the reserve is varied, reflecting the historical development of the area.

The Town of Coupeville is the commercial center of the reserve occupying 740 acres of land stretching from Penn Cove across State Highway 20 into Ebey's Prairie. There are three shopping districts: Front Street, Main Street, and Prairie Center. Front Street was the original center of the town and contains some of the oldest commercial buildings in Coupeville. The buildings have been renovated and converted into specialty shops and restaurants. Main Street and Prairie Center are newer developments, oriented towards providing basic goods and services.

The county offices occupy a central location in Coupeville. Residential development is concentrated in the town and spreads out around Penn Cove and into some of the surrounding uplands.

Cultivated fields, pastures, and woodlands comprise the majority of land within the reserve. There are 48 farms in the reserve area ranging in size from 5 to 700 acres and have a combined total of approximately 6,000 acres. Recent figures indicate approximately 3,500 acres was registered cropland and the remainder woodland and pasture.

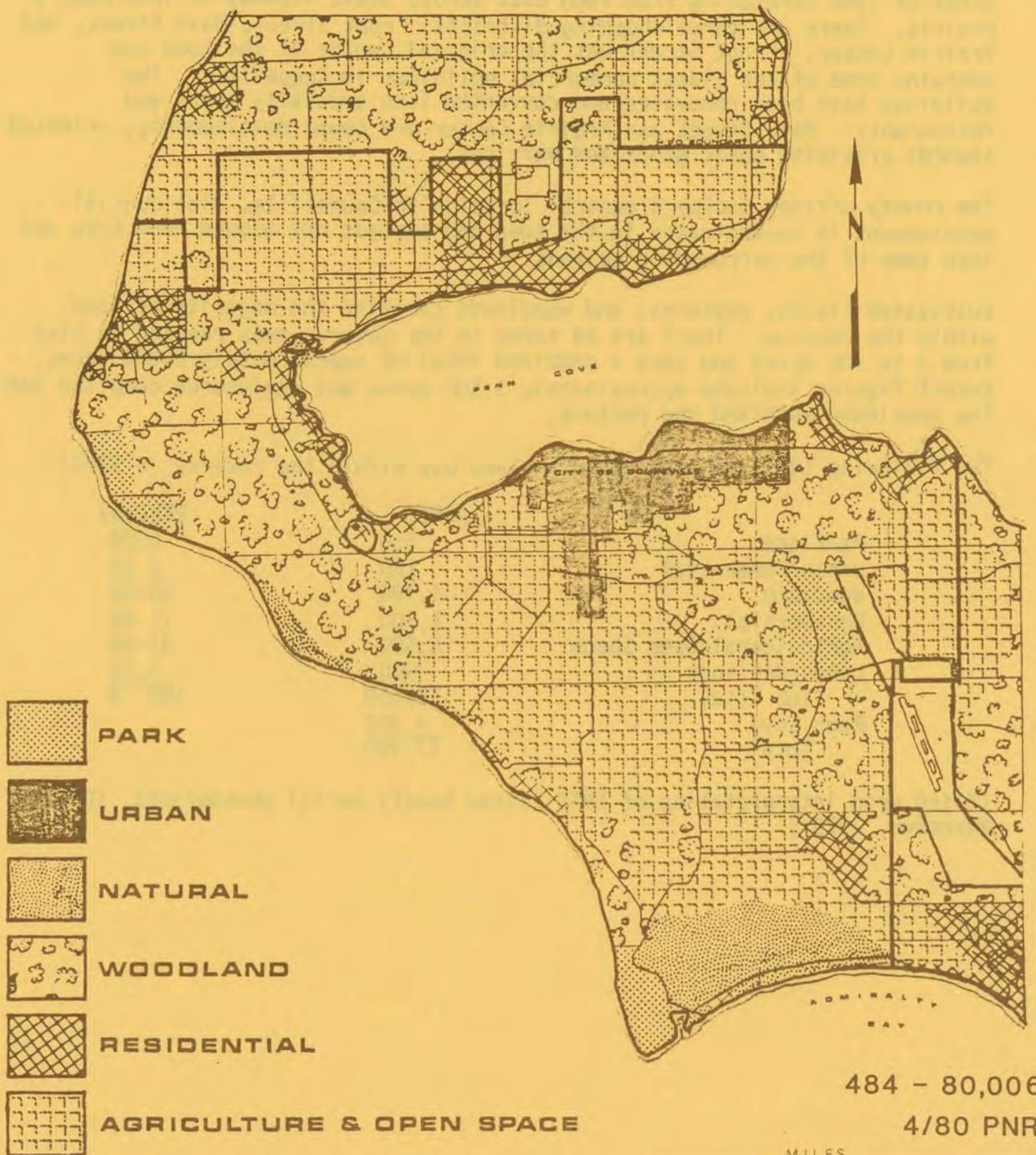
The following table and map describe land use within the reserve in 1978:

	ACRES	PERCENT
Parkland	650	4.9%
Urban/Commercial	150	1.1%
Woodland	4,700	35.8%
Residential	1,500	11.4%
Agricultural/Open Space	5,500	41.9%
Lakes/Wetlands	600	4.5%
Sub Total	13,100	100 %
Penn Cove	4,300	
Total	17,400	

(Based upon interpretation of 1978 Island County aerial photographs, ICPD, November, 1979.)

# EBEY'S LANDING NATIONAL HISTORICAL RESERVE

## EXISTING LAND USE



Demographics

## Population

The population within the reserve was remarkably stable until the establishment of the naval air station in 1942. Using the figures for Coupeville as an indicator for the entire area, this stability can be seen in the following population census figures:

	Coupeville	Island County	Central Whidbey*
1910	310	----	---
1920	340	5,489	---
1930	277	5,369	---
1940	325	6,098	---
1950	379	11,079	1,474
1960	740	19,638	2,173
1970	743	27,011	2,993
1977	924	37,500	4,193
1978	926	39,100**	4,250**
1979	926	40,200	4,500**
1985 (projected)	1200	51,600	5,800
1990 (projected)	1400	62,100	6,800
2000 (projected)	1900	83,700	9,100

\*This does not precisely coincide with reserve boundaries.

\*\*Estimate.

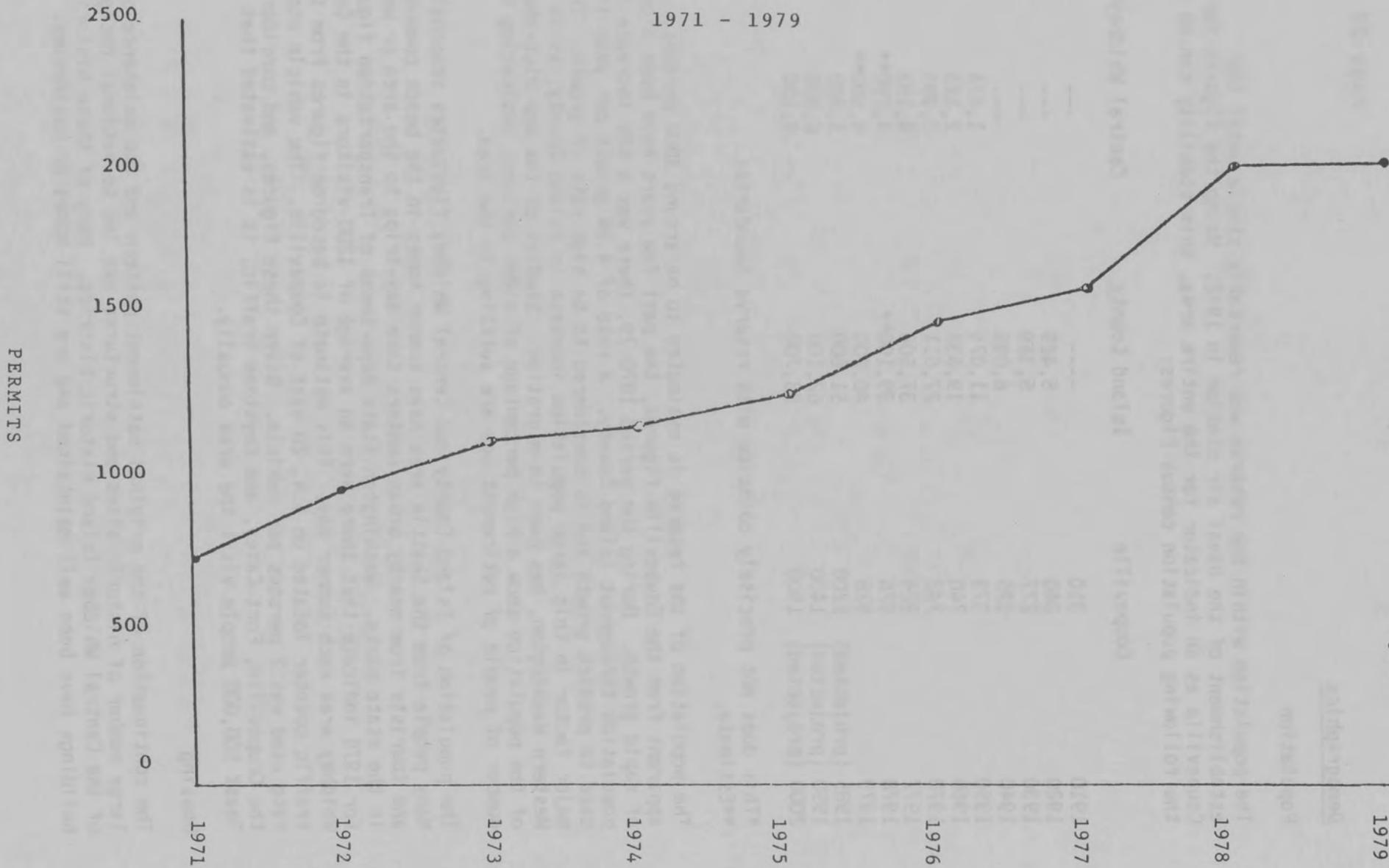
The population of the reserve is estimated to be around 3000 persons. As is apparent from the Coupeville figures, the past few years have been a period of rapid growth. During the period 1970-79, there was a 48% increase in population throughout Island County. A rate of 4.8% growth per year is being used to predict growth and is considered to be high rate of growth. The major factor in this large population increase in Island County, as in all Western Washington, has been in-migration. Studies of the age distributions of the population show a high percentage of older persons, indicating that a number of people of retirement age are settling in the area.

The population of Island County and Central Whidbey fluctuates seasonally. Many people from the Seattle area have summer homes in the beach communities, and tourists from nearby urban centers take day-trips to the area or week-end in the state parks. Washington State Department of Transportation figures for 1978 indicate that there were an average of 1200 visitors in the Central Whidbey area each summer day. This estimate is based on figures from the traffic counter located on S.R. 20 east of Coupeville. The vehicle occupancy rate used was 2 persons per vehicle. Given these figures, and considering the Coupeville, Fort Casey, and Keystone traffic, it is estimated that at least 500,000 people visit the area annually.

## Housing

The continuation of the original settlement pattern and the existence of a large number of historic sites and structures has led to national recognition of the Central Whidbey Island Historic District. Many of these historic buildings have been well maintained and are still homes or businesses.

I S L A N D C O U N T Y  
 B U I L D I N G P E R M I T A C T I V I T Y  
 B Y Y E A R



Increasing population in Island County, as in all of the Puget Sound area, has created a large demand for new housing and development. The following graph of building permits issued in Island County in the past six years illustrates the upward trend in housing development. This development has been steady, although somewhat slower in Central Whidbey than in other parts of Island County.

### Transportation

Traffic circulation throughout the reserve is well established. State Highway 525 and 20 links the Clinton-Mukilteo Ferry on the south end of the island with the Deception Pass Bridge on the north. State Highway 20 cuts off to Fort Casey and the Keystone Ferry for travel to the Olympic Peninsula. Since the sinking of the Hood Canal Bridge, use of this ferry has increased, as has the traffic on Engle Road and State Highway 20 leading to and from the ferry. County roads service agricultural lands and residential developments. These are used primarily by local traffic. State Routes 20 and 525 on Whidbey Island have been designated scenic and recreation highways by the Washington State Department of Highways, Scenic Vistas Act, 1971 and the 1967 and 1969 Scenic and Recreation Highways Act. There is seasonal variation in traffic on SR. 20 through Central Whidbey. During the peak tourist month of August, there is a 23% increase in vehicular use on the north/south route through the reserve.

Travel along the shores of Whidbey Island by pleasure boats is very common. There are excellent marinas at the larger towns and many protected anchorages around the island.

There are several private and one public airfields on the island. The public field is located just north of the northern boundary of the reserve and can accommodate small twin-engined planes.

### Public Services

The main source of public services for the surrounding area is Coupeville. It serves as the commercial, governmental, and tourist/recreational center. Fire protection is provided by the local fire districts. Coupeville, the county seat, is the center of government. Electricity is provided by Puget Power; telephone by General Telephone. Island County provides a solid waste disposal site within the reserve.

Public Water Supplies: Coupeville's water system services the town and is the major supplier to the surrounding area. Ground water is the source of supply, some of which is chemically purified by the town's water treatment plant. Individual and community wells, of varying depths and water quality, are used by the rest of the population in Central Whidbey.

### Sewer

The Coupeville and Penn Cove districts both have sewer systems. Other residential sewage is handled by septic tank systems. There is a plan to develop a Coupeville waste-water demonstration program. Under this plan, treated municipal waste would be applied to selected local agricultural lands. All of the municipal systems which are primary treatment systems do not meet federal and state standards and operate on waivers.

Socio-Economics

The economy of the reserve area is based on three elements: public administration, agriculture, and tourism. The public administration sector makes up the largest portion of the employment base of the region. Income comes from the Island County offices, Island County General Hospital, Naval Air Station Whidbey, and the Coupeville schools.

The prairies provide the agricultural base of the reserve. The farms in the region produce bulbs, wheat, barley, corn, squash, beets, and cabbage seed. Dairy farming is also a major industry.

The scenic beauty of the rural/agricultural area and the historical charm and character of Coupeville attract large numbers of tourists each year. Coupeville is a major tourist center with shops and restaurants catering to tourist needs. On Front Street, the center of tourist activity in Coupeville, it is estimated that 48% of the trade is from tourism. Exact figures for tourism in the town are unavailable, but it is estimated that 60 to 65,000 people attended the weekend Coupeville Festival in August, 1979.

The proximity to Canada and to the Seattle area should mitigate against a decline in tourism because of the gas shortages. The Washington State Parks and Recreation Commission has recently begun development at Fort Ebey State Park, which will include camping facilities.

The Tourism projections are as follows:

	1979	1980	1990	2000
Annually	500,000	525,000	855,000	1,393,000
August (10% of total)	50,000	53,000	85,000	139,000

(Based on information furnished by the Island County Planning Department in early 1980 using a 5% annual increase rate.)



Looking south from Ebey's Landing, Admiralty Head can be seen in the middle distance.



The future of much of the farmland within the Reserve is uncertain.



Many of the 500,000 visitors to the area in 1979 have glimpsed views of Ebey's Prairie on the way to or from the Keystone Ferry.



An eight-mile coastal trail from Fort Casey State Park to Fort Ebey State Park is proposed. Here at Ebey's Landing the Washington State Parks and Recreation Commission purchased the strip of the lower bluffs to the right for park purposes. Perego's bluff dominates the skyline and is used by hikers and hang glider enthusiasts.

## STATEMENT OF THE PROBLEM

The problem facing those involved in Ebey's Landing National Historical Reserve, whether they be farmers, local residents, developers, local governments, environmentalists or the National Park Service, centers around the basic issues of land use, growth management and governmental control. Will the area retain its open character, historic integrity, and rural essence which has made it so attractive to its residents and visitors?

The basic problems can be broken into a series of inter-related secondary problems, which in themselves are emotionally-charged issues. The threat of rapid change on Whidbey Island tears at the social fabric of the community, creating polarized positions from which retreat is difficult. How can local farmers continue to pursue their livelihood when land needed for farm expansion is being divided into homesites? Where do the burdens for preservation of open space fall? How can the local governments provide public services to increasing numbers of new residents and keep the tax base within current levels? How can the area deal with the increasing number of tourists, recreation homes, and retirement populations? How can the increasing demands for water and sewage disposal for new residents be met and still furnish an adequate amount of water to those already residing on the island?

The County's environmental impact statement for the conceptual plan examined the problem and the effect the plan for the reserve would have on the situation.

Other means of implementing the plan were considered and could be used to augment the main implementation methods, or considered as alternatives to accomplish the same land preservation goals. Basically, the alternatives considered were restrictive zoning and some form of outright purchase.

Zoning is a traditional means of controlling development, but involves serious questions of reducing the value of land without compensating the owner. It has also proved an ineffective means of protecting agricultural land. As pressure to develop the land increases, it becomes politically very difficult to maintain restrictive zoning.

Land banking is a way of land preservation in which land is purchased and managed as a public trust, i.e., leased for agricultural use, or maintained as open space. This is a very expensive form of land preservation in an area such as Island County where land prices are high.

Alternatives to the plan itself are (a) no-action (i.e., no historical reserve) and (b) a less inclusive reserve (i.e., one with fewer protected areas).

The probable outcome of the no-action alternative would be that future growth and development would be dominated by market forces subject to county control. (At present, the effective limit of county control is ten acres and less.) The agricultural and open-space areas of the reserve would probably be slowly diminished as parcels were subdivided. At some point the economic viability of the area as an agricultural district would end, and the uniqueness of the Central Whidbey Historic Region would be lost.

The second alternative, to reduce the scope of the proposal, would have effects that are difficult to predict. An agricultural district needs a certain, not easily defined, amount of working land and working farms to remain viable. Those lands not included in the plan under this option could be sold and subdivided for development.

If a sufficiently large number of farms were taken out of production, the existence of the remaining farms would be threatened. This would be both because a certain number of farms are needed to support the required services to farms (feed stores, markets, government programs) and because residential development is incompatible with continued farming usage of the surrounding area. The probable outcome of reducing the scope of the reserve would be the loss of the unique region."

The problems of land use, growth management and government control existed long before the creation of the reserve, but are now an integral part of what has become a cooperative problem. The solutions proposed in this plan depend upon the cooperative efforts of local citizens, landowners, local and state government as well as the Federal government. When accord is reached, the credit for achievement will rest with those most affected by the plan - those people who know, love and live within Ebey's Landing National Historical Reserve.

## SUMMARY OF THE CONCEPTUAL PLAN

As its part of preparing a joint comprehensive plan, required by P.L. 95-625, Island County and the Town of Coupeville established the Ebey's Landing National Historical Reserve Planning Committee. The committee identified objectives for the three use areas: public/development; historic and natural preservation; and private use, subject to appropriate local ordinances.

Within these areas, the committee further identified features and zones by significance and need, requiring preservation attention. The preservation priorities covered some 18 sites or areas which were briefly described and for which management options were prepared.

These areas included:

1. Ebey's Landing-Perego's Bluff and Lake-Hill Road
2. Ebey Prairie and Valley Sides
3. Town of Coupeville
4. Fort Casey-Keystone Spit-Casey Campus
5. Monroe's Landing
6. Crockett Prairie
7. Crockett Lake
8. Jacob Ebey Uplands/Ridge
9. Scenic Highway Routes
10. Grasser's Hill
11. Fort Ebey-Pt. Partridge
12. Grasser's Lagoon
13. Crockett Uplands
14. San de Fuca-West Beach Uplands
15. Fort Casey Uplands
16. Kettles
17. Blower's Bluff and Uplands
18. Smith Prairie

The committee's concern for local management resulted in the proposal for the creation of a trust board. The trust board composition recommended by the committee was:

- 3 representatives from the Town of Coupeville, selected by the mayor with Town Council approval;
- 3 representatives of Island County residing within the reserve, selected by the County Commissioners;
- 1 representative of Island County at-large, selected by the County Commissioners;
- 2 representatives from appropriate Washington State agencies, designated by the Governor; and
- 1 representative from the U.S. Department of the Interior, designated by the Secretary.

All members would be selected from nominations submitted to the Secretary of the Interior.

The trust board would advise the local, state and federal governments on policy matters relating to the management of the reserve.

The conceptual plan is based on the spirit and intent of the legislation as well as the local citizens' desire to maintain a viable working community. The continuation of agriculture and the harvesting of forest resources is important to the community. The historical and cultural setting of the Town of Coupeville possesses an important and interdependent relationship to the surrounding rural area. Under this plan, the urban growth of the town and county will be guided to avoid encroachment of the scenic, historic and natural areas.

The entire citizen's conceptual plan can be found in the appendix of this comprehensive plan.



The Olympic Mountains and the Straits of Juan de Fuca are the scene to the west of Ebey's Landing.



The Keystone "Olympic" ferry brings visitors to and from Port Townsend on the Olympic Peninsula. The Fort Casey State Park campground can be seen behind the ferry.



Pastoral scenes, forests, and old barns delight the eye.



A small county park at Monroe's Landing on Penn Cove draws a family on a sunny day.

### NATIONAL PARK SERVICE GENERAL PLAN

The National Park Service has developed the following general plan, which with the Citizens' Conceptual Plan, forms the comprehensive plan required by P.L. 95-625. The Service's plan is divided into topical units covering: historic preservation, interpretation, land acquisition, staffing and operational costs, a development schedule, a cooperative management schedule, and a listing of cooperating agencies' responsibilities. The Service's proposal is designed within a broad framework to meet the rapidly changing conditions on Whidbey Island while, at the same time, providing a positive platform for the National Park Service's participation in the reserve.

## Historic Preservation

### The Resource

The most important historic resources in the reserve are the buildings that represent Central Whidbey's history from the period of pioneer settlement to today's community. Some 91 structures have been identified as possessing historical and/or architectural significance. Many aspects of the community's life are represented: religion, education, residential, commerce, and even defense.

It appears unwise to attempt to compile a list of structures in order of significance at this time, for it would be difficult to reach a consensus. More importantly, decisions about which buildings should receive attention will have to be based as much on the attitude of individual owners and the condition of individual buildings, as on significance. Sheer chance will be decisive in many of these decisions, as changes in ownership and proposed remodeling will present both challenge and opportunity.

Nonetheless, there are buildings, or clusters of buildings, which appear to be preeminent, as follows; no priority of importance is implied:

Ferry House, Davis Blockhouse, Crockett Blockhouse, Jacob Ebey Home, and Jacob Ebey Blockhouse are important as reminders of early settlement on the island and the trouble with the Haida marauders. They also form a cohesive group in association with Ebey's Landing. This last site is important in its own right as the disembarkation point for many of the first settlers.

The Captain Thomas Coupe House, the Kineth Farm House and the Swift House are fine examples of pioneer residences in other parts of the reserve.

The complex of false-front and gable-roofed commercial buildings on Coupeville's Front Street is the most cohesive group of structures in the reserve. Besides being important as representatives of the area's commerce, their harmony and unity of scale and style can only be described as charming.

The old San de Fuca School, the Masonic Lodge, the Methodist Church, and St. Mary's Church are vital to an appreciation of community life.

The Historic American Buildings Survey listed 18 buildings in this area as having architectural significance. Fifteen are extant: Alexander Blockhouse, Crockett Blockhouse, Ebey Blockhouse, Davis Blockhouse, Captain Thomas Coupe House, Jacob Ebey House, Major Granville O. Haller House, Captain James Henry Swift House, John Robertson House, Masonic Hall, Ferry House, John Kineth House, Charles Terry House, I.B. Power House, and County Court House.

It should be emphasized, again, that the above by no means exhausts all possibilities, and failure "to make the list" by no means denegrates other historic structures. A more comprehensive listing could only be based on a thorough survey of the condition of historic buildings in the reserve, the need for which is addressed later in this chapter.

Not all periods of the reserve history are represented by buildings. Captain George Vancouver's discovery of Whidbey Island could serve to commemorate his exploration of the Puget Sound country as a whole. But no physical remains of this key event exist, or ever existed. Perhaps the best memorial is the natural environment which, while altered, still retains the general visual aspect of its former state. Thus, preservation of Penn Cove and Ebey's Prairie vistas must be an essential part of any historic preservation; both for the above reason, and to provide the background or scene which is absolutely vital to any historic property.

The 33 recorded archeological sites are also important resources. They are significant as repositories of scientific information and as interpretive resources to introduce the subsequent European/American history of the reserve.

### The Parameters

Preservation of the historic buildings and the rural/natural scene will be carried out in a context defined by the mandates of legislation, and the wishes of the local people.

The Central Whidbey area is a living community, with all the pressures for growth and change which that implies. It cannot be frozen in time, as more traditional historic sites are.

The historic structures and much of the land will remain in private ownership.

The state and county governments, and the trust board will participate in the development and operation of the district.

The legislation establishing the reserve does not authorize the National Park Service to fund capital improvements, such as full-scale restoration of historic buildings.

### The Plan

Several opportunities exist for maintaining the integrity of historic buildings:

The county might encourage maintenance of historic appearance and guide future development by zoning.

A sign ordinance might be passed to encourage replacement of recent signs on or nearby historic buildings to reflect the historic period.

Easements guaranteeing that the historic appearance of building exteriors could be purchased on a willing seller/willing buyer basis. Scenic easements or development rights on lands might be obtained on the same basis to preserve the historic, rural ambience.

The impact of any federal program on the reserve's historic resources might be controlled by Sec. 106 of the Historic Preservation Act of 1966. This requires that any federal undertaking which might affect a National Register property must first be commented on by the state historic preservation officer and by the President's Advisory Council on Historic Preservation.

Owners of historic structures should be aware of the benefits afforded by Sec. 2124 of Public Law 94-455, the Tax Reform Act of 1976. This act provides tax incentives to encourage historic preservation.

Cooperative agreements with property owners might be negotiated to permit expenditure of funds for minor repair or rehabilitation in return for the owner's commitment to maintain historic integrity.

The National Park Service will provide limited technical advice to owners wishing to repair, rehabilitate, or restore their historic structures.

Detailed planning for major rehabilitation might be partially defrayed by the grant-in-aid program authorized by the Historic Preservation Act of 1966.

A number of funding opportunities exist for funding major rehabilitation or restoration projects:

Since the Reserve is listed on the National Register of Historic Places, owners of historic properties in the district are potentially eligible for grants-in-aid under the Historic Preservation Act of 1966. These federal grants are made through the agency of the State Historic Preservation Officer, and are on a matching fund basis.

Public Law 93-449 authorizes the Federal Housing Administration to insure loans to preserve, rehabilitate, or restore residential structures of historic value. Buildings used as homes for one or more families, which contribute to the historic character of the district, might qualify.

Property owners might also be eligible for historic preservation loans under the Housing and Community Development Act of 1974, administered by The Department of Housing and Urban Development.

The National Park Service and the trust board will cooperate in aiding property owners to locate grant sources and file applications with granting agencies.

Wise management and development of the reserve may involve some further investigation of the area's historic resources.

An updated inventory will be made of all historic structures in the reserve to assess their condition and to determine the owner's attitude toward continued preservation.

All buildings should eventually be the subject of minor architectural investigation to determine whether or not their historic appearance has been modified. Based on the investigation structures given high priority for repair or rehabilitation would be investigated first.

Depending on the complexity, investigations could be accomplished by volunteer help with technical assistance by the National Park Service, or programmed for accomplishment by National Park Service professionals.

## Interpretation

According to Freeman Tilden, renowned expert on the subject, interpretation is ". . . a public service that has so recently come into our cultural world that a resort to the dictionary for a competent definition is fruitless."

Further:

". . . every year millions of Americans visit the national parks and monuments, the state and municipal parks, battlefield areas, historic houses publicly or privately owned, museums great and small--the components of a vast preservation of shrines and treasures in which may be seen and enjoyed the story of our natural and man-made heritage. "In most of such places the visitor is exposed, if he chooses, to a kind of elective education that is superior in some respects to that of the classroom, for here he meets the Thing Itself--whether it be a wonder of Nature's work, or the act or work of Man . . . Thousands of naturalists, historians, archeologists and other specialists are engaged in the work of revealing, to such visitors as desire the service, something of the beauty and wonder, the inspiration and spiritual meaning that lie behind what the visitor can with his senses perceive. This function of the custodians of our treasures is call Interpretation."

Tilden goes on to give a dictionary-type definition of interpretation:

An educational activity which aims to reveal meanings and relationships through the use of original objects, by firsthand experience, and by illustrative media, rather than simply to communicate factual information.

The value of interpretation is that visitors to a park or reserve may gain more appreciation and enjoyment than they may have anticipated. They return enriched because of the added understanding provided by an interpretive program. Development of interpretive facilities is preceeded by detailed planning, frequently time consuming, however, during the interim, volunteer help may develop programs to assist the visitor. In this way, opportunities for enhancing visitor experience through interpretation can be made available at Ebey's Landing National Historical Reserve.

## Interpretive Devices

Orientation publications, other publications, signs, wayside exhibits, self-guiding trails and tours, and special activities are the standard interpretive devices used in national parks and in state and local parks and recreation areas. The following descriptions of these interpretive methods include discussions of the advantages and disadvantages of each of these interpretive approaches. These descriptions provide a glossary and a shopping list as well:

**Orientation Publications:** These are the core information publications for a park. Usually they are folder-style documents that contain an overall description and a map of the area, outline the basic values of the area, give directional information, and suggest what to do and see. Production of these folders is usually accorded the highest priority in a newly established interpretive program. The folder provides the essential information that makes visits meaningful, and may be used on site in identifying and explaining features. They can also be mailed out or otherwise distributed-- on the ferries, for example--for advance information.

**Other Publications:** More comprehensive publications are prepared after the area has been established for awhile and its needs better ascertained. They include histories and natural histories, detailed orientation and activities guides--such as hiking--identification guides, and specific studies. Publications that serve as guides to local features, or provide information on the history or natural history of an area may already be available, obtainable from local merchants in communities adjacent to an area. Thus, some basic useful interpretation is "built in" prior to the formulation of an interpretive program.

**Signs:** Directional signs should also be given a high priority interpretive development. Visitors must be able to identify the area and to locate its major features. In addition, good directions are an essential part of a governmental agency's concern for assisting citizens with fuel conservation. Further, a well-planned attractive sign system denotes order and care. It may even foster a greater appreciation of the area's resources and aid in their protection.

**Wayside Exhibits:** These graphic displays are sited adjacent to significant features. They are frequently placed in parking areas, at roadside pullouts, and at major trail entrances and overlooks. They have descriptive texts, illustrations, and, occasionally, actual objects. They are an excellent means of decentralizing interpretation, thus obviating the need for a visitor center, and place greater emphasis on interpretation on site. Wayside exhibits should be planned around a unifying theme. An important design criterion is that waysides be unobtrusive and compatible with the landscape. If wayside exhibits are used in connection with road-parking areas--pull-offs--warning signs to alert motorists of their presence are recommended.

**Self-Guiding Trails and Tours:** Popular throughout the Nation, self-guiding trails are a do-it-yourself method of interpretation. Interpretation is most frequently presented through booklets keyed to numbered markers, small labels, visitor-activated audio stations, tape repeaters or a combination of the foregoing. Special Braille markers for the blind are found in a number of areas. Interpretation is usually centered around a theme, such as forest ecology, the story of an outstanding geological event, an historic event, chronology, or a sequence of sites. The length of the trail is usually short enough to be completed within one hour or less, although this is dependent on the terrain, or the features.

**Special Activities:** Programs for special populations are a newly identified, but very real need. Examples are conducted trips for the paraplegic, mentally retarded, blind, and hearing impaired. These activities are usually conducted in cooperation with specific groups which provide their own attendants and interpreters. An important phase of special activities is the conducting of training and programs for groups of teachers, students, and community organizations that visit the area. The variety of specialized activities in interpretation is as broad as the imaginations of those developing and conducting the programs.

#### Interpretive Projections for the Reserve

The preceding sections are designed to put possibilities for interpretation at Ebey's Landing National Historic Reserve into perspective. Proposals for interpretive programs and facilities at the reserve may be categorized as those which can be implemented in the near future with a minimum of planning and money, and those which require detailed planning and/or the availability of a significant amount of funds. Interpretive planning and development will be a cooperative venture. The communities, residence areas, and facilities present within the reserve already provide educational and recreational opportunities. State park lands provide access to historical and scenic areas with attendant educational opportunities. The local highway system provides access to these public-use areas. There already exists a unique complex of all basic visitor facilities, automobile and marine access, educational, and recreational opportunities. A program of modest proportions is recommended. Cooperative activities and projects with local advisors, specialists, government, and organizations should be continually pursued.

**Orientation Publications:** This basic informational folder could be produced in the very early stages of reserve activity. It could be locally written and designed, and printed by the Government Printing Office. The folder can be distributed free at major access points including the reserve project office, as well as other locations in Coupeville and perhaps on Washington State ferries or ferry landings in Island County.

**Other Publications:** Initial emphasis should be placed on those publication already available. There are excellent guides to the historic structures in Coupeville and the history of the area. Visitors should be encouraged to purchase these materials from local merchants.

**Signs:** The design of the sign program for any new unit of the National Park System is an important task. As described earlier in this section, it is important the design reflect the theme and mood of the area. Such a program should be discussed with local specialists and residents so as to obtain maximum feedback of ideas. Close coordination will be needed for additional or improved mileage, directional, and traffic signs. Eventually, signs indicating the major points of interest should be designed as an essential part of this program.

**Wayside Exhibits:** A wayside exhibit plan is normally the initial step in the planning sequence in the National Park Service. As with all the signs, compatibility with the landscape, adherence to local ordinances, the following or established review procedures, and a follow-through with the sign theme and colors are essential. Such an early wayside exhibit plan must take into consideration the present availability of access and parking. Under Washington State Law, the Scenic and Recreational Highway Act provides development and operation direction for scenic and recreational purposes. This avenue will be pursued to determine the availability of funds for interpretative development on SR 20 and 525.

**Self-Guiding Tours:** In the initial stages of development, the production of a modest self-guiding road-tour booklet seems within reason. Through cooperation with the state and county, the present scenic drive system could be modified to include the principle roads through the reserve. Locations of the keyed markers could be shown on a map in the booklet.

The need for self-guiding trails in specific areas can be assessed as visitor patterns develop. Such areas as the beach at Ebey's Landing might be practical.

**Specific Interpretive Sites:**

**Tours:** County, town and state roads as shown on the interpretive map.

**Trails:** Shoreline of Admiralty Inlet.

**Wayside Exhibits:**

**Orientation:**

- Near the OLF on SR 20.
- Near the hamlet of San de Fuca on SR 20.
- Downtown Coupeville
- Keystone Ferry Landing area

**Natural History:**

- Grasser's Hill and Lagoon
- Coupeville
- Engle Road pull-off
- Keystone/Crockett Lake

Historical:

- Crockett Blockhouse
- Cemetary and Blockhouse
- Coupeville (Front Street) and Blockhouse
- Monroe's Landing
- Ebey's Prairie and Beach
- Engle Road pull off

Special Catagory: View point indentification

- Smith Farm bluff, upper and lower viewing platforms.
- Trailhead at corner of Ebey's Road.

Cooperative Signing:

- Fort Casey (Washington State Parks)
- Fort Ebey (Washington State Parks)
- Washington State Ferries at Clinton/Mukilteo and  
Keystone/Port Townsend
- Town of Coupeville
- U.S. Navy at OLF

Information Center at Coupeville

Mini-bus Tour: From Keystone Ferry Landing through the reserve to Coupeville and return - 45 min. tour, (potential to be explored).

Other

Publications: To be developed

Personal Services: To be developed at state parks and Coupeville.

The thrust of the interpretation will be multi-faceted covering: history, archeology, natural history, stewardship of the land, architecture, recreation and the reserve as a new and separate entity, a workable concept of local, state and federal participation. Recognition of the participation of private landowners in the reserve must be clear, so that the visitors to the area will have an understanding and respect for the private lands within the reserve. Interpretive programs and facilities should stress the positive nature of this joint venture in landownership and preservation. The Trust Board will play an active roll in any interpretive planning for the reserve.

## Land Acquisition

The land conservation and preservation plan for Ebey's Landing National Historic Reserve will be a cooperative effort between the National Park Service, State of Washington, Island County, and the Town of Coupeville.

The Service's primary land-acquisition approach will be through the purchase of scenic easements - development rights - on critical areas that have been identified in the citizens' preservation plan and in concert with appropriate local government laws and regulations. Each parcel of land in the critical areas will be considered individually, keeping in mind the overall objectives of the Island County Comprehensive Plan which are to retain as much open space/agricultural land as possible. In the critical areas, on the fringe of the critical areas and on the lands adjacent to these areas, the Service will cooperate with Island County in developing an alternative strategy involving density tradeoffs, cluster housing, and exchange or transfer of development rights through contract zoning with the Island County Planning Department.

Except as discussed later in this section, there will be a minimal amount of land acquired in fee simple. As shown on the general development map, sites have been identified for the development of interpretive facilities and scenic overlooks. With the consent of the landowner, these sites will be acquired in fee simple. Should negotiations fail on these preferred sites, alternative sites will be considered.

Public-access easements will be needed for a hiking trail between Fort Casey State Park and Fort Ebey State Park. These easements will follow, where practical, an existing informal hiking trail across private and state lands. The preferred location of the public hiking trail is shown on the general development plan.

Acquisition of scenic easements - development rights - will be concentrated in the critical areas in the following order of priority: (1) Ebey's Prairie, (2) Keystone Spit, (3) Crockett Lake and uplands, (4) Grasser's Hill and Lagoon, and (5) Monroe's Landing.

Since the acquisition of any land or land rights will be conducted on a willing seller/willing buyer basis, and since each landowner's financial situation and personal desires vary so greatly, it is impractical to identify the method of acquisition and the exact rights to be acquired in each case. Keeping this in mind, the land-acquisition program must have the flexibility to adapt to changing circumstances.

A variety of land-acquisition methods have been considered for use within the reserve. Any one of these methods or a combination thereof may be used in acquiring the necessary development rights within the critical areas. Acquisition of interpretive sites and scenic overlooks in fee simple and acquisition of public-access easements for a hiking trail have already been discussed.

The following are the methods of acquisition which may be used to preserve the open space/agricultural lands:

Acquisition in fee simple (with consent of the landowner).

Lease for agricultural purposes.

An exchange of restricted agricultural lands with adjacent landowners for their development rights.

Purchase of development rights (scenic or preservation easements).

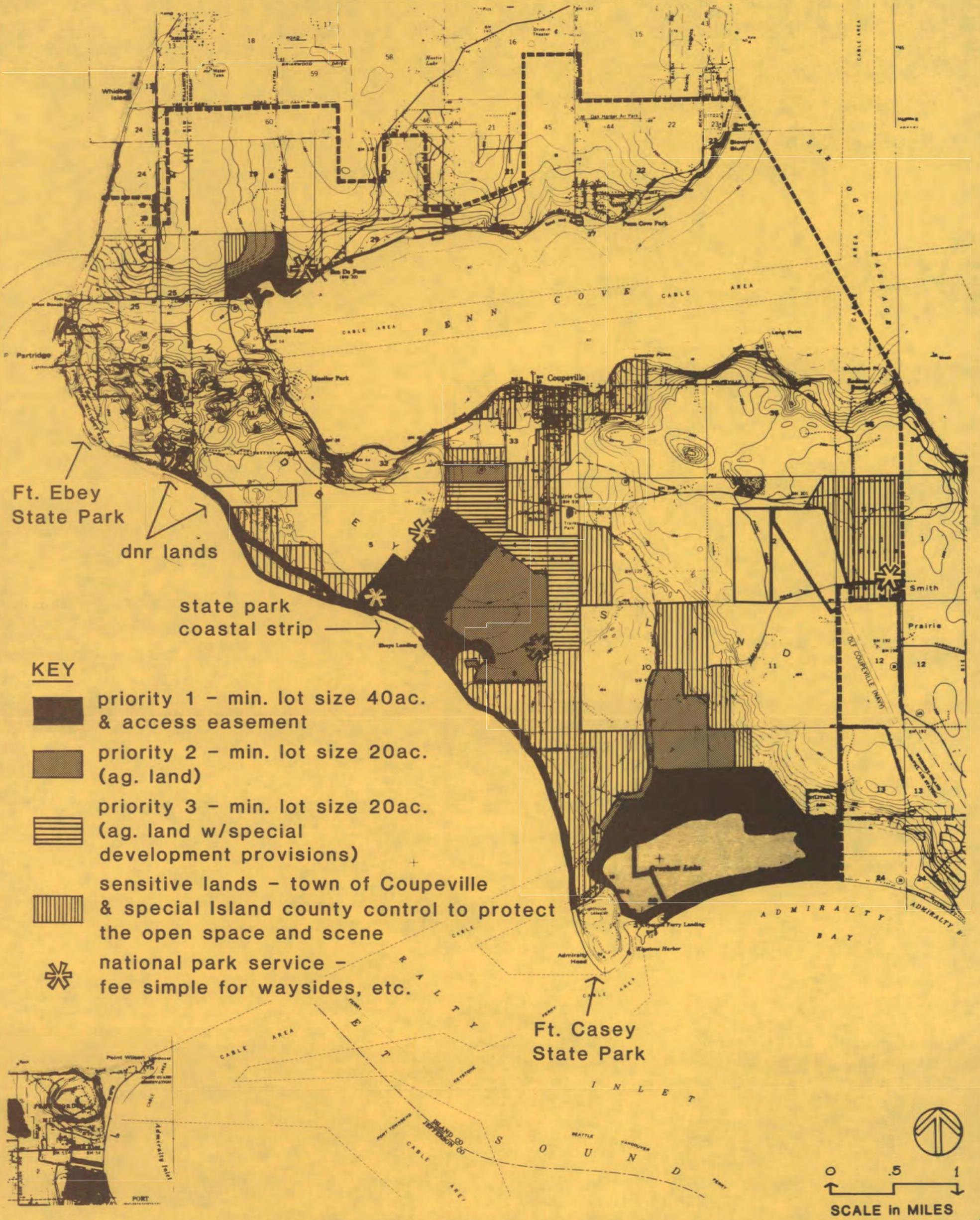
Purchase of architectural controls.

Donation of any of the above interests.

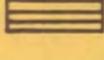
Various combinations of the above methods may also be used for special cases. For example, a particular landowner's financial position may be such that a partial purchase/partial donation of development rights may net the same dollar amount after taxes as a total purchase resulting in less cost to the public. Also, a landowner wishing to increase his agricultural base may be benefited by a fee-simple exchange of agricultural lands for development rights in an adjacent area. In any event, these kinds of alternatives will be explored for each acquisition.

The most immediate threat to the reserve is the division of the Smith Farm. The Smith Farm is a 300-acre parcel of Ebey's Prairie and is approximately one-half of the original Issac Ebey Donation Land Claim. The Smith Farm was partitioned into 5-acre parcels during the summer of 1978. Subsequently, a local organization of concerned citizens, Friends of Ebey's Landing, filed suit in Superior Court claiming the 5-acre divisions were illegal. This suit has now progressed to the Washington State Court of Appeals which is scheduled to render a decision by early summer of 1980.

Should the landowners win in the Appeals Court, they might be in a position to sell their 5-acre parcels, which could severely threaten the future of the reserve. On the other hand, the landowners, recognizing the possibility of further legal action by the Friends of Ebey's Landing, which could delay them further, have requested the Service to consider the acquisition of the entire farm in fee simple, except the 20-acres surrounding the historic Gould house. This 20 acres will be protected by the purchase of development rights to preclude any other future use than agriculture and the residential use of the Gould house. If the owners wish to sell the 20 acres in fee-simple in the future, this desire can be accommodated. This proposal would involve the Service's purchase of a portion of the farm and the landowners' donation of the remainder. In light of the above proposal, the Service is initiating an appraisal of the property so negotiations can be commenced.



**KEY**

-  priority 1 - min. lot size 40ac. & access easement
-  priority 2 - min. lot size 20ac. (ag. land)
-  priority 3 - min. lot size 20ac. (ag. land w/special development provisions)
-  sensitive lands - town of Coupeville & special Island county control to protect the open space and scene
-  national park service - fee simple for waysides, etc.

# EBEY'S LANDING NHR

## Critical Areas for Land Acquisition

If an agreement can be reached with the landowners, the farm can be preserved at a reduced cost to the Service. At the same time, the landowners will benefit by receiving approximately as much net cash after taxes as they would have received through the sale of individual 5-acre parcels. The Service will then have the option of either leasing or selling the property for agricultural purposes or exchanging the property, as restricted agricultural land, to adjacent landowners for their development rights. This approach can be used in other areas throughout the reserve.

Preliminary appraisals and evaluations indicate that the Congressional limitation of \$5 million on land acquisition will be inadequate to achieve the purposes of the National Historical Reserve. Indeed, the parcel vital to the success of the National Historical Reserve, the Smith Farm, is likely to require most of the current \$5 million limitation. Additional authorization for land acquisition expenditures must undoubtedly be sought.

Success of the National Historical Reserve also depends on receiving timely appropriations to acquire land. If the Smith Farm cannot be acquired in a timely manner, before multiple sales to other private owners, the Ebey's Landing National Historical Reserve, as conceptualized by Congress, is in dire jeopardy.

### Staffing and Operational Costs

Before the transfer of authority, Park Service staff will be limited to a project manager and a permanent less-than-full-time secretary. Land acquisition will be handled by the regional office in Seattle and interpretive planning and production by National Park Service, Harpers Ferry Center. After the transfer of authority to the trust board, the Park Service would have no staffing requirement staff directly employed at the reserve. Island County would employ such staff as necessary to coordinate management.

Once land is acquired and National Park Service interpretive facilities are installed, cooperative agreements finalized and signed, the maintenance and operational costs of the reserve will be the responsibility of local and state agencies: Coupeville, Island County, State Department of Parks and Recreation, DOT, DNR. The highway pull-offs on SR 20 would be maintained by the State Department of Transportation as would the roadside clean-up. The County Highway Department would be likewise involved on country roads, and Coupeville's Road Department would handle similar functions within the town. Maintenance of the interpretive signs would be coordinated through the reserve coordinator, and replacements would be ordered through the National Park Service.

Based on current visitor figures, over 500,000 people visit the general area already, and adequate police and fire services are being maintained. The plan envisions that an annual accounting of all directly related police, public and fire services will be kept. Under the provisions of PL 95-625, up to 50% of these charges would then be covered by annual grants from the National Park Service. Also, as part of the operational and maintenance costs, supplies and equipment would be included in the annual report for which a 50% grant would be made.

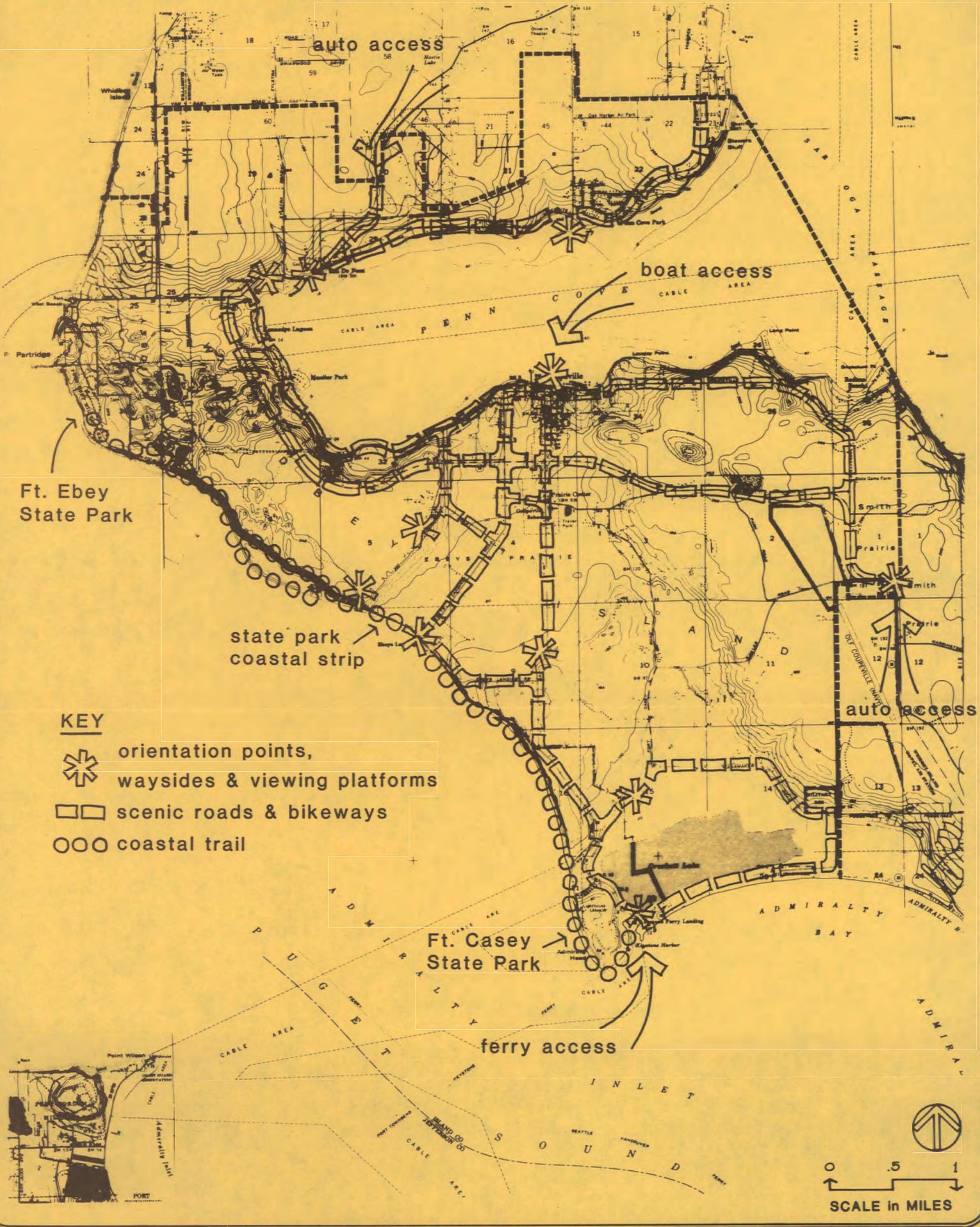
An annual report of expenses would be made by the trust board as part of its annual report to the Regional Director, Pacific Northwest Region, National Park Service, and subject to periodic government audit.

### Development Schedule

Because development of the reserve must await the purchase of land for the interpretive facilities, a firm schedule for development is impossible. National Park Service activities will follow the scheme outlined below.

#### First Year

- Develop an interpretive wayside plan
- Design pull offs and view platforms
- Design trails where appropriate
- Determine highway signing needs
- Program all of the above for the next fiscal year



# EBEY'S LANDING NHR General Development Plan

Second year

- Prepare interpretive wayside exhibits
- Prepare the fee simple sites for pull offs, viewing platforms, etc. and install waysides
- Install highway signs as needed
- Coastal trail construction

Third Year

- Complete any facility left in an incomplete state
- Complete trail construction

Ideally, the developments should be completed prior to the transfer of authority to the trust board. However, the transfer should not be postponed simply because an interpretive wayside exhibit has not been installed.

## Cooperative Management Schedule

### Early Project Status:

Since the authorization of Ebey's Landing National Historical Reserve on November 10, 1978, the Service has been focusing on completing the joint comprehensive plan, soliciting community input through informal contacts, working with the local governments to determine what effects the reserve will have, and working with the owners of the Smith Farm to develop an equitable and mutually agreeable appraisal basis.

The Service will open a project management office in Coupeville to facilitate public contact and closer coordination with local governments.

Upon submission of the comprehensive plan to the Director of the National Park Service and preparation of an Environmental Impact Statement, the Service will turn to implementing the land-acquisition plan by programming land-acquisition funds through established budgetary procedures, obtaining appraisals and negotiating with the landowners within the critical areas.

After adoption of the plan by Congress, a memorandum of agreement will be developed and executed among the Town of Coupeville, Island County and the National Park Service. This agreement will be the charter for establishment of a trust board, which will consist of city, county, state, and federal representatives. The agreement will also delineate the responsibilities of the trust board and of the other governmental units. After approval of the agreement by the Secretary of the Interior, the trust board will advise the Park Service project manager on the operation and development of the reserve, until such time as direct responsibility is shifted from the Service to the trust board.

The project manager will assess means to implement the interpretive elements of the plan, work with the local people to explain the project - its needs and limits - and coordinate plans with the various state agencies to insure that efforts are not duplicated. The state agencies would include the Washington State Parks and Recreation Commission, Department of Natural Resources, Department of Transportation, Department of Game, the Department of Ecology, and the Office of Archeology and Historic Preservation.

The federal agencies involved in the project will include the Heritage Conservation and Recreation Service, Department of Housing and Urban Development, and the Department of the Navy.

Coordination with private agencies such as Seattle Pacific University, Island County Historical Society, Washington Environmental Council, Seattle Audubon Society, Ebey's Landing Open Space Foundation, and others, will be sought to develop an understanding of the project.

The Town of Coupeville and Island County governments will be key elements in the success of the reserve and will be involved in all phases of planning and implementation.

Public hearings have already been held on the citizens' comprehensive plan and State EIS, but another hearing to meet the National Environmental Protection Act (NEPA) will be needed. Notice will be given and guidelines followed to meet NEPA requirements.

According to P.L. 95-625 establishing the reserve, when in the judgement of the Secretary of the Interior, the State or the local government having jurisdiction over land use within the reserve have enacted zoning ordinances and other land-use controls that will protect and preserve the historic and natural features of the area, he may under the terms of a cooperative agreement:

Transfer management and administration.

Provide technical assistance for management, protection, and interpretation.

Make periodic grants up to 50% of the cost for management and operation of the reserve.

#### Transfer of Responsibility:

After the cooperative agreements have been executed by the state and local governments, the necessary land acquired, and the interpretive devices designed, the actual transfer can be made. At this point, the National Park Service's project manager's role becomes advisory and responsibility shifts to a local project coordinator and the trust board. The transfer would best take place at one time, but the reality of such a complex operation indicates that the actual transfer will be spread over a period of a few months. If this is the case, interim agreements may have to be made to protect the various agencies and define their roles in the reserve.

#### Post-Transfer Management:

The trust board will advise local government on the operations and coordinate management of the reserve, comment on the actions of agencies or individuals within the reserve, and serve as a partner in the contractual agreements of public reserve lands and development rights. The reserve manager will have the responsibility for liason with other agencies and accountability for the reserve.

The trust board will obtain advice, information and guidance from the Regional Director of the National Park Service's Pacific Northwest Regional Office as needed. Each year, the Service will conduct an appraisal of the management and operation of the reserve under the requirements of Paragraph (e), Section 508 of P.L. 95-625.

The National Park Service will request an appropriation through customary budgetary procedures to defray a portion--not to exceed 50%--of operational costs. The remaining costs will be borne by local governments. The budget request based on actual operations and maintenance costs will be submitted by the trust board to the Regional Director of the Pacific Northwest Region.

The enabling legislation provides for correcting problems in the reserve management after the transfer. If the Secretary determines that the reserve is not being managed in a manner consistent with the purpose of P.L. 95-625, he shall give a notice to the appropriate officials to correct the situation and 90 days to conform to applicable laws, ordinances, rules, and procedures. If no correction or improvement is made, the Secretary will withdraw the management and administration from the transferee and manage the area as a unit of the National Park System. The authority for this procedure is found in Paragraph (e), Section 508 of P.L. 95-625.

#### Other Agencies' Responsibilities

Sound development and the management of the reserve will necessitate coordination with landowners, local citizens, local governments, and land-managing state agencies. Operations of the reserve will have little effect on the policies or programs of the state land-managing agencies.

The Interagency Committee for Outdoor Recreation will be consulted where appropriate, to assure compliance with outdoor recreation policies of the state as contained in the Statewide Comprehensive Outdoor Recreation Plan (SCORP).

Washington State Parks will continue to function with little impact from the reserve. Advice from state parks staff will be valuable to the local reserve coordinator and the trust board. Close working relationship at both central-office and field-office levels will be needed in the early stages of planning and development, after which the field level will be the major source of assistance. All National Park Service planning, location and construction of the coastal hiking trail will be done in cooperation with Washington State Parks. Management of the trail on State Park land would be their responsibility.

The State Department of Natural Resources has designated its property adjacent to Fort Ebey State Park as recreational land and is developing the area for this purpose. A cooperative agreement between DNR and the reserve may be needed to protect the forested nature of the land. The proposed coastal hiking trail will follow the existing DNR trail to the top of the bluffs.

The Washington State Game Department has shown interest in Crockett Lake and might be the appropriate agency to manage this resource. It would be hoped that the Game Department could acquire title to the lake or that a special agreement be developed so that the Department could assume complete control of the lake.

Two wayside exhibits will be located on SR-20 and close coordination with the State Department of Transportation during the design and construction stage will be needed. Other interpretive waysides and pull-offs will need to be located with the help of the State Transportation Department officials.

The bulk of the responsibility for management and operation of the reserve will fall on local governments. The various departments of Island County and the Town of Coupeville will be responsible for fire and police protection, roadside maintenance, land-use planning, enforcement of zoning ordinances, and sanitation in the areas of their jurisdiction within the reserve. These local

government endeavors will be channeled through the reserve coordinator. Policy matters for the reserve will be set by the trust board. The organizational chart in the Conceptual Plan, Section VI, diagrams the inter-relationships.

The U.S. Navy will be consulted to obtain its input regarding its activities at the Outer Lying Field (OLF) and Smith Prairie. A joint effort to interpret aircraft operations at the OLF is one possibility.

The Town of Coupeville Historic Review Board and Island County's Historic Advisory Committee will continue to be involved in their part of the decision making process, providing advice through the local planning departments.

Special attention will be given to the development of cooperative efforts with the planning staffs of the Town and County. These staffs possess special skills and could be a valuable advisory group to the reserve coordinator and the trust board.

The State Office of Archeology and Historic Preservation will be deeply involved with the local citizens on a one-to-one basis. The Service, the trust board, and the State Office of Archeology and Historic Preservation will need to work together closely to assist owners of historic properties in obtaining special grants for preservation.

APPENDIX

EBEY'S LANDING NATIONAL HISTORICAL RESERVE

SEC. 508. (a) There is hereby established the Ebey's Landing National Historical Reserve (hereinafter referred to as the "reserve"), in order to preserve and protect a rural community which provides an unbroken historical record from nineteenth century exploration and settlement in Puget Sound to the present time, and to commemorate—

(1) the first thorough exploration of the Puget Sound area, by Captain George Vancouver, in 1792;

(2) settlement by Colonel Isaac Neff Ebey who led the first permanent settlers to Whidbey Island, quickly became an important figure in Washington Territory, and ultimately was killed by Haidahs from the Queen Charlotte Islands during a period of Indian unrest in 1857;

(3) early active settlement during the years of the Donation Land Law (1850-1855) and thereafter; and

(4) the growth since 1883 of the historic town of Coupeville. The reserve shall include the area of approximately eight thousand acres identified as the Central Whidbey Island Historic District.

(b) (1) To achieve the purpose of this section, the Secretary, in cooperation with the appropriate State and local units of general government, shall formulate a comprehensive plan for the protection, preservation, and interpretation of the reserve. The plan shall identify those areas or zones within the reserve which would most appropriately be devoted to—

- (A) public use and development;
- (B) historic and natural preservation; and
- (C) private use subject to appropriate local zoning ordinances designed to protect the historical rural setting.

(2) Within eighteen months following the date of enactment of this section, the Secretary shall transmit the plan to the President of the Senate and the Speaker of the House of Representatives.

(c) At such time as the State or appropriate units of local government having jurisdiction over land use within the reserve have enacted such zoning ordinances or other land use controls which in the judgment of the Secretary will protect and preserve the historic and natural features of the area in accordance with the comprehensive plan, the Secretary may, pursuant to cooperative agreement—

(1) transfer management and administration over all or any part of the property acquired under subsection (d) of this section to the State or appropriate units of local government;

(2) provide technical assistance to such State or unit of local government in the management, protection, and interpretation of the reserve; and

(3) make periodic grants, which shall be supplemental to any other funds to which the grantees may be entitled under any other provision of law, to such State or local unit of government for the annual costs of operation and maintenance, including but not limited to, salaries of personnel and the protection, preservation, and rehabilitation of the reserve except that no such grant may exceed 50 per centum of the estimated annual cost, as determined by the Secretary, of such operation and maintenance.

(d) The Secretary is authorized to acquire such lands and interests as he determines are necessary to accomplish the purposes of this section by donation, purchase with donated funds, or exchange, except that the Secretary may not acquire the fee simple title to any land without the consent of the owner. The Secretary shall, in addition, give prompt and careful consideration to any offer made by an individual owning property within the historic district to sell such property, if such individual notifies the Secretary that the continued ownership of such property is causing, or would result in, undue hardship.

Lands and interests therein so acquired shall, so long as responsibility for management and administration remains with the United States, be administered by the Secretary subject to the provisions of the Act of August 25, 1916 (39 Stat. 535), as amended and supplemented, and in a manner consistent with the purpose of this section.

(e) If, after the transfer of management and administration of any lands pursuant to subsection (c) of this section, the Secretary determines that the reserve is not being managed in a manner consistent with the purposes of this section, he shall so notify the appropriate officers of the State or local unit of government to which such transfer was made and provide for a ninety-day period in which the transferee may make such modifications in applicable laws, ordinances, rules, and procedures as will be consistent with such purposes. If, upon the expiration of such ninety-day period, the Secretary determines that such modifications have not been made or are inadequate, he shall withdraw the management and administration from the transferee and he shall manage such lands in accordance with the provisions of this section.

(f) There is hereby authorized to be appropriated not to exceed \$5,000,000 to carry out the provisions of this section.

Establishment.  
16 USC 461 note.

9 Stat. 496; 10 Stat. 158, 305.

Comprehensive plan.

Transmittal to President of the Senate and Speaker of the House.

Management and administration.

Assistance.

Grants.

Lands and interests, acquisition.

Administration.

16 USC 1 et seq.

Determination and notification.

Withdrawal.

Appropriation authorization.

(k) Section 508(d), re: Ebey's Landing National Historical Reserve, is amended by changing "with donated funds" in the first sentence to "with donated or appropriated funds".

### THE CONCEPTUAL PLAN

As its part of preparing a joint comprehensive plan, required by P.L. 95-625, the Ebey's Landing National Historic Reserve Planning Committee identified objectives for the three use areas: public/development, historic and natural preservation, and private use, subject to appropriate local ordinances. Within these areas, the committee further identified features and zones--by significance and need--requiring preservation attention. The committee's concern for local management resulted in its proposal for the creation of a trust board for the reserve. Following is a conceptual plan written by the committee which the National Park Service fully considered in preparing the National Historical Reserve plan for submission to the Congress.

I. THE EBEBY'S LANDING NATIONAL HISTORICAL RESERVE

For both the Planning Committee and the National Park Service, "National Reserve" was a new planning concept. The term is briefly defined in Park Service guidelines which note that a special intergovernmental partnership is formed around an area to be protected. Planning, implementation and management is a joint effort between federal, state and local governments.

The conceptual plan for the Ebey's Landing Reserve revolves around the spirit and intent of the legislation as well as local citizens' desires to maintain a viable working community. The continuing productivity of agricultural and forest resources is important to the community. The cultural setting of Coupeville possesses an important and interdependent relationship to the surrounding rural area. Urban growth must be guided to avoid encroachment on scenic, historic and natural areas.

The overall goal of the committee is: "To develop a plan for the protection, preservation and interpretation of the Reserve".

In order to achieve this goal, three special areas of consideration have been identified and defined in order to set objectives for the plan. Included are objectives for:

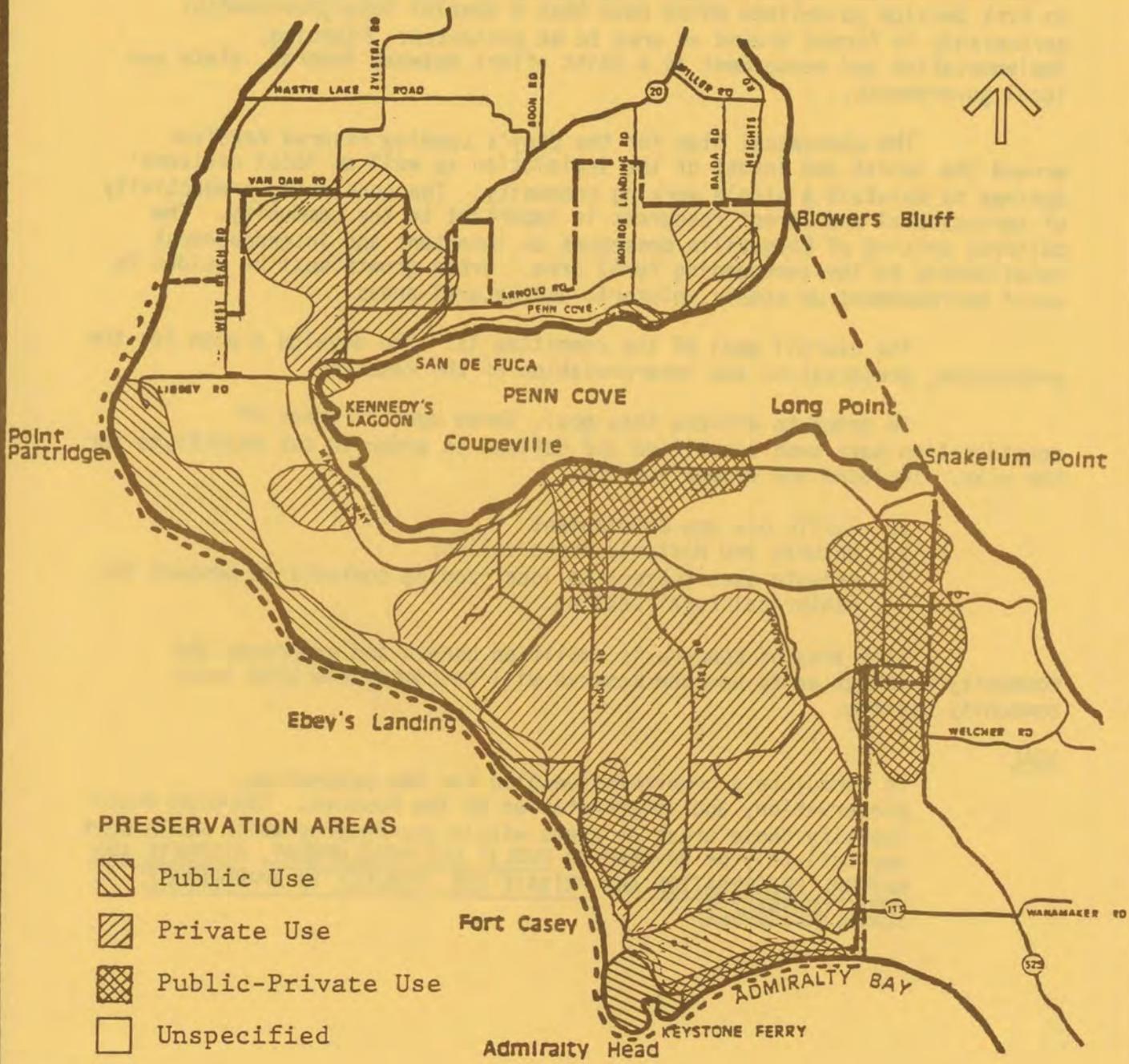
1. Public Use and Development
2. Natural and Historic Preservation;
3. Private uses subject to local zoning controls to protect the historical rural setting.

Each area of concern is amplified herein and expresses the community's intent as to how the Reserve will be compatible with local community desires.

GOAL:

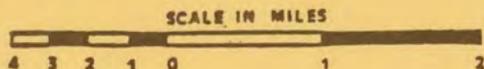
To formulate a comprehensive plan for the protection, preservation, and interpretation of the Reserve. The plan shall identify those areas or zones within the Reserve which would most appropriately be devoted to PUBLIC USE/DEVELOPMENT, HISTORIC AND NATURAL PRESERVATION AND PRIVATE USE, SUBJECT TO APPROPRIATE LOCAL ORDINANCES.

# EBEY'S LANDING NATIONAL HISTORICAL RESERVE



### PRESERVATION AREAS

-  Public Use
-  Private Use
-  Public-Private Use
-  Unspecified



## PUBLIC USE/DEVELOPMENT

### Definition:

Public use areas are those areas within the Reserve that the general public may have access to, whether privately or publicly owned. Sites designated "public use" have historic and natural value. They have potential as primary recreational areas because of this combination of assets.

### Objectives:

1. Provide views of private lands that contribute to the rural and historic significance of the Reserve, without encroachment on private property.
2. Public uses should be controlled to protect the natural characteristics of the landscape and rural lifestyle of the people within the area.
3. Expand opportunities for public enjoyment and recreational uses which do not overload amenities or exceed the natural holding capacity of the land. Ownership and management by appropriate private groups should be actively sought.
  - a. Provide structured tourist activities that will provide maximum involvement and appreciation at minimum environmental cost.
  - b. Appropriately scaled activities should be sought on a site specific basis. Day use activities should be given priority over overnight activities. Impacts on the character of the affected portion of the reserve should be studied prior to establishment of new visitor use or activities.
  - c. Provide attractive alternatives to the use of private automobiles within the Reserve to decrease the demand for auto-oriented facilities and subsequent impacts. Provide incentives to use these alternate means of transport. Bicycle, pedestrian, and equestrian trails should be developed. Development of bus and walking tours should be encouraged. Parking should be located where visual impact is or can be minimized.

## HISTORIC AND NATURAL PRESERVATION

### Definition:

#### Historic:

Areas defined as specific sites or locations that are significant to events or people associated with the history of the area.

Natural:

Areas defined as areas possessing unique physical features which remain relatively untouched by human activity.

Objectives:

1. Open space should be preserved in key natural and historic areas.
2. Encourage infilling of existing developing areas should continue to be developed in order to preserve designated key historic and natural areas.
3. Coupeville should be recognized as a historic town with natural and cultural resources that are supportive of the integrity of the Reserve.
4. Every effort should be made to save historic buildings and sites, including exploration of various means of restoration and maintenance and the establishment of a revolving fund.
5. Vistas in natural and historic areas should be protected.
6. Signing should be carefully designed and located so that the goals of the Reserve's objectives are protected. Signing and advertising should reflect the purposes of the reserve concept.

PRIVATE USE SUBJECT TO APPROPRIATE LOCAL ORDINANCES

Definition:

Private use areas are privately owned properties subject to local land use and design controls to which there is no physical public access.

Objectives:

1. Work to maintain the viability of the existing farming and rural community.
  - a. Utilize laws and ordinances to protect future operation of agricultural and rural activities from threats due to incompatibility or encroachment of potential urban or residential growth, i.e., noise, odor, pets, trespass.
  - b. Work on long range solutions to the economic burdens placed on farmers created by tax structures and development pressures.
2. Develop local controls that protect valuable natural and historic sites and open spaces. These controls should respect the economic constraints of property owners.
  - a. Establish priorities for vital physical resources in order to limit areas of rigid control but which assure protection of the most vital historic natural areas.
  - b. A concerted effort should be made to encourage private property owners to preserve historic sites, structures and scenic corridors.
  - c. Appropriate zoning design review guidelines should be developed to assure that private uses are compatible with the objectives of the Reserve.

Assure that the Town and County planning efforts are coordinated and overlapping areas of concern are jointly addressed.

3. Density tradeoffs should be encouraged for preserving open space. Clustering of development should be considered in wooded areas, or where planning and design characteristics will minimize impact, particularly on marginally productive agricultural land.
4. Development should be placed where public utilities and services are available. High quality development should be encouraged.
5. Protect options and opportunities of the local business community.
6. Emphasis should be given to local control of the Reserve including the establishment of a local Trust Board to oversee maintenance and operation of the Reserve.

## II. PRESERVATION AREAS

Refinement of these objectives into identifiable planning areas was accomplished by grouping of overlapping concerns. Underlying the entire preservation planning effort are the comprehensive plans for the Town of Coupeville and Island County. These documents provide planning policy and suggested patterns of land use which are generally supportive of the Reserve's preservation objectives.

It is necessary, however, to augment previous and current planning efforts by highlighting those locations within the Reserve which are most significant, deserving of special preservation attention. Objectives for the Reserve, therefore, when applied to the unique resources of the land. Some locations having a particular value for historic-natural preservation, protection or interpretation were found suitable for public use. Certain existing private uses were identified as making an important contribution to the historic-natural character of the Reserve.

A few locations within the Reserve could meet public use objectives whether publicly or privately owned because of their unique historic-natural characteristics. Included are historical, commercial buildings which are privately owned yet cater to the general public.

It is important to note that all of the significant preservation areas have a high natural or historic value which is essential to the integrity of the Reserve. The following map illustrates the general preservation areas within the Reserve which meet the objectives of the plan.

Areas meeting the objectives of the plan are illustrated and defined as:

- A. Public Use Areas:  
Lands meeting historic/natural preservation objectives and possessing potential for public use.
- B. Private Use Areas:  
Lands meeting historic/natural preservation objectives that are best suited for continuous private use.
- C. Public/Private Uses Areas:  
Lands which meet historic/natural preservation objectives and possess value for both public and private use.
- D. Undesignated Unspecified Areas:  
All other land and water areas which are managed by underlying building, zoning, and shoreline management and design review controls to protect the rural character of the Reserve. These areas are not intended to be the focus of appropriations authorized by the reserve legislation and shall not be subject to historic design review unless a substantial development proposal is proposed. Substantial developments would include all activities requiring an environmental evaluation under the Washington State Environmental Policy Act (i.e., major actions including rezones, large subdivisions, shoreline management substantial development permits, etc.) and the National Environmental Policy Act. Otherwise, all normal building activity within these areas would be exempt from local, state, and/or federal historic review. Guidelines of all government agencies incorporating such reviews should be ammended to implement these objectives..

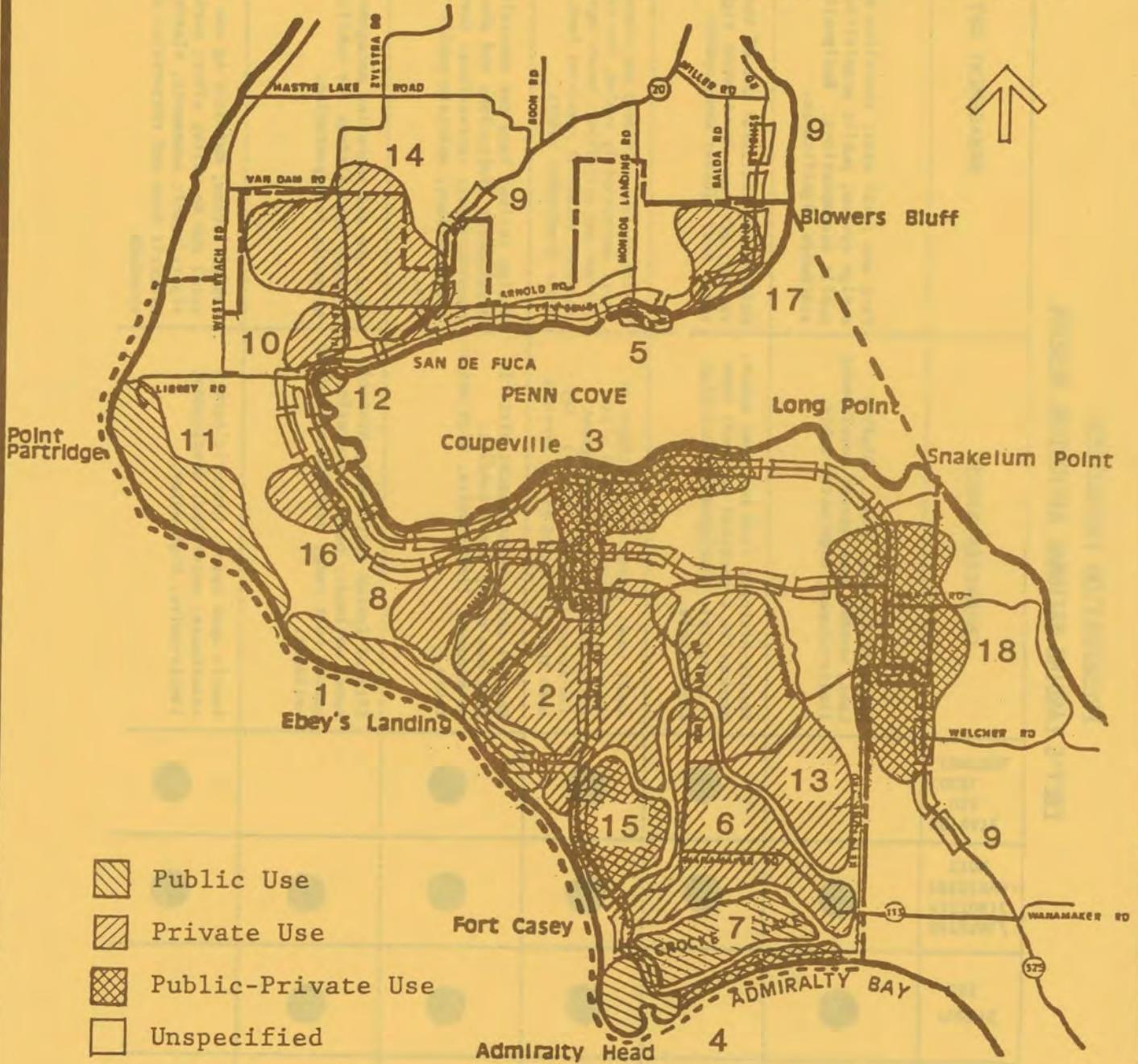
### III. PRIORITIES - IMPLEMENTATION

The following matrix (Table I) and accompanying map illustrate specific locations within the identified preservation areas worthy of special management consideration to meet the plan's objectives. These locations are listed in order of priority noting the particular objectives sought, the characteristics of the site(s) and options for implementation and management.

The use of public funds to acquire development right interests in land combined with special development controls are recommended as the main mechanisms to implement the plan<sup>1</sup>. It is anticipated that some landowners may choose to sell all or part of the development rights on their property in exchange for contractual zoning agreements which will maintain specified uses of property. Zone changes for historic preservation purposes will involve federal and local government participation and should only be used with adequate compensation to property owners.

# PRESERVATION PRIORITIES

## EBEY'S LANDING NATIONAL HISTORICAL RESERVE



PRESERVATION PRIORITIES  
EBEY'S LANDING NATIONAL HISTORICAL RESERVE

SITE IDENTIFICATION	PUBLIC USE	NATURAL/ HISTORIC PRESERVA- TION	PRIVATE USE LOCAL CONTROL	CHARACTERISTICS	MANAGEMENT OPTIONS
✓ 1 EBEY'S LANDING - PEREGO'S BLUFF & LAKE - HILL ROAD	●	●		Historic landing, beach, Bluff's Lake; wooded open space; development limits-slopes, high water table.	Park and rural uses; shoreline management controls; design review; public acquisition of beach trails; public accommodations. Designation as shoreline of statewide significance.
✓ 2 EBEY PRAIRIE AND VALLEY SIDES		●	●	Scenic-historic farm and open space; productive & marginal ag land; some residential; development limit-high water table.	Maintain agricultural use of bottom lands; design review; purchase development rights/scenic easements; rural use; cluster development.
✓ 3 TOWN OF COUPEVILLE	●	●	●	Small town; county seat; nucleus of reserve; numerous historical sites; public services; some development limits (noise, soils, slopes). Key open spaces; limited public services.	Design review; clustered and planned unit development; appropriately scaled, low-key visitor accommodations and activities; beach improvements; limited moorage; establish revolving fund; purchase key open space development rights.
✓ 4 FORT CASEY - KEYSTONE SPIT - CASEY CAMPUS	●	●	●	Natural cobblestone beach; historic fort now park; ferry landing; development limits-noise, high water table.	Design review; land use controls consistent with development limitations and shoreline management considerations; recreational development and visitor accommodations; maintain public tidelands for public use.
✓ 5 MONROE'S LANDING	●	●		Site of Indian settlement; historic home; wetlands; natural accretion beach; boat ramp; development limits-wetlands.	Land use and shoreline management controls; design review; acquisitions for public recreation use and historic interpretation.
✓ 6 CROCKETT PRAIRIE		●	●	Scenic open space; historic farm & blockhouse; watershed; development limits-noise, high water.	Design review; maintain ag use on bottom land; rural use on valley sides; purchase development rights/scenic easements; cluster development; model historic farm and restoration of blockhouses and stockade.

PRESERVATION PRIORITIES  
EBEY'S LANDING NATIONAL HISTORICAL RESERVE

SITE IDENTIFICATION	PUBLIC USE	NATURAL/HISTORIC PRESERVATION	PRIVATE USE LOCAL CONTROL	CHARACTERISTICS	MANAGEMENT OPTIONS
7 CROCKETT LAKE	●	●		Key waterfowl habitat & fluctuating water level; wetland; open space.	Rural use and shoreline management controls; design review; purchase as game reserve; recreational use.
8 J. EBEY UPLANDS/RIDGE		●	●	Wooded; open space forming visual edge; some ag land.	Screened, rural use; maintain ag use; design review; land use controls; purchase timber and development rights/scenic easements.
9 SCENIC ROUTES	●	●	●	Scenic views & vistas; natural vegetation; some development limitations (SR 20, Parker-Madrona-Penn Cove, Engle-Ebey-Hill, Main St.).	Designate scenic roads; special corridor design controls and road improvement standards; highway waysides & interpretive signing; purchase greenbelt easement; plant trees.
10 GRASSER'S HILL		●	●	Scenic open space; development limitations.	Rural use; cluster development; shoreline management and design controls; purchase development rights/scenic easements for open space area.
✓ 11 FT. EBEY - PT. PARTRIDGE	●	●		Scenic area; County & State Park; historic fort site; wildlife habitat; limited recreational access; steep slopes; limited water.	Designation as shoreline of statewide significance; low intensity recreational development; shoreline management controls; diverse recreational area; careful forest management; interpretation.
✓ 12 GRASSER'S LAGOON	●	●		Natural wetland & wildlife habitat; historic site (mill); limited flushing.	Low intensity recreational use; shoreline management controls; purchase development rights; maintain clam beds.
13 CROCKETT UPLANDS		●	●	Forested ridge; visual edge to prairies; some residential use; development limits-noise, watershed.	Screened, rural use; design review; land use controls; purchase timber and development rights/scenic easements.
✓ 14 SAN DE FUCA - WEST BEACH UPLANDS		●	●	Open space; ag land (specialty crops); historic settlement; soil limitations.	Maintain ag use; design and land use controls; clustered residential development; purchase development rights; scenic easements for key views & vistas.

PRESERVATION PRIORITIES

EBEY'S LANDING NATIONAL HISTORICAL RESERVE

SITE IDENTIFICATION	PUBLIC USE	NATURAL/HISTORIC PRESERVATION	PRIVATE USE LOCAL CONTROL	CHARACTERISTICS	MANAGEMENT OPTIONS
15 FT. CASEY UPLANDS	●	●	●	Views & vistas; open space; soil limitations.	Maintain agricultural use; screened, rural use; design review; land use controls; purchase development rights/scenic easements.
6 KETTLES		●	●	Unique geological features; natural scenic open spaces & views; slope; soils limitations.	Recreational use based on limitations; purchase scenic easement for greenbelt and view sheds; wayside stops; interpretive signs.
7 BLOWER'S BLUFF AND UPLANDS		●	●	Scenic open space; upland ag land.	Maintain ag use; design and land use controls; clustered residential development; purchase development rights/scenic easements.
3 SMITH PRAIRIE	●	●	●	Parks; game farm; O.L.F.; manufacturing use & rural use; ag uplands; noise and soil limitations.	Low intensity uses with design controls and screening/support open space compatible with OLF Coupeville; purchase scenic easements of key views.

Maintenance of special zoning agreements should be the primary responsibility of landowners and local government officials, with federal intervention only in exceptional situations. Public lands will be managed by appropriate government agencies in accordance with the objectives of the Ebey's Landing National Historical Reserve Comprehensive Plan.

Local zoning, particularly cluster zoning concepts, are conventional tools which are recommended to protect the public welfare and guide future development into locations consistent with the overall comprehensive plans of Island County and Coupeville. The Historic/Cultural element of the Island County Shoreline Management Program also contains specific goals and policies which are to be used to guide development in the historic waterfront areas<sup>2</sup>.

It is further recommended that guidelines established under "Shorelines of Statewide Significance" be explored and possibly applied to selected waterfront areas of national significance in the Reserve<sup>3</sup>. Thus, coastal and comprehensive planning guidelines will serve to accommodate growth while preserving the historical integrity of the Reserve.

1. The Ebey's Planning Committee explored a variety of less than fee simple purchase techniques to preserve open space. Included were concepts as transferable development rights; zero based property tax in exchange for open space leasing; purchase of scenic easements; purchase-leaseback arrangement; etc. It is the intent of this plan to utilize such techniques if found to be economically and technically acceptable in meeting the objectives of the Reserve.
2. Island County Shoreline Master Program, 1975, p. 47.
3. *ibid.*, p. 75

#### IV. EVALUATION, MANAGEMENT AND COORDINATION

##### FUNCTION OF A TRUST BOARD

Establishment of a "Trust Board" is recommended to provide continuity and coordination of Reserve management.

The Trust Board is designed as a committee comprised primarily of local citizens with state and federal representation. The specific membership recommended is three representatives of the Town of Coupeville, selected by the Mayor with Town Council approval; three representatives of Island County residing within the Reserve and one at-large Island County representative; selected by the Island County Commissioners; two representatives from appropriate Washington State agencies, selected by the Governor; and one member representing the U.S. Department of Interior. All members are selected from nominations submitted to and approved by the Secretary of the Interior.

Responsibilities of the Trust Board shall be limited to advising local, state and federal government officials on policy matters relating to the implementation and operation of the Reserve. They are to conduct Reserve plan reviews concurrent with reviews of the Island County and Town of Coupeville Comprehensive Plans.

EBEY RESERVE - -

SECRETARY OF INTERIOR  
 NATIONAL PARK SERVICE DIRECTOR  
 N.P.S. REGIONAL DIRECTOR

- - ORGANIZATIONAL CHART

FEDERAL AGENCIES

---

*Oversee those properties and actions which are under Federal jurisdiction.*

STATE AGENCIES

---

*Oversee those properties and actions which are under State jurisdiction.*

LOCAL TRUST BOARD

---

*Advise local government management & operation of Reserve; comment on actions of agencies or individuals within Res; review Reserve appropriations & spending; advise on problem areas; partner in contractual agreements of public Reserve property or DR's*

TOWN OF COUPEVILLE COUNCIL

---

*In conjunction with role of Planning Commission, act on all applications for change within the Town, utilizing the Reserve Plan as a guideline along with the Comprehensive Plan and local ordinances; oversee management and operation of local fire, water, sewer, parks, road(engrg) and law enforcement.*

ISLAND COUNTY COMMISSIONERS

---

*In conjunction with role of Planning Commission, act on all applications for change within the County, utilizing the Reserve Plan as a guideline along with the Comprehensive Plan and local ordinances; oversee management and operation of local fire, water, sewer, parks, road(engrg) and law enforcement.*

HISTORIC REVIEW BOARD

---

*Review of building permits & land use changes and other actions as specified in Ordinance 238 A, B.*

PLANNING STAFF

---

*Staff support on all actions affecting Reserve; channel information to appropriate private agency or governing body.*

HISTORIC ADVISORY COMMITTEE

---

*Review of building permits and land use changes and other actions as specified in ordinance.*

EBEY'S LANDING NATIONAL HISTORICAL RESERVE ORGANIZATION

## INTERAGENCY ORGANIZATION

Coordination of the many activities within the Reserve is dependent on coordination between the numerous agencies involved. Figure IV illustrates the organizational framework suggested for the Reserve management.

It is anticipated that the Department of the Interior, National Park Service, will actively participate in the initial implementation stages of the Reserve. The Trust Board will consult with and receive staff support from National Park Service Reserve Manager during this period.

Once implemented, maintenance and operation of the Reserve will primarily be the responsibility of local and state agencies (i.e. Coupeville, Island County, Washington State Parks and Recreation Commission). It is recommended that the Reserve Manager's role would then be transferred to a local reserve coordinator employed by Island County to support the Trust Board and coordinate activities among various agencies involved. Operational grants administered by the Department of the Interior, National Park Service, will be used to support local governmental participation in the program.

## CONCLUSION

After public review and comment, this plan will become part of a final National Park Service plan for the Reserve that will be forwarded to the United States Congress. Upon federal approval, funds for preservation and acquisition will be appropriated and a major part of the Reserve will begin to take shape.

At the same time, local and state agencies will be working to coordinate other programs, such as design review standards and shoreline designations, needed to complete the Reserve package.

Once the initial Reserve is established, its management may become the responsibility of a local or state agency, with periodic federal grants contributing to the operational budget. In addition, technical assistance in management, protection, and interpretation will be available from federal agencies. Hopefully, additional acquisition funds will become available to protect other threatened lands as they become more valuable to the Reserve as a whole in the future.

Continuous cooperation of the various federal, local and state agencies involved in creating the Reserve will ensure that the Ebey's Landing National Historical Reserve will serve the entire nation as an important living historical account of 19th Century Pacific Northwest life and yet remain an economically viable community as well.

## Brief of the Island County Comprehensive Plan

The Island County Comprehensive Plan was written in two phases. The first, entitled "Existing Conditions," is a basic inventory of natural and cultural features found within Island County, as well as a documentation of the characteristics posing limitations upon future development. This phase was published in 1974.

After the first phase was completed, Phase II began which provided planning guidance and recommendations for Island County's growth. It became effective in June of 1977. It provides a basic framework for land-use planning in Island County and recommends the goals, policies, and actions for the ten master planning elements discussed. These master planning elements include: population growth and distribution; environmental quality; natural resources; economic development; housing and residential development; public utilities; parks, open space, recreation; social services; transportation; and government.

In Phase II section "Optimal Land Use Patterns", the policies behind the master planning elements are further refined. In this section, the lands in Island County are classified according to development intensity, and mapped accordingly. The land-use classifications included are: urban growth areas; commercial areas; light industry areas; residential areas; rural areas; agricultural areas; rural forest areas; federal areas; and park and recreation areas. Of the nine classifications, only four need further discussion, for they present significant implications for development within the open-space areas of Ebey's Landing National Historical Reserve.

The first classification, "residential areas," is defined in the Comprehensive Plan as those housing areas ranging in densities of from one to four units per acre or more. Within this classification, a subcategory exists for planned unit residential development with a density of three to six units per acre, provided that centralized sewage systems are developed and large amounts of open space are preserved.

Another classification, "rural areas," also places limitations on development densities. Small farms, woodlots, and residential estate development are designated to be the most compatible use under this category. Development densities within this category are established at a minimum of 2-1/2 to 10 acres per residential unit, but variances from this requirement may be allowed if characteristics of the land, availability of public services, or design of the proposed developments permit. The purpose of the rural areas classification is to preserve open space and provide a buffer zone between high-density urban activities and low-density agricultural/forestry uses.

The classification "agricultural areas," includes lands having soil suited for farming (U.S.D.A. standards--Class II to Class IV soils). The plan sets 20 acres as the minimum desirable parcel size. Areas containing marginally productive soils may be considered as potential rural buffers for farming activities. The minimum range for parcel sizes could be varied to allow for parcels of 10 to 15 acres per dwelling.

A fourth classification, "rural forest areas," includes lands under intensive forest management that serve to enhance the county's natural-resource base. Usually, land parcels under this category are 20 acres and larger and produce marketable timber, although provisions have been made for 5 acre woodlots in the county's plan. Forestry practices such as timber-stand management, sustained-yield harvesting, reforestation, and related operations are encouraged.

Another section of Phase II identifies areas of special concern. Of these areas, "sensitive lands" should be mentioned. Sensitive lands are defined as those lands possessing limitations that require careful judgement and evaluation before making decisions that would convert them to high-density use. Included are aircraft approaches, sensitive ground and surface water recharge areas, developmental hazard areas, natural and conservancy environmental designations of the Shorelines Master Program, and areas of unique vegetative growth and/or sensitive wildlife habitat. It is suggested that residential development within sensitive-land areas be limited to not less than five acres per unit. This low-intensity designation would be supportive of agricultural and forestry uses.

A final section of Phase II discusses implementation. General comments are made concerning how the plan can be used by county officials and planners as a guide in directing the future development of Island County.

#### Brief of the Coupeville Comprehensive Plan

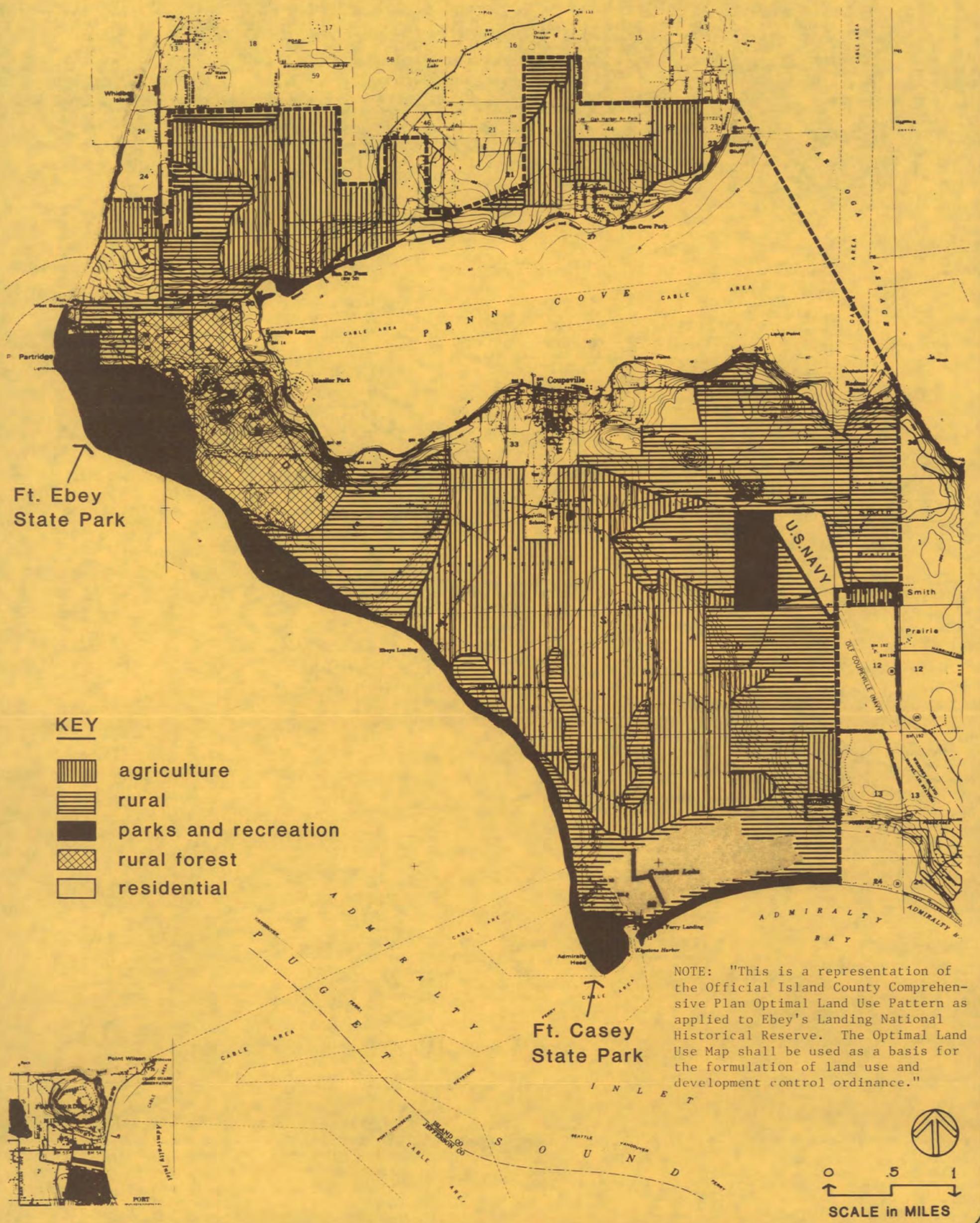
Coupeville's Comprehensive Plan consists of a series of elements. For each element, a general goal is presented which is further refined by several sets of objectives. In turn, each objective is supported by several policy statements. The planning elements cover traffic circulation; utilities; historic and open space protection; residential, commercial, and industrial development; shoreline preservation; and parks and recreation. Some of the policy statements within the Coupeville Comprehensive Plan should be highlighted because of their pertinence to the Ebey's Landing National Historical Reserve concept.

In the land-use element section, a policy statement is made that urban uses which intrude upon prime farmland, forest, or natural resource areas should be avoided. Another objective calls for development which preserves the character of the landscape and respects natural systems and limitations. This includes avoidance of development in sensitive or critical areas. The land-use element also recognizes the importance of other national, state, and local land-use planning documents, zoning controls and regulations when making land-use decisions.

One feature of Coupeville's Comprehensive Plan is the recognition of the need to retain the existing rural and historic characteristics of the town by restricting residential development to areas already developed or platted. This policy indirectly aids in the prevention of the spread of residential development into rural areas.

The Coupeville Comprehensive Plan encourages local officials to have a working knowledge of the various federal, state, local, or private methods for historic and open-space land preservation. It also encourages cooperation among the various government agencies to coordinate public and private recreational facilities and programs.

The Coupeville Comprehensive Plan was adopted in December, 1977. As provided, the plan is due for a revision this year, and every two years hereafter.



**EBEY'S LANDING NHR**  
**Island Co.**  
**Optimal Land Use**

484 | 80,001A  
 4/80 | PNR

TOWN OF COUPEVILLE

HISTORIC  
PRESERVATION  
GUIDELINES



## 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.

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

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, color or outward appearance; nor to prevent the construction, reconstruction, alteration or demolition of such feature which is certified by the Town's Building Inspector as necessary to protect the public from an unsafe or hazardous condition.

These guidelines shall in no case be used by the Review Board 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.

To relieve the applicant of unnecessary costs or time loss, it is further the intent of the Review Board to provide preliminary comments on design compatibility at an early stage of plan preparation and/or building design.

## HISTORIC DESIGN AREAS

**PRIMARY AREA** - Those areas comprised of designated historic sites, historic plats and key historic open spaces as shown on the map at Town Hall.

**SECONDARY AREA** - Those areas within Coupeville which are not a part of the Primary Area.

## ACTIONS TO BE COVERED

**BUILDING PERMITS** for demolition, moving, remodeling, additions, restoration, new structures, other (parking lots, signs, etc.) within Primary Areas.

**LAND USE CHANGES** - zone changes, platting, annexations, shoreline permits, street vacations, variances, conditional uses, etc. within Primary and Secondary areas.

## HISTORIC AREA APPLICATION REQUIREMENTS

### PRELIMINARY PLANS

To facilitate the approval of plans and avoid unnecessary cost, it is suggested that all applicants bring in rough plans:

1. as early as possible;
2. to the Historic Review Board; and
3. for preliminary discussion.

### FINAL PLANS

#### PRIMARY AND SECONDARY AREA -

1. SITE PLAN must show:
  - a. Any existing or proposed natural features and landscaping.
  - b. Location of proposed and any existing structures and adjacent buildings.
  - c. Parking, loading areas and walkways.
  - d. Outdoor lighting.
  - e. Fences, walls and terraces.
2. PHOTOGRAPHS and other exhibits and reports may be required for adequate determination.

#### PRIMARY AREA ONLY -

In addition to above requirements --

3. DRAWINGS must show the exterior appearance including:
  - a. walls - material and color(s)
  - b. roof - type, color and material
  - c. detail - material, color and arrangement (windows, doors, trim, stairs and other features in public view)
4. NON-RESIDENTIAL STRUCTURES shall, in addition to the above required information, prepare a plan(s) showing all site improvements or features including:
  - a. signs
  - b. other features within public view.

#### \*\* FOOTNOTE TO "APPLICATION REQUIREMENTS"

Any change or alteration from the original permit of items subject to review will require another appearance before the HRB.

## PRIMARY &amp; SECONDARY AREAS

## LAND USE CHANGES

1. Changes in land use or intensity of activity should maintain compatibility with the Historic Preservation District.
2. Plans for new development and structures should provide sufficient open space around historic sites and structures to protect the public view of them.
3. 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.
4. The use of appropriate buffers may be requested to minimize the visual impact of a new development, building or activity.
5. 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 10-20% from existing development, unless such action would detrimentally affect a historic site or site conditions warrant special consideration.

## LANDSCAPING

1. Landscaping will be considered an important design element in the review of land use changes. Native or traditional vegetation is encouraged.
2. Site or plot plans must show proper consideration for retaining existing trees and geographic features.
3. Fruit trees, hedgerows and appropriate fencing should be used to define the "edge" of Town limits where expansion is not desirable.
4. The maintenance of gardens in residential areas, as was popular throughout Coupeville history, is encouraged.

## OFF STREET PARKING

1. Parking and loading areas should be located in an inconspicuous manner.
2. Landscaping (including the appropriate use of berms or fencing) may be required to offset visual impact.

PRIMARY AREA

"Guidelines for Rehabilitating and Preserving Old Buildings, Neighborhoods, and Commercial Areas", Section I (General Guidelines for Rehabilitation), Section II (Checklist for the Application of General Guidelines) and Section III (Commonly Used Terms) will be used by the Historic Review Board in evaluating changes to a designated historic structure.

Copies of this publication are on file at Town Hall for use by historic site owners and interested members of the public.

Guidelines for historic sites and landmarks shall include the following:

A. USE

- a) Encourage the active use of historic structures in an effort to preserve them.
- b) Encourage the restoration of a historic structure by finding a compatible use requiring minimum alterations.

B. ALTERATIONS

- a) Encourage original architecture and distinct craftsmanship to be repaired or authentically duplicated.
- b) Prior alterations to a building or site may have historic significance and should be evaluated before another alteration occurs.
- c) Additions or alteration should be done (if feasible) in such a way that if removed, the original building or site would remain unimpaired.

Guidelines should take into consideration that when dealing with historic areas, new construction should reflect our time and compliment the old, not copy it.

## PRIMARY AREAS

## HEIGHT AND SIZE

1. The height and size of new structures should be within 10-20% of the average height of adjacent structures unless there are specific conditions which warrant an exception.
2. Height controls in other land use regulations should reflect height traditionally used.

## MATERIALS

1. Materials used for new structures should relate harmoniously, with the historic character of the area.
2. Materials used for alterations to existing buildings should be appropriate to that building.

## ROOFS AND ROOF RELATED DETAIL

## SHAPE

1. Roof shapes, including pitch, should harmonize with the historic character visible in the area.
2. Geodesic, A-frame or free form roofs are to be avoided.
3. Flat roofs are generally inappropriate within residential zones.
4. Roofs should have an apparent edge thickness of at least four (4) nominal inches. A wood shingle starter course for asphalt shingle roofs is advised.

## MATERIAL

1. If a new structure is adjacent to a historic structure, material should appear compatible with that originally used on the historic site.
2. Sawn cedar shingles are the most appropriate roofing material and their use is encouraged. Other roofing materials resembling weathered wood roofs may be acceptable.

## GUTTERS AND DOWNSPOUTS

1. Gutters and downspouts should be as inconspicuous as possible.

## CHIMNEYS

1. Chimney design should be incorporated into, and be compatible with, the roof design. Bright metal and plain concrete block are discouraged.

WINDOWS

1. Windows should be in harmonious relationship to each other and to the structure.
2. Wood frames and trim are encouraged.
3. If aluminum frames are planned, bronze anodized is preferred.

BUILDING COLORS

1. Color choice is a personal and subjective matter for which no simple standard exists. A large selection of appropriate colors is available.

A chart of approved color samples is on file at Town Hall. Other colors may be used after receiving approval of the Historic Review Board.

2. Bright colors and pastels, and high gloss paint are discouraged. The use of one wall color plus one or two trim colors, is suggested. Buildings should be treated consistently on all sides.

ERRATA SHEET  
FOR  
HISTORIC PRESERVATION GUIDELINES

MATERIALS:

CHANGE: Composition roofs in dark colors or resembling weathered roofs are preferred. Sawn cedar shingles are appropriate and their use is encouraged.

GUIDELINES POLICY:

ADD # 6 & 7, Objectives II from Coupeville Comprehensive Plan:

6. Guidelines for historic sites and landmarks shall include the following:
  - A. USE
    - a) Encourage the active use of historic structures in an effort to preserve them.
    - b) Encourage the restoration of a historic structure by finding a compatible use requiring minimum alterations.
  - B. ALTERATIONS
    - a) Encourage original architecture and distinct craftsmanship to be repaired or authentically duplicated.
    - b) Prior alterations to a building or site may have historic significance and should be evaluated before another alteration occurs.
    - c) Additions or alteration should be done (if feasible) in such a way that if removed, the original building or site would remain unimpaired.
7. Guidelines should take into consideration that when dealing with historic areas, new construction should reflect our time and compliment the old, not copy it.

\*\* FOOTNOTE TO "APPLICATION REQUIREMENTS"

Any change or alteration from the original permit of items subject to review will require another appearance before the HRB.

# National Register of Historic Places

## Note to the record

Correspondence associated with 1998 additional documentation



# United States Department of the Interior

## NATIONAL PARK SERVICE

Pacific West Area

909 First Avenue

Seattle, Washington 98104-1060

IN REPLY REFER TO:

H32(EBLA)

May 13, 1998

### Memorandum

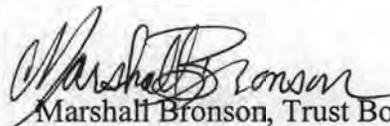
To: Kate Stevenson, Federal Preservation Officer

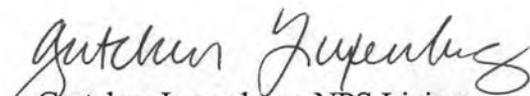
From: Chairman, Trust Board of Ebey's Landing NHR  
NPS Liaison, Ebey's Landing NHR

Subject: Amendment to Central Whidbey Island Historic District  
(Ebey's Landing National Historical Reserve)

Enclosed is an amendment to the existing National Register nomination form for the Central Whidbey Island Historic District, also known as Ebey's Landing National Historical Reserve, in Washington state. The form and attached materials are intended to amend the original nomination form prepared in 1973 (prior to establishment of the NPS unit) and officially listed in the Register in 1974. This updated submission arose from the need to identify all contributing resources within the historic district boundary that reflect the various eras and periods of significance within the Reserve. The amendment does not change the boundaries of the historic district but it does add properties to the Register in that it clarifies which properties already within the historic district are significant and have integrity for listing. NPS inventory cards are the means by which these properties are identified as contributing resources and a set of cards is included for the record.

As indicated on the cover sheet of the nomination, we have obtained concurrence from the State Historic Preservation Office in Washington. The SHPO has retained a complete copy of the amendment, including original photographs. We are now forwarding the amendment, photographs, maps and inventory cards for your review, approval, and final listing. If you have any comments or questions, please contact Gretchen Luxenberg at (206) 220-4138.

  
Marshall Bronson, Trust Board Chairman

  
Gretchen Luxenberg, NPS Liaison

# National Register of Historic Places

## Note to the record

Correspondence associated with 2017 additional documentation



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer



March 13, 2017

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1201 "I" Street NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed one new National Register Nomination form for:

- **Franklin Elementary School – Spokane County, WA**  
(an all-electronic nomination)

a replacement nomination form for a previously listed resource. This is intended as a wholesale replacement of a nomination which was listed in 1974.

- **OR & N RR Co. Depot – Dayton (Dayton Depot) – Columbia County, WA**  
(an all-electronic nomination)

and an amendment to the Central Whidbey Island HD nomination form. The district was listed in 1973, and the Cawsey House was original listed as a non-contributing resource.

- **Cawsey House – Island County, WA**  
(an all-electronic nomination)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

  
**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076

E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

