

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street & number 140 S. Ebey Road not for publication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

Signature of certifying official/Title 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

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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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	2	buildings
		district
		site
		structure
		object
2	2	Total

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.

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.

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

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: _____

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

Google Earth - Edit Placemark

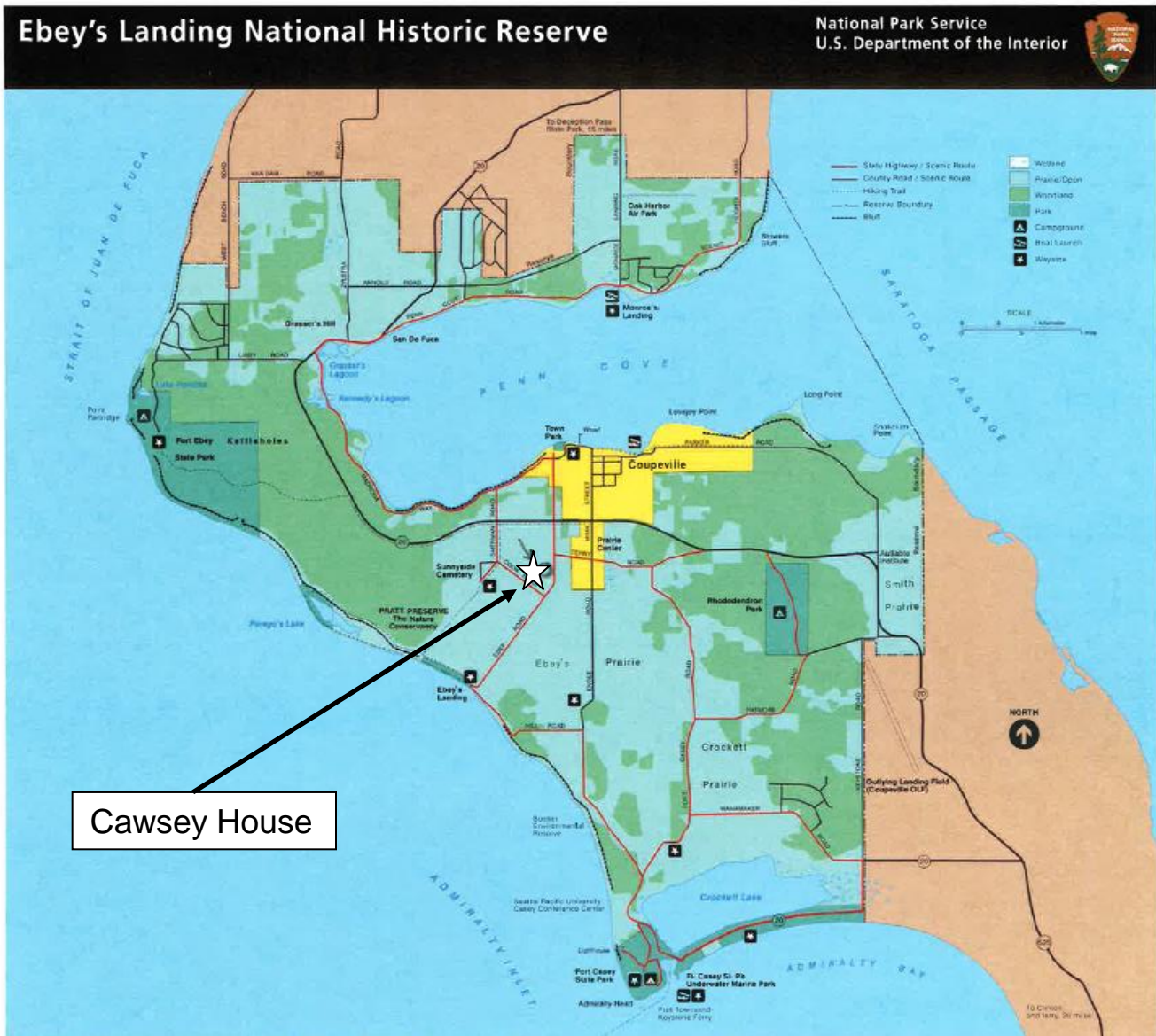
Name: 

Latitude:

Longitude:

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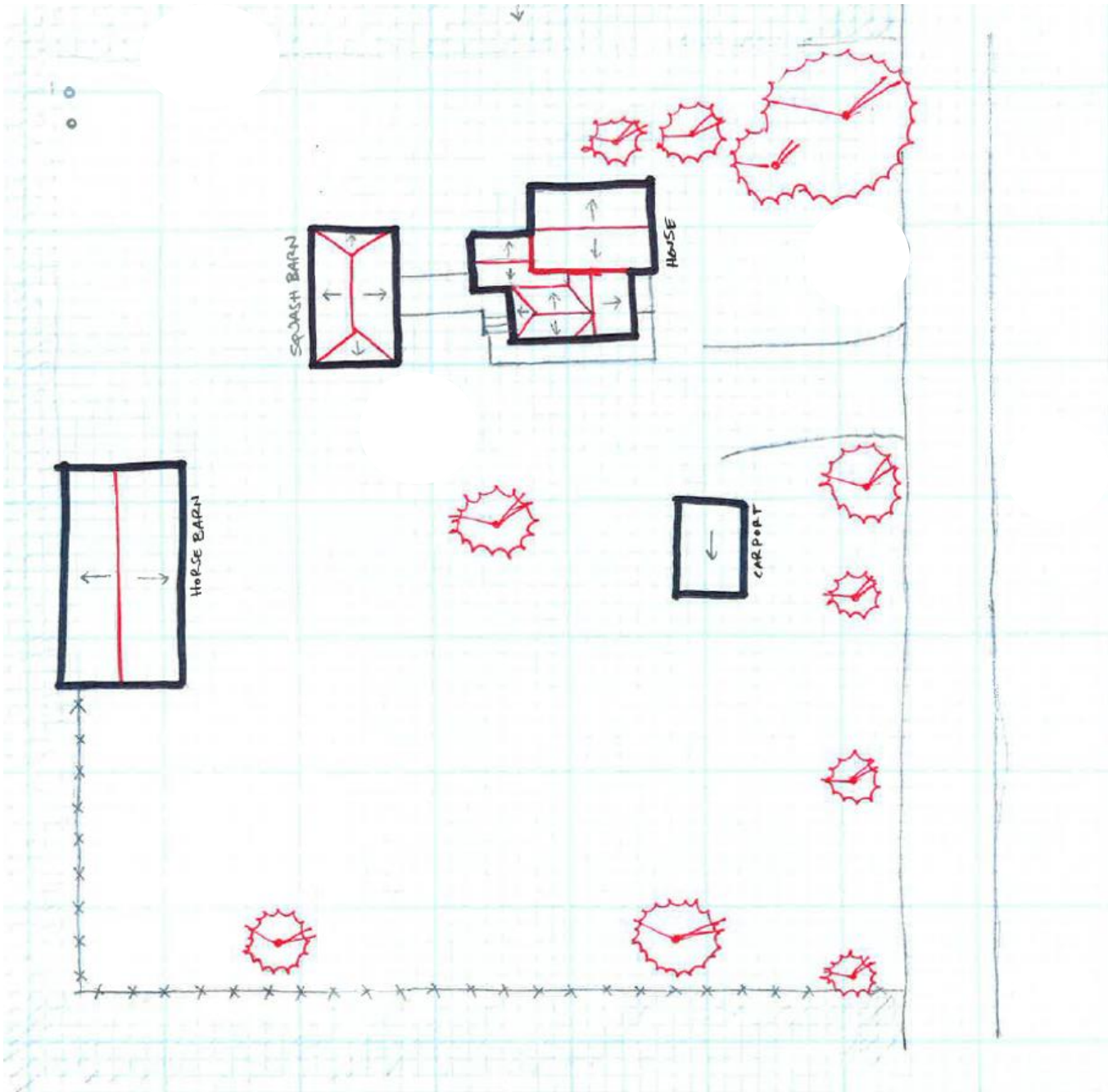
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Cawsey House
Vicinity Map

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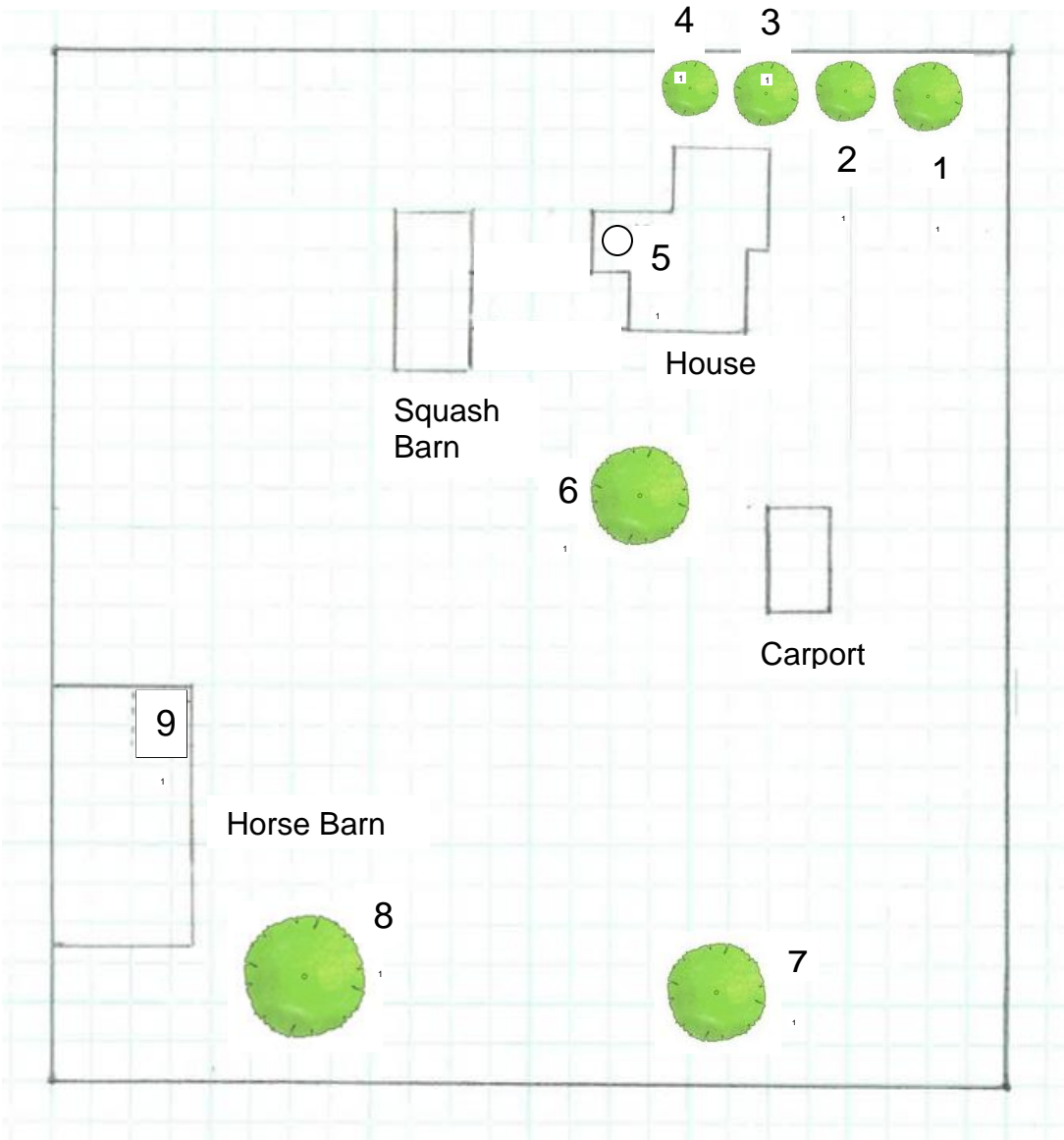
Cawsey House
Site Plan
Not to Scale



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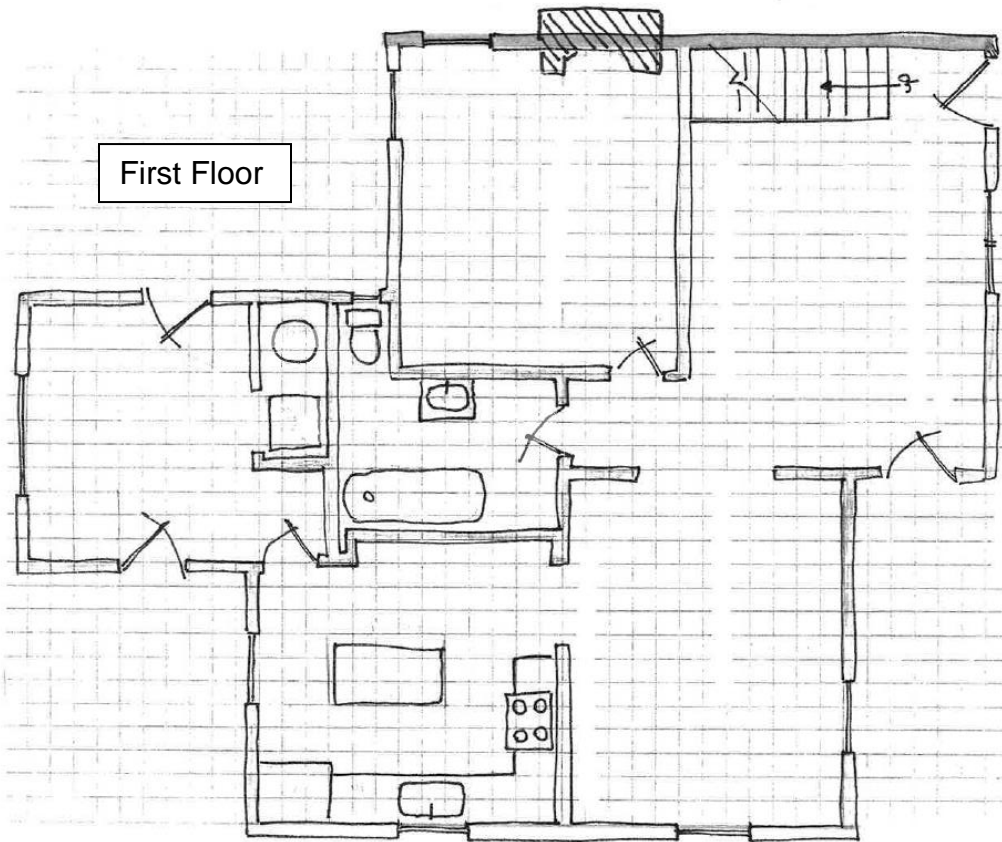
1 APPLE
2 APPLE
3 APPLE
4 PLUM
5 CISTERN
6 PEAR
7 APPLE
8 APPLE
9 BOMB SHELTER



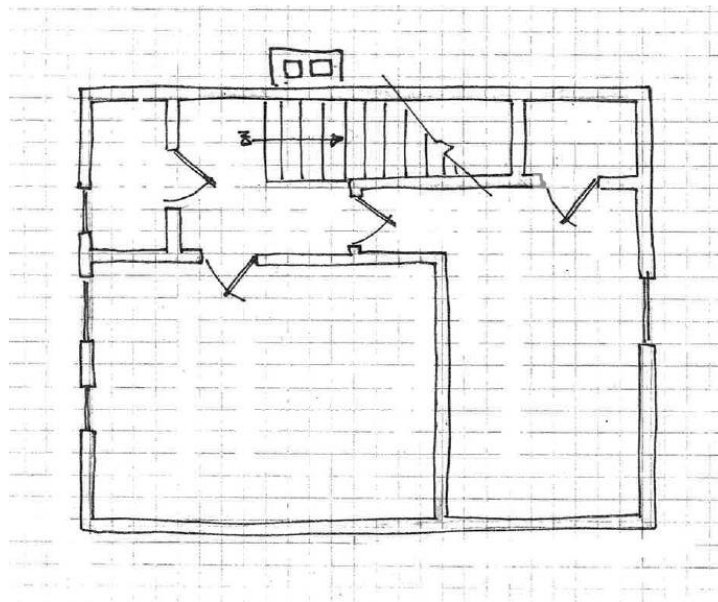
Cawsey House
Tree Map
Not to Scale

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First Floor



Second Floor

Cawsey House
Floor Plans
Not to Scale



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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

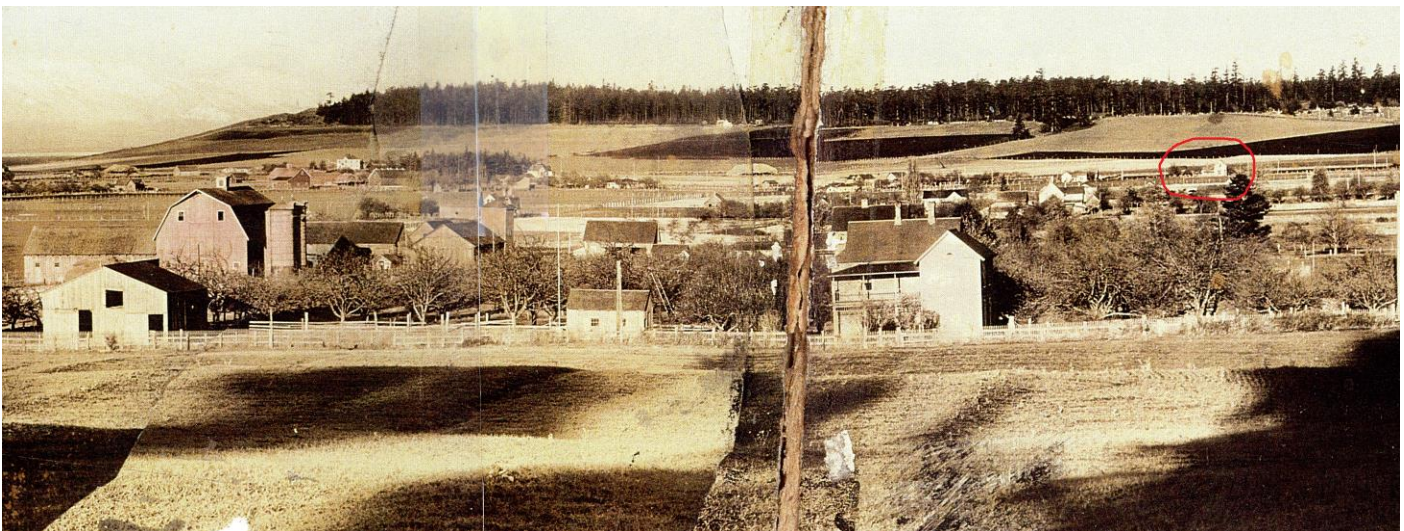
County: Island

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



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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.



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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.



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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.



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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.



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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.