

SMITH FARM, BARN
399 Ebey Road
Coupeville vicinity
Island County
Washington

HABS WA-249-A
WA-249-A

HABS
WA-249-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

SMITH FARM, BARN

HABS No. WA-249-A

Location: Whidbey Island, Island County, Washington

Present Owner: Karl (Bill) and Renee Smith

Present Use: Storage

Significance: With the passing of the Donation Land Claim (DLC) Act in 1850, Congress agreed to grant land in the Oregon Territory to American settlers willing to farm it. As a result, settlement of Central Whidbey Island accelerated. Among these early settlers was Colonel Isaac Neff Ebey. On October 15, 1850, he staked his claim on 640 acres of prairie south of Penn Cove, and began farming. Ebey went on to play a key political role in the area, helping to form Island County, the state of Washington, and serving as district attorney.

After his death on August 11, 1857, at the hands of Tlingit Indians, Ebey's DLC was locked in litigation for ten years. It was eventually divided between his two sons. In 1868, Eason sold his portion of his father's DLC to John Gould. For forty years Gould leased the farm to tenant farmers, first Edward Jenne and his family, and later to Harry Smith, Jenne's brother-in-law. In 1919, the farm was sold to Harry and his wife, Georgia Smith, and has since passed through generations of the Smith family. Currently, it is owned by Harry and Georgia's grandson, Karl (Bill) Smith.

As the science of farming and technology advanced, so did the landscape of the Smith farm. What started as a diversified farm used to raise grain, potatoes, pigs, chickens, and cows, primarily to fit the needs of the family, soon transitioned into sheep herds raised for meat and wool. It later became a beef cattle farm. First cultivated by horse and man, the fields of the farm in turn saw the development of threshing machines, combines, and tractors.

The farmhouse on the property dates back to before the turn of the twentieth century. The existing barn and granary were also built around that time. The barn's construction type is typical of the area. Its hip-on-gable roof and two-story interior central space allowed ample room to store loose hay, with space for animal pens and milking stanchions around the perimeter. Also, the farm's location in the middle of Ebey's Prairie makes it a significant feature in the cultural landscape of the Ebey's Landing National Historical Reserve.

HABS
WA-249-A
(page 1)

I. HISTORICAL INFORMATION

A. Physical History:

1. Date of construction: ca. 1900
2. Carpenter: unknown
3. Original owner: Colonel Isaac Neff Ebey, Donation Land Claim
4. Subsequent owners: After Ebey was killed by Tlingit Indians on August 11, 1857, his DLC was locked in litigation for ten years. It was eventually divided between his two sons, Jacob Ellison Ebey taking the southern half, and Eason Benton Ebey taking the northern half.

In 1868, Eason sold his portion of his father's DLC to John Gould. After Gould's death, his niece, Mary Hendrickson, inherited the estate. In 1919, the farm was sold to Harry and Georgia Smith, long-time tenant farmers on the land.

Harry continued farming the land until his death in 1958. At this time, the land was divided between his sons, Knight and George Smith. In 1970, Knight Smith died and was followed by his brother George Smith in 1976. Both men passed their portions of the property to their wives, who then made plans to divide the land into small tracts to sell for residential developments.

At this time, the Ebey's Landing National Historical Reserve was formed by the local community and the National Park Service. The plans to subdivide the land ceased in 1979 when Karl (Bill) Smith, son of Knight and Roberta Smith, bought twenty acres of the original Gould Farm, including the Gould house, barn, granary, and two crop fields. The National Park Service bought the development rights to the property in 1980.

5. Original plans and construction: The Smith Barn was built as a one-and-one-half story rectangular structure measuring 100'-8" x 72'-3". Its hip-on-gable roof was supported by 8" square columns with joined beams and braces. The building was divided into three distinct aisles, with a wood floor on sill logs that flank a central aisle on grade.
6. Alterations and additions: A lean-to addition measuring 100'-8" x 41'-3" was constructed on the north end of the barn, in the mid-1950s. It had insulated walls for squash storage, sat on

grade, and was supported by round logs. The structure's exterior walls were clad in plywood sheets.

In the early 1970s another lean-to was added to the previous one, adding 14'-8" to the full-length of the barn and providing feeding troughs for cattle. Equipped with a textured poured concrete floor, this addition was clad in plywood sheets, with battens attached to the south façade.

Other alterations have been made to the barn. A poured concrete floor was added to the central aisle. The original wood flooring began to rot and was removed. Milking stalls and animal pens once flanked the central aisle of the original barn, but no longer remain. Additional supports and bracing were added to the structure as needed, and the columns along the original north façade of the barn have been placed on concrete pier foundations.

B. Historical Context:

"From A.D. 1300 until white settlements in the 1850s, Salish villagers occupied Whidbey and Camano Islands. When the whites arrived, four groups of Salish Indians – the Skagit, Snohomish, Kikialos, and Clallam – shared the island."¹ These groups, classified as saltwater or canoe Indians, built three permanent villages along Penn Cove on Whidbey Island. Their lifestyle and settlement patterns relied heavily on salmon, although they also hunted and gathered berries and roots. Along with salmon, their diets consisted of: steelhead, rainbow trout, shellfish, cattail, salmonberries, strawberries, camas, wild carrots, rose hips, bracken ferns, acorns, hazelnuts, crab apples, elk, and deer.²

Before white explorers reached the area, the Salish did not cultivate the prairies of Central Whidbey Island, but rather manipulated them to fit their needs. They repeatedly burned the prairie lands and into the surrounding woods. This encouraged the growth of bracken and camas in the prairie, and renewed undergrowth in the woods that became habitat for game animals.³ The Salish Indians also used the forest wood to build their canoes and villages.⁴

Captain George Vancouver carried out the first effective European exploration of Central Whidbey Island, claiming it for the British Empire on June 4, 1792.⁵ In 1833 the Hudson Bay Company explored Whidbey Island in search of game to trap and hunt, and in 1839 the first missionaries reached Whidbey Island.⁶ By this time, after contact with sailors, hunters, trappers,

¹ Richard White, Land Use, Environment, and Social Change: The Shaping of Island County, Washington (Seattle: University of Washington Press, 1980), 14.

² Land Use, 17-18.

³ Ibid., 20-21.

⁴ Ibid., 16. "In each village a single row of three to five large cedar houses, together with smaller buildings, faced the water with the forest looming at their backs. Often from 100 to 200 feet long, these buildings normally housed several families who partitioned the interiors into separate living quarters."

⁵ A Particular Friend, 11.

⁶ Ibid., 11-13.

and missionaries, the Native populations in the area were devastated by smallpox and syphilis.⁷ By the 1850s syphilis was credited with a hundred deaths in the Puget Sound area every year. And in 1852 and 1853 the last great smallpox epidemic to strike the area took the lives of entire villages.⁸

Along with disease, the white explorers and settlers brought potatoes to the area and by 1830 the British at Fort Nisqually recognized potatoes as a staple in the economy and diet of the Salish villages.⁹ The potatoes' easy growing cycle and high production brought the Salish Indians to first cultivate the prairies of Central Whidbey.¹⁰ This cultivation was documented and continued by the first American settlers to the area. Within a few years most Native Americans had moved on to the reservation in La Conner, and by 1904 only a few Salish families remained in Central Whidbey Island.¹¹

In 1850, the United States Congress passed the Donation Land Claim Act which accelerated settlement of Central Whidbey Island, Washington. Settlers that were compliant with certain conditions¹² were granted 320 acres if single or 640 acres if married. Colonel Isaac Neff Ebey was the first to stake a DLC in Central Whidbey Island. On October 15, 1850, Ebey claimed "640 acres on the rich black loam of the prairie that now bears his name."¹³

In 1851, Ebey's wife, Rebecca Davis Ebey, and their two sons, Eason Benton and Jacob Ellison, crossed the Oregon Trail with the Crockett family and Rebecca's three brothers to join Isaac Ebey on Whidbey Island. In 1853, four months after giving birth to Sarah Herriet Ebey, Rebecca Ebey died. Isaac soon remarried Emily Palmer Sconce from Portland, Oregon.¹⁴

Isaac Ebey was a very active Democrat in territorial politics. In 1852-53, he helped form the State of Washington, and he also aided in the formation of Island County. He also served as Collector of Customs for the Puget Sound District, Captain of Company I, First Regiment, of the Washington Territorial Volunteers during the Indian War of 1855-56, and as district attorney.¹⁵

During these early years of American settlement tensions were high, with constant threats of Indian violence. On August 11, 1857 Isaac Ebey was shot and beheaded outside his prairie home by a band of Tlingit Indians. It is believed that in 1858 an employee of the Hudson Bay Company, Trader Dodd, recovered Ebey's scalp from a Kake village and brought it back to be buried with the body in Sunnyside Cemetery.¹⁶

The years following Ebey's death did not prove very prosperous for the remaining Ebey family members. After Isaac's death, Emily left the island immediately, leaving thirteen-year-old Eason, eleven-year-old J. Ellison, and five-year-old Hettie to be raised by other family members living in

⁷ Land Use, 26-29.

⁸ Ibid., 27.

⁹ Ibid., 32.

¹⁰ Ibid., 33.

¹¹ Mimi Sheridan, *How Coupeville Grew: A Short History of Town Development: Excerpts from the Town of Coupeville's Historic Preservation Plan* (Coupeville, WA: McConnell/Burke, Inc., 1998), 7.

¹² Conditions included: age, sex, nationality, and race, along with the date of arrival in the area, and the agreement to cultivate the land for four years.

¹³ A Particular Friend, 19.

¹⁴ Ibid., 20.

¹⁵ Ibid.

¹⁶ Ibid., 21.

the area. Isaac's DLC was locked in litigation for ten years, during which time Hettie died in 1861, Isaac's father, Jacob, died in 1862, Emily died in 1863, and Winfield Ebey, guardian of the boys, died in 1866. Finally, on November 11, 1867, Eason and Ellison agreed to split the family land in half, Eason taking the northern portion, and Ellison the southern.¹⁷

In 1868, Eason sold his portion of his father's DLC, including a house, to John Gould for \$12,000.00. Gould also bought 320 acres of the William Wallace DLC at Crescent Harbor, ten miles to the north. He took up residence at Crescent Harbor with his wife, Sallie, a Snohomish Indian, and proceeded to farm both parcels.¹⁸

Gould was born in Phillipsburg, New Jersey on April 24, 1823. After his father's death in 1834, he lived with neighbors and worked for his room and board. At age fourteen he became a worker in a nail factory to support his mother and younger siblings, and in 1850 embarked on a voyage from New York City. Passing through the Isthmus of Panama, he arrived in California for the gold rush. After mining and prospecting for two years, he built a water-powered sawmill on his DLC of 160 acres in Snohomish County, Washington. In 1855, a treaty gave local Tualip Indian Tribes land for a reservation including Gould's DLC. His saw mill was closed and the land became locked in litigation. Four years later, Gould was compensated by the government with \$2,001.00 for his cleared and cultivated land, three small frame buildings, and water rights used to run the saw mill.¹⁹

John Gould was elected Island County Treasurer for two consecutive terms in 1872 and 1874, and again in 1880 for one term.²⁰ He and his wife had three children, only one daughter, Sarah, survived into adulthood. She married Bonaparte Bruce, and gave birth to a son in 1881. After Sarah's death, John adopted his grandson, Edward Bruce, and raised him on Whidbey Island.²¹

By 1876 Gould was renting the Ebey DLC acreage to the Jenne family, composed of a widow, Mary, and her children: Jake, born in 1851; Edward,²² born in 1858; Tilly, born in 1850; and Willie, born in 1864. The Jennes lived in the Eason Ebey house and farmed the surrounding land, paying \$1,000.00 a year in rent to Gould.²³ The J.M. and Mary M. Jenne family had come to Calhoun County, Illinois in 1868 from the Rhine Valley in Germany. After Mr. Jenne had died in 1872, the family had moved west, spending time in St. Louis, Missouri before arriving in Washington in 1876.

Eventually, the farm was managed by Edward Jenne. In March of 1885, his wife, Louisa Schafer, died in childbirth at the age of twenty. The child died with her.²⁴ In the late 1880s Peter Custer was hired to help on the farm. Custer's wife, Ada Smith Custer, kept house and urged her younger sister, Agnes Smith, to join her in Coupeville. This soon came to pass, and on April 5,

¹⁷ A Particular Friend, 21.

¹⁸ Ibid., 81.

¹⁹ Ibid., 80-81.

²⁰ Ibid., 143.

²¹ Ibid.

²² Edward's name is also seen spelled with the German spelling, "Edouard." However, the cemetery records his name as, "Edward Jenne," which will therefore be used in this writing. "Burial Listings," Sunnyside Cemetery, Island County Cemetery District No. 2 (<http://www.sunnysidecemetery.org/>). Website Accessed 10 October 2008.

²³ A Particular Friend, 86-87; Gladys Jenne Ingham, Transcription of Oral Interview with Theresa Trebon, Tape 97.24.1 (Moscow, ID: 14 May 1997), footnote one, 6.

²⁴ A Particular Friend, 86.

1888, Edward Jenne married Agnes Smith. The couple had five children: Frank, Edna (Uppencamp), Manetta (Green), Eldon and Gladys (Ingham).²⁵

In 1896, Ada Smith Custer and Agnes Smith Jenne were joined by their younger brother, Harry Smith. Edward and Agnes Jenne paid Harry \$1.00 a day to help on the farm.²⁶ By this time, the Jenne family had outgrown the Eason Ebey House on the property. As a result, the house was demolished and Gould constructed a new vernacular farm house on its foundation.²⁷ The Jennes raised cattle, chickens, sheep, and Angora goats.²⁸ Edward also worked for Mingerings, in Seattle, as a buyer and seller of produce and meats, which helped get the family through the Depression of 1893.²⁹

Both Chinese and Japanese laborers lived on the land with the Jenne family. In the 1900 Census the Jenne family was enumerated next to "Moon Look, Ah Kim, Ah Jim, and Lee Hop." These immigrants had small shacks on the land, and helped the family farm.³⁰

On July 6, 1900, John Gould died and his niece, Mary Hendrickson, inherited his estate. A resident of Coupeville, she continued to rent the farm to the Jennes.³¹ At this time, Harry Smith left Coupeville for five years to try his luck in the Klondike Gold Rush.³² Meanwhile, in 1908, after thirty years of farming on Gould's land, Edward Jenne retired from farming. He went on to buy \$5,000.00 worth of lumber and constructed a house, barn, granary, and other farm buildings on land a mile away.³³

By September 8, 1910, Harry Smith had returned from Alaska and married the Iowa-native, Georgia Knight, who had been living and working in Coupeville for two years.³⁴ The couple had six kids: Wallace Knight (known as Knight), Jeanette, Priscilla, George, Harriet, and Lucy, and lived on West Black Road in Coupeville. They rented and worked the Gould farm until 1916.

On November 28, 1913, Harry Smith's activities were mentioned in *The Island County Times*:

"Harry Smith went to Seattle Saturday with a shipment of seventy-five nice turkeys for the Thanksgiving trade. Mr. and Mrs. Smith raised about 100 this year and as they would average about ten pounds and are worth twenty-five cents a pound it is easily seen that 100 are worth a nice little sum of money. We wish to note right here that Harry Smith is one of the best farmers on the Prairie as his splendid success since he has been there proves. Besides his big crop of wheat,

²⁵ A Particular Friend, 86.

²⁶ Ibid., 87.

²⁷ *Building and Landscape Inventory: Part C* (Seattle, WA: Cultural Resources Division, National Park Service, Pacific Northwest Region, Summer 1983, reprinted in 1995), 282.

²⁸ Gladys Jenne Ingham, Transcription of oral interview with Theresa Trebon, Tape 97.24.2 (Moscow, ID: 14 May 1997), 19.

²⁹ Ibid.

³⁰ Ibid., 22.

³¹ A Particular Friend, 81.

³² Jeanette Smith Henry, Transcription of Oral Interview with Theresa Trebon (Coupeville, WA: 10 February 1998) footnote 6, 3.

³³ The Jenne Farm is located at 538 Engle Road. A Particular Friend, 86-87.

³⁴ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 2, 5-6.

potatoes and filed peas this year he found time to increase his income by raising turkeys and also a number of fat porkers for the market.”³⁵

Georgia Knight Smith came into an inheritance which made it possible for the Smiths to purchase the Gould Farm from Mary Hendrickson when it became available.³⁶ On October 3, 1919, the *Island County Times* newspaper printed an article entitled, “The Gould Ranch Sold,” about Harry and Georgia’s purchase of the Gould farm.

“The largest real estate deal made in Island County for some time was consummated Saturday, when what is known as the Gould Ranch on Ebey’s Prairie and owned by Mrs. Mary Hendrickson of this place and her brother, Howard Hartzell, of Easton, Pennsylvania, was sold to Harry Smith. The farm comprises 314 acres and has some of the best land on the Prairie, is all under cultivation and has good buildings. Ed Jenne had this farm leased for over 30 years, then his brother-in-law, Harry Smith who now bought the place had it rented, and for the two past years W. E. Boyer and son Freeman have been farming the place. We understand the consideration was \$55,250 and we consider this a good buy. The farm is well worth the money and Mr. Smith, who is an excellent farmer and a good manager, will undoubtedly make it pay.”³⁷

Farming with horses, Harry raised a large herd of sheep and grew hay, wheat, peas, potatoes, alfalfa, and cabbage. He sold his crops locally and sent the rest off of the island from the Coupeville Wharf.³⁸ Georgia Smith was active in the Methodist Church, and used wool from their sheep herd to make blankets with the lady’s group at church. She also raised chickens and turkeys, and cared for a large kitchen garden. She milked 40-45 dairy cows daily, both morning and night.³⁹ At this time, the barn was used for three distinct purposes: milking stanchions, horse stalls, and loose hay storage.⁴⁰

During the 1930s, Harry was interviewed by Firestone for their *Firestone Voice of the Farm* radio program. At the time, he was planting seventy-four acres of Russian winter wheat, fifty acres of canning peas, twenty-five acres of Hubbard squash, eighty acres of alfalfa, and one-and-one-half acres of iris bulbs.⁴¹ When asked by the interviewer for his secret, Harry stated,

“Well, take the seventeen acres where I grew my big yield. It was in pasture six years ago. Since then it has been rotated every other year with peas and wheat. My major rotation is pasture and hay crops, followed by the field crops. My field crop rotation is wheat and peas. Wheat one year, peas the next year. Peas are a legume, you know. They build up the soil. It’s this rotation plan that enables me to keep up my land.”⁴²

³⁵ “Harry Smith Went to Seattle,” *Island County Times*, 28 November 1913.

³⁶ Bill and Renee Smith, Transcription of Oral Interview with Anne E. Kidd (Coupeville, WA: 19 March 2007), 4.

³⁷ “The Gould Ranch Sold,” *Island County Times*, 3 October 1919.

³⁸ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 8, 17; *Building and Landscape Inventory: Part C*, 283.

³⁹ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 15-17.

⁴⁰ Bill and Renee Smith, Oral Interview with Anne E. Kidd, 15-17.

⁴¹ “26 Interviews with Champion Farmers: No. 20 Featuring Harry S. Smith, of Coupeville, Washington,” *Firestone Voice of the Farm Radio Programs*.

⁴² *Ibid.*

Knight Smith, Harry's son, joined the farming operation around 1945 and helped his father raise cattle, which had become the primary focus of the farm.⁴³ Knight married Roberta Barrett, and together they had three sons: Karl (known as Bill), Steve, and Roderick.

When Georgia Smith died in 1951, the Smith's eldest daughter, Jeanette, moved back to the farm with her husband and son to care for Harry.⁴⁴ In the mid-1950s Harry and Knight built an addition on the existing barn to provide a space for squash storage.⁴⁵ This addition was constructed with saw-dust insulated walls and round log support columns.⁴⁶ Harry Smith continued to farm until his death in 1958, when the farm was inherited by Knight and George Smith, with a lifetime estate in the Gould House given to Jeanette.⁴⁷

Jeanette traded her lifetime estate for a new home and two acres on Smith family land on West Black Road in Coupeville, where the family lived before they purchased the Gould Farm.⁴⁸ Meanwhile, Knight and George continued to raise cattle and Knight's sons, Bill and Steve, joined the operation.⁴⁹

By the late 1960s, the Smith family had come to believe that farming was no longer a profitable industry. Realizing the land's residential potential, the family decided to subdivide a section of the property into smaller lots. In June 1968, Knight and George requested that the Board of Island County Commissioners rezone eighty-two acres of their land into rural residential lots. The Board complied. In March 1970, the family requested the rezoning of an additional 124 acres. In response to the Smith's second request to rezone their land, the Island County Commissioners held a public meeting.⁵⁰

In a 1993 publication for the National Park Service, Laura McKinley retold the events leading up to the formation of the Ebey's Landing National Historical Reserve. She included the community's response to the Smiths' second rezoning request,

"Nearly everyone at the hearing seemed reluctant to rezone the prairie for residential development, including the Smiths. But considering the diminished agricultural activity on the island and the growth of the population, the Smiths lamented, they 'could not live on the scenery.' With debts of approximately

⁴³ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 17.

⁴⁴ Ibid., 14.

⁴⁵ Bill and Renee Smith, Oral Interview with Anne E. Kidd, 5.

⁴⁶ It's probable that these round logs were dragged to the Smith farm from the beach at Ebey's Landing. Neighboring farmer, Al Sherman, explained the way farmers used the logs from the beach: "We went down to the beach and we pulled creosote poles off the beach, and then we used them for pole sheds, and we used them to make fences... But anyway, that's what we did. We had a lot of pole sheds. We used to use them for the turkeys and a lot of them are gone now. They were cheap, you know. But, you know, we got the poles for nothing. And then we got a lot of beams off the beach for nothing. And then we'd buy cheap boards out of Canada and stuff to make the walls, and it was just cheap construction. It had a roof over it, you know?" Alvin Sherman, Oral Interview with by Anne E. Kidd (Coupeville, WA: 6 March 2007), 00:43:00.

⁴⁷ Ibid., 15.

⁴⁸ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 15.

⁴⁹ Ibid., 18.

⁵⁰ Laura McKinley, An Unbroken Historical Record: An Administrative History of Ebey's National Historical Reserve (Seattle, WA: National Park Service, Cultural Resources Division, Pacific Northwest Region, 1993), Chapter 4: A Movement to Preserve Central Whidbey Island.

\$50,000 on the farm, Knight and Roberta were especially anxious to begin development.”⁵¹

Despite the opposing views of the community, the request was granted. In an almost immediate response, small grass-roots organizations formed in an attempt to stop the development of Ebey's Prairie.⁵² Knight Smith died on April 8, 1970, and left his land to his wife, Roberta. Her sons, Bill and Steve, continued to raise cattle on the land for ten years after their father's death.⁵³ In the early 1970s they constructed a lean-to addition on the west façade of the barn, to provide sheltered feeding troughs for the cattle.⁵⁴

Widowed Roberta Smith, along with George and Marion Smith, worked with the First Realty Corporation of Seattle to lay out the land plats. However, First Realty Corporation delayed the transactions with the Smith Family in order to focus on another property nearby.⁵⁵ In 1971, Jimmie Jean Cook, an active member of the Island County Historical Society, began work on an inventory of historic structures in the Coupeville area. Her research resulted in a historic district nomination to the National Register of Historic Places. It was accepted in 1973, and became the largest historic district in the country.⁵⁶

The debate continued between the Smith family and their neighbors, which fed the need for a compromise.

“In 1973, First Realty and the Smith family attempted to address the aesthetic complaints raised by their first proposal for Ebey's Prairie. They now recognized, they said, that ‘sales will come as a result of [our] not destroying the very reasons for locating condominiums here.’ First Realty redrew its plans to minimize visual intrusions and to contain development in a ‘working ranch’ or ‘ranchettes,’ where homes camouflaged with sod roofs would be confined to nineteen acres along the northwestern ridge of the Smith property. ...In October 1973 they presented their plans to the county planning commission, explaining to the commissioners that the northwestern ridge soils were too poor to cultivate and that the area was better suited to housing than farming. Citing high taxes, they argued that they must develop a portion of their farm in order to hold onto the rest.”⁵⁷

At the end of the summer of 1974, the Commission approved the new proposal for land development on Ebey's Prairie. However, this victory did not solve the Smith's financial difficulties.⁵⁸ On February 29, 1976, George Smith died and his half of the farm was inherited by his wife, Marion.⁵⁹ In June 1978, the local real estate broker, Bud Wagner, made an offer to the Smith women to buy one-third of the farm for \$350,000.00.

⁵¹ An Unbroken Historic Record, Chapter 4: A Movement to Preserve Central Whidbey Island.

⁵² Ibid.

⁵³ Bill and Renee Smith, Oral Interview with Anne E. Kidd, 9-10.

⁵⁴ Ibid., 6, 12.

⁵⁵ An Unbroken Historic Record, Chapter 4: A Movement to Preserve Central Whidbey Island.

⁵⁶ Ibid., Chapter 4: The National Register of Historic Places.

⁵⁷ Ibid., Chapter 4: Ebey's Prairie: Second Round.

⁵⁸ Ibid.

⁵⁹ Jeanette Smith Henry, Oral Interview with Theresa Trebon, 25.

“Ownership was distributed in sixty-one parcels of five acres each among Wagner and his wife Lorraine, Marion Smith, and Roberta Smith Hem.⁶⁰ Creation of five-acre lots did not require approval of the county. Like earlier plans for the property, Wagner proposed to build ‘Ebey Landing Estates’ [sic.] along the northwest ridge, which he knew was ‘prime, prime residential property.’ He commissioned an appraisal of the parcels by South Island County Realty; the combined value amounted to \$4.1 million. The landowners now segmented ownership of the beach as well, and it was reappraised at \$1,100,000. Rejecting the state's original \$526,000 appraisal for the beach property as too low, they agreed in December 1978 to settle for \$713,000 of the \$750,000 that State Senator Pat Wanamaker had requested.”⁶¹

With the passing of Section 508 of the Parks and Recreation Act of 1978, farming in Central Whidbey underwent a transformation. The Ebey’s Landing National Historical Reserve (EBLA) was established 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.” The reserve encompasses 17,400 acres, including Penn Cove, Coupeville, and the surrounding land of Central Whidbey Island. A total of 5,500 acres are agricultural.⁶²

In 1979, Bill Smith, son of Knight and Roberta Smith, bought twenty acres of the original Gould Farm, including the Gould house, barn, granary, and two crop fields. The National Park Service bought the development rights for this parcel in 1980.⁶³ Bill and Steve continued to raise cattle during the shift in land ownership. For a couple of years they leased the land from the National Park Service, but when cattle prices dropped in the early 1980s it ceased to be profitable.⁶⁴ The land is currently leased to local farmers who typically grow yields of alfalfa, beets, tulips, and squash.⁶⁵

II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Smith Barn’s hip-on-gable roof and construction style are seen in at least one other barn of Central Whidbey.⁶⁶ Together its prominent location in the middle of Ebey’s Prairie and its additions, which illustrate the changes in farming trends, give the barn a unique character and historic significance.
2. Condition of fabric: Fair. This barn has been heavily used by both livestock and farming equipment, the on-going wear of which is evident in its cladding and structural system.

⁶⁰ Roberta Smith was married to Arne Hem from 1973 to 1978, thus the name change.

⁶¹ An Unbroken Historic Record, Chapter 4: New Ownership on Smith Property: The State Buys the Beach.

⁶² Ebey’s Landing National Historical Reserve (<http://www.nps.gov/archive/ebela/lpp/lpp1.htm>), Website Accessed April 2007.

⁶³ Bill and Renee Smith, Oral Interview with Anne E. Kidd, 10; *Building and Landscape Inventory: Part C*, 283.

⁶⁴ Bill and Renee Smith, Oral Interview with Anne E. Kidd, 9-10.

⁶⁵ Ibid., 20.

⁶⁶ The Kineth Farm is located at 19162 State Route 20, on Smith’s Prairie, east of Ebey’s Prairie.

B. Description of Exterior:

1. Overall dimensions: 100'-8" x 128'-2"
2. Foundations:

The original barn sits on sill logs. When the floor was removed, four columns along the north wall were placed on board-formed concrete blocks. The mid-1950s addition sits on poured concrete foundation walls, while the early 1970s addition has a slab foundation floor. The west wall of the more recent addition sits on a concrete foundation wall; its north wall sits on eight concrete piers.
3. Walls:

The original barn is constructed of square posts clad in 3/4" thick vertical boards and 1" x 3-3/4" battens. The cladding on the original north wall was removed when the first addition was added in the mid-1950s. The east and west walls of the barn's first addition are insulated for squash storage and are clad in 3/4" plywood. Its north wall is constructed with 5-3/8" x 1-3/4" studs clad in 5/8" plywood. The early 1970s addition is partially open to provide access for the cattle. Its north wall consists of eight 5-5/8" square posts on 1'-11-5/8" square poured concrete foundation piers, and is clad in 5/8" plywood. The west wall is constructed of 1-1/2" x 5-1/2" studs with 5/8" plywood cladding. The joints in between the cladding are covered with 3/4" x 2-7/8" battens. The exterior of the barn is unpainted.
4. Structural systems:

The original barn has square posts that extend to its full height and tie into the hip-on-gable roof purlins. They are connected with collar beams supported by diagonal braces. Its south, east, and west walls are constructed with girts that span between the columns, and diagonal braces that tie the columns into the sills.

The mid-1950s addition is attached to the north façade of the original barn. Its shed roof is supported by a row of eight, round columns averaging 1'-0" in diameter. The early 1970s addition continues the roof line from the first addition, and is constructed of stud walls on the north and west that support a shed roof. The space to the east is open, in order to allow cattle access to the feeding trough.
5. Openings:
 - a. Doorways and doors:

The barn has four pairs of sliding doors mounted on the exterior. On the south façade two 9'-11-1/2" wide doors

open into the center aisle of the original structure. The doors are constructed of diagonal boards, with horizontal bracing on the inside and double Z-shaped bracing on the exterior.

The west façade of the original barn has two matching 12'-11" wide doors clad in 3/4" plywood with horizontal bracing on the inside. North of this opening hang a pair of 13'-0" wide doors that open into the mid-1950s barn addition. These doors are also clad in 3/4" plywood, with horizontal bracing on the inside. An identical pair of 13'-0" doors open onto the east façade of the mid-1950s barn addition.

A single sliding door hangs in the east corner of the barn, and is mounted on the interior. It is 5'-1/4" wide and constructed of 1" vertical planks on the exterior, with 1" diagonal bracing on the interior.

All the doors are unpainted, and door openings have no trim or framing.

b. Windows
and openings:

The barn has three window openings. On the east façade of the original barn are two openings with matching 3'-1/2" trim boards on the exterior. The openings have hinged doors mounted to the interior of the window headers. These doors are constructed of vertical boards with horizontal braces on the interior. Both the hinged doors and window trim are unpainted.

On the west façade of the original barn, an opening in the wall contains a sliding window. The track is constructed into the wall, allowing the window to slide north. Without lights or openings, the window is constructed of 1" boards with 1" bracing on the interior.

Like the doors and the barn's exterior cladding, the windows, trim, and framing are all unpainted.

6. Roof:

- a. Shape, covering: A hip-on-gable roof covers the original barn. Two additions with shed roofs were added onto the north end of the barn. The roof is covered in corrugated metal roofing.
- b. Cornice, eaves: The barn has 4" fascia boards that run the length of the cornice. A metal gutter extends along the full length of both the north and south eaves.

C. Description of Interior:

1. Floor plans: See measured drawings, HABS No. WA-249-A, for complete plans of this barn. The barn has a rectangular floor plan that consists of two distinct spaces: the original barn and mid-1950s addition that are connected on the interior, and the early 1970s addition that is only accessible from the exterior.

The original barn was divided into milking stanchions, loose hay storage, and horse pens. The stanchions and pens have since been removed, leaving an open floor plan. The mid-1950s addition also has an open floor plan, which allows both spaces to be read as one.

The early 1970s addition is separate from the rest of the structure, and only accessible from the exterior. A feeding trough runs the full length of its south wall.

2. Flooring: The central space of the original barn has a poured concrete slab floor. This space was once encircled by a wood plank floor, however all the planks were later removed due to decay.⁶⁷ A dirt floor remains. The mid-1950s addition sits on grade, while the early 1970s addition has a textured poured concrete slab floor.

3. Wall and ceiling finish: The posts, beams, joists, and rafters in the barn are all exposed, without any finishes.

D. Site:

1. Historic landscape design: The Smith Farm complex sits on Ebey Road, on Ebey's Prairie, south of Coupeville. The site is accessed by two drives. The primary drive runs northwest, perpendicular to Ebey Road, and leads directly to the Gould house. The second road accesses the site behind the barn, and runs southwest off of Cook Road. The entire complex is made up of the historic barn and four additional buildings.

The primary drive is lined with trees and berry bushes at the entrance from Ebey Road. The farm's granary building sits south of the primary drive. This structure has been adapted into a home for the family, with an addition added to the west façade. Its wood frame is covered in unpainted shiplap siding, and the gable roof is covered in wood shingles. The building's addition includes two-over-two double-hung vinyl windows and French doors. A stone patio is located south of the

⁶⁷

Bill and Renee Smith, Oral Interview with Anne E. Kidd, 16.

building, and provides access to the yard, while a split-rail fence lines the drive in front of the granary.

At the end of the drive sits the Gould house, a two-story vernacular farm house built in 1896. It has an irregular plan and a foundation of stone and concrete blocks. The building is clad in shiplap siding that is painted white with blue corner boards, and has trim around the doors and windows. A hipped roof of wood shingles with eave returns covers the structure, which is three bays wide with a cross gable on the east façade. Its centered entrance is covered with a pedimented portico, which has decorative posts and pilasters, a spindle-worked screen, and ornamental shingles in the pediment. Additions on the west façade enclose a kitchen which is accessed from a patio. The house and yard are lined with a white picket fence.

Directly east of the house is a one-story garage, with a shed addition on the north façade for firewood storage. The garage is a wood frame building clad in vertical planks that sits on grade. Its front-gabled roof is covered in corrugated metal.

North of the house, in a field, is a one-story shed built for sheltering cattle. The building has a gable roof with wood shingles, and its wood frame wall construction is clad in planks.

A young orchard grows north of the house, while a few other large trees grow near the house and along the drives. The crop fields flanking the farm buildings are lined by barbed wire fences.

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IV. PROJECT INFORMATION

The Smith farm property was documented by Anne E. Kidd, candidate for Master of Science in Historic Preservation at the University of Oregon, (Kingston Heath, Director) during the 2006 and 2007 school years. The project was executed as a terminal project under the guidance of Donald Peting, Professor Emeritus in Architecture at the University of Oregon; Hank Florence, National Park Service Historical Architect; Leland Roth, Professor of Art History at the University of Oregon; and Dan Powell, Professor of Art in Photography at the University of Oregon. The National Park Service and the Student Conservation Association sponsored the project. Anne E. Kidd performed the field recording, large format photography, and historical documentation. Karen L. Kidd assisted with the field recording. Ebey's Landing National Historical Reserve and the community of Coupeville, Washington, provided additional support and assistance.

SMITH FARM
399 Ebey Road
Coupeville Vicinity
Whidbey Island
Island County
Washington

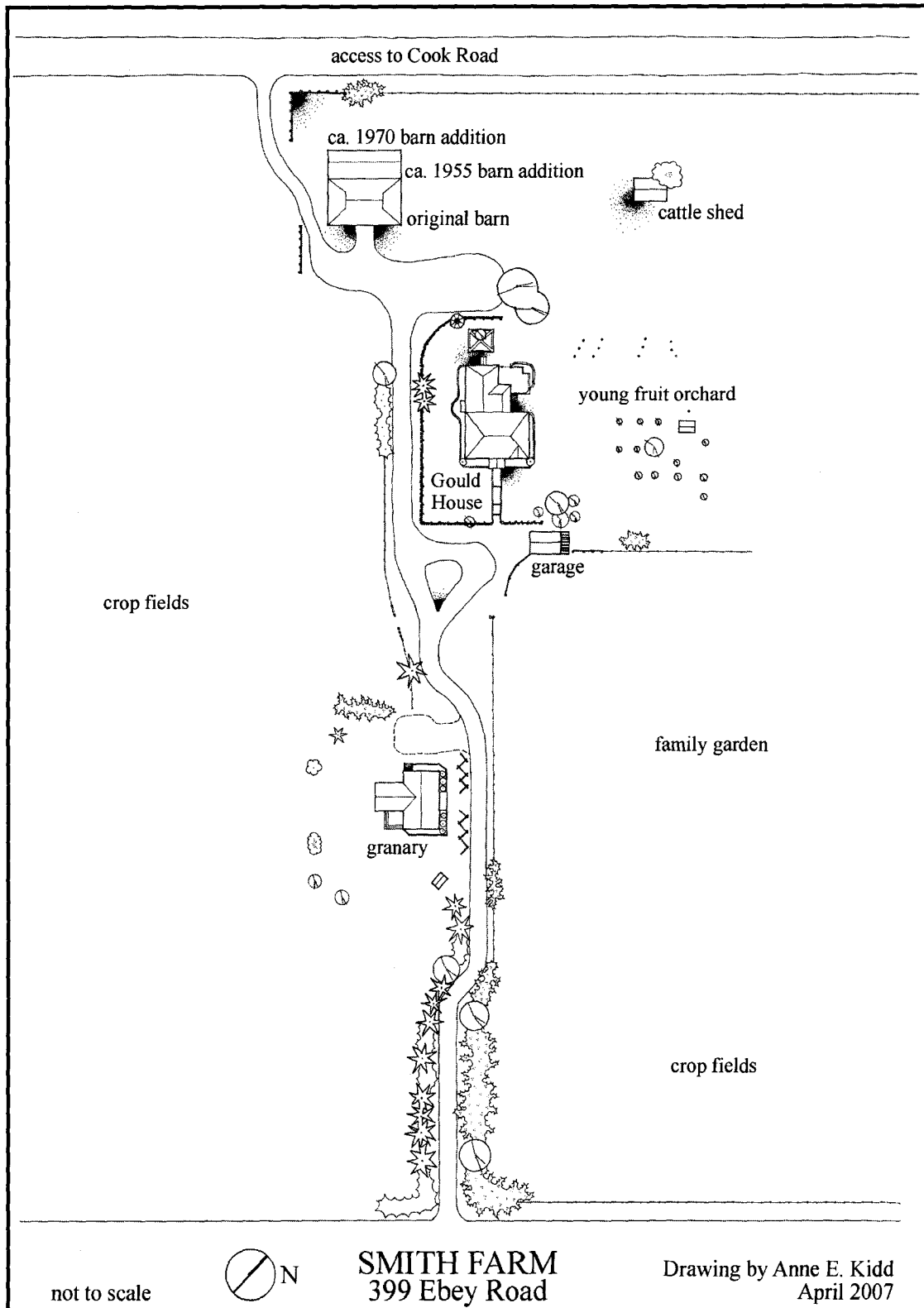
HABS No. WA-249

(Page 16 of 17)

APPENDIX

WA-249	Smith Farm
WA-249-A	Smith Barn
WA-249-B	Gould House
WA-249-C	Granary

Anne E. Kidd
162 Cemetery Road
Coupeville, WA 98239

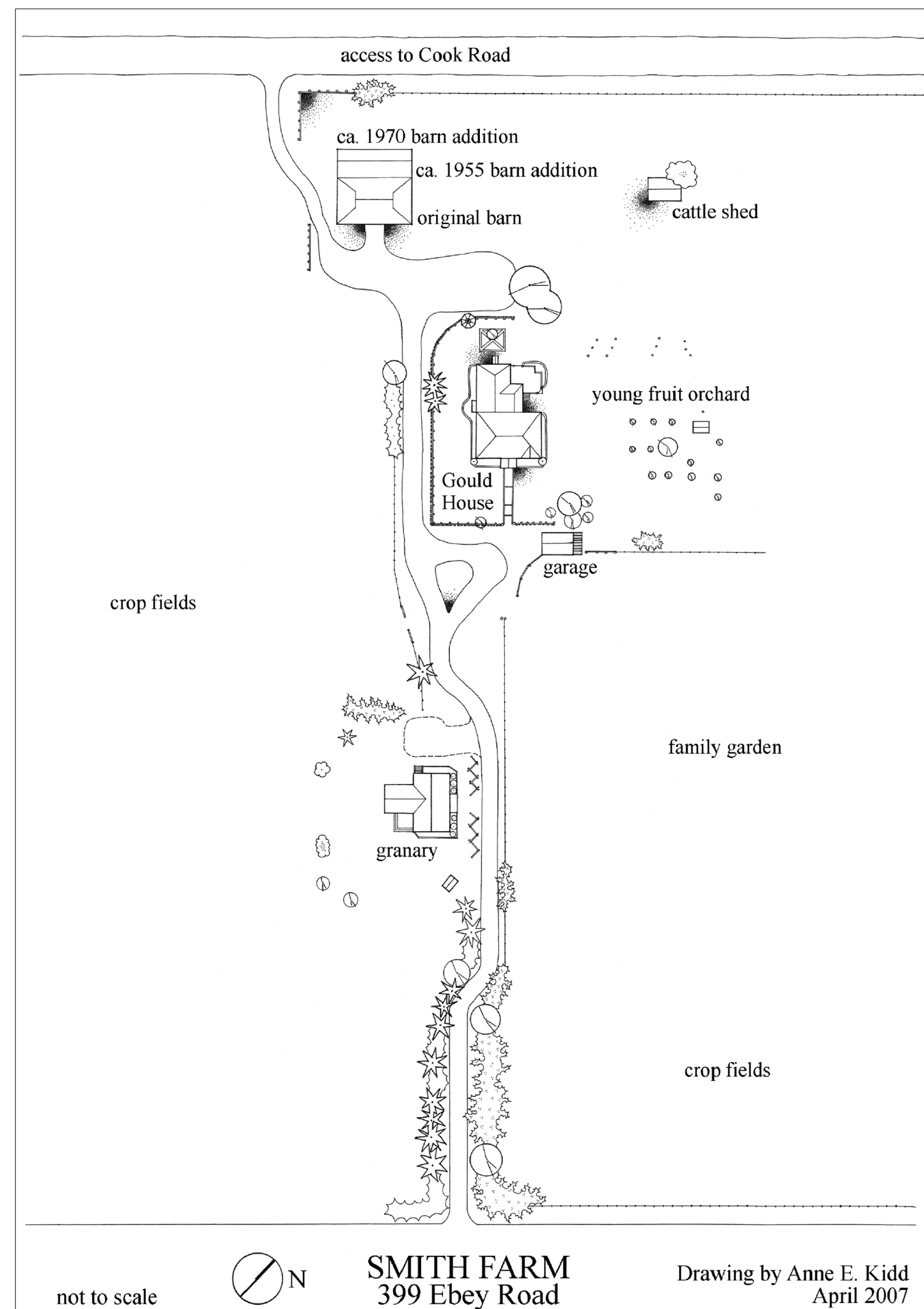


SMITH FARM BARN

With the passing of the Donation Land Claim (DLC) Act in 1850, Congress agreed to grant land in the Oregon Territory to American settlers willing to farm it. As a result, settlement of Central Whidbey Island accelerated. Among these early settlers was Colonel Isaac Neff Ebey. On October 15, 1850, he staked his claim on 640 acres of prairie south of Penn Cove, and began farming. Ebey went on to play a key political role in the area, helping to form Island County, the state of Washington, and serving as district attorney.

After his death on August 11, 1857, at the hands of Tlingit Indians, Ebey's DLC was locked in litigation for ten years. It was eventually divided between his two sons. In 1868, Eason sold his portion of his father's DLC to John Gould. For forty years Gould leased the farm to tenant farmers, first Edward Jenne and his family, and later to Harry Smith, Jenne's brother-in-law. In 1919, the farm was sold to Harry and his wife, Georgia Smith, and has since passed through generations of the Smith family. Currently, it is owned by Harry and Georgia's grandson, Karl (Bill) Smith.

As the science of farming and technology advanced, so did the landscape of the Smith farm. What started as a diversified farm used to raise grain, potatoes, pigs, chickens, and cows, primarily to fit the needs of the family, soon transitioned into sheep herds raised for meat and wool. It later became a beef cattle farm. First cultivated by horse and man, the fields of the farm in turn saw the development of threshing machines, combines, and tractors.



The farmhouse on the property dates back to before the turn of the twentieth century. The existing barn and granary were also built around that time. The barn's construction type is typical of the area. Its hip-on-gable roof and two-story interior central space allowed ample room to store loose hay, with space for animal pens and milking stanchions around the perimeter. Also, the farm's location in the middle of Ebey's Prairie makes it a significant feature in the cultural landscape of the Ebey's Landing National Historical Reserve.

The Smith farm property was documented by Anne E. Kidd, candidate for Master of Science in Historic Preservation at the University of Oregon, (Kingston Heath, Director) during the 2006 and 2007 school years. The project was executed as a terminal project under the guidance of Donald Peting, Professor Emeritus in Architecture at the University of Oregon, Hank Florence, National Park Service Historical Architect, Leland Roth, Professor of Art History at the University of Oregon, and Dan Powell, Professor of Art in Photography at the University of Oregon. The National Park Service and the Student Conservation Association sponsored the project. Anne E. Kidd performed the field recording, large format photography, and historical documentation. Karen L. Kidd assisted with the field recording. Ebey's Landing National Historical Reserve and the community of Coupeville, Washington, provided additional support and assistance.

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

SMITH FARM, BARN
399 Ebey Road
Coupeville vicinity
Island County
Washington

HABS WA-249-A

INDEX TO BLACK AND WHITE PHOTOGRAPHS

Anne E. Kidd, photographer, April 2006

- | | |
|------------|---|
| WA-249-A-1 | BARN EXTERIOR PERSPECTIVE OF SOUTH AND EAST FAÇADES, LOOKING WEST. (This image shows the barn's hip-on-gable roof with the mid-1950s and early 1970s shed additions on its north side.) |
| WA-249-A-2 | BARN EXTERIOR PERSPECTIVE OF WEST FAÇADE FROM ACCESS ROAD, LOOKING EAST. (A shed addition was added to the north end of the barn in the mid-1950s for squash storage. Another addition was built in the early 1970s to provide feeding and watering troughs for cattle. This image also shows the granary, on the right.) |
| WA-249-A-3 | INTERIOR OF SOUTHWEST CORNER, LOOKING WEST WITH CARRIAGE STORED IN HAY LOFT. (The barn's wide truss span allowed for an open floor plan. This was originally divided into three distinct spaces: milking stanchions, loose hay storage, and horse stalls.) |
| WA-249-A-4 | INTERIOR SHOWING POST AND BEAM CONSTRUCTION AND TRUSS CONFIGURATION LOOKING WEST. (The barn's plank floor was removed due to decay and rot. The barn now has a dirt floor.) |



HABS WA-249-A-1

HABS WA-249-A-2





HABS WA 249-A-3

HABS WA-249-A-4

