EBEY'S LANDING NATIONAL HISTORICAL RESERVE:

A MODEL FOR SUCCESS IN PRESERVATION

by

ASHLEY DAVIS

A TERMINAL PROJECT

Presented to the Interdisciplinary Studies Program: Historic Preservation
and the Graduate School of the University of Oregon
in partial fulfillment of the requirements
for the degree of
Master of Science

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University of Oregon Historic Preservation Program

Terminal Project Approval Page

Student: Ashley Davis

Title: Ebey's Landing National Historical Reserve: A Model for Success in Preservation

This Terminal Project has been accepted and approved in partial fulfillment of the requirements for the Master of Science degree in the Historic Preservation Program by:

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TERMINAL PROJECT ABSTRACT

Ashley N. Davis

Master of Science

Interdisciplinary Studies Program: Historic Preservation

June 2012

Title: Ebey's Landing National Historical Reserve: A Model for Success in Preservation

There is a shift that has been taking place in the west for a while now, and it is moving the focus of many National Park Service sites away from federal land ownership. This change revolves around the many controversies that come into effect when too much land is owned by the government. One of the categories affected by this shift includes that of historic preservation. Ebey's Landing National Historical Reserve is one of the places that are addressing this change. Through a unique management setup, with the regular involvement of the residents, and various programs created to prevent such controversy, Ebey's Landing NHR is resolving many of the issues that other NPS sectors face today. It is a breathtaking cultural landscape that integrates historic preservation practices into the daily lives its community members and is a model for other sites to follow as this change reaches those areas.

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I wish to thank Don Peting for his assistance with this project and his guidance throughout my time at the University of Oregon. I would also like to express sincere appreciation to Craig Holmquist, for his abundant help and enthusiasm regarding this project and my education in the UO Historic Preservation Program. Special thanks are due to Suzi Pengilly, for her keen eye and collaboration with editing this project. In addition, my gratitude goes out to the knowledgeable Harrison Goodall and to all those at Ebey's Landing National Historical Reserve that helped me to demonstrate part of what makes it such a unique and spectacular place.

Dedicated to my family and my fiancé, for their infinite love and support;
I could not have done this without you all.

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CHAPTER I

INTRODUCTION

Ebey's Landing National Historical Reserve is a breathtaking cultural landscape that integrates historic preservation into the daily lives of its community members. The Reserve is located on beautiful Whidbey Island, Washington and is home to a dynamic rural community. Many people that visit the area do not realize the extent of the Reserve. It includes 17,572 acres with 17 farms, 400 plus historical structures, two state parks, native prairies, miles of shoreline, a network of trails, and the second oldest town in Washington, Coupeville.[1] On any given weekend this bountiful location plays host to public events that celebrate what it is to live and work in the Reserve. The Arts and Crafts Festival, the Penn Cove Mussel Festival, and the Saturday Farmer's Markets are just a few examples of such events that take place in Coupeville. The lively residents understand and respect what it means to be a part of this community, and it shows. In a message from the Trust Board of Ebey's Landing National Historical Reserve, residents and Trust Board members, said the following:

> Ebey's Reserve is a national model for sustainable development in rural communities. It is the only remaining area in the Puget Sound region where a broad spectrum of Northwest history is clearly visible on the land, and protected within a landscape that is lived in and actively farmed. It is a place that is sustained using contemporary conservation strategies, local stewardship, and by leaving the land in primarily private ownership, while preserving its historic, cultural, and rural character.[2]

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[1] National Park Service. "Ebey's Landing National Historical Reserve: Park Home," U.S. Department of the Interior, http://www.nps.gov/ebla/index.htm (accessed October 2011).

[2] Ebey's Landing National Historical Reserve, U.S. Department of the Interior, Harpers Ferry Center Interpretive Planning, National Park Service, and Pacific West Region, "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," Ebey's Landing website under Park Planning documents, http://www.nps.gov/ebla/parkmgmt/upload/2010EbeysLRIP-pdf.pdf (accessed May 2012), 1.

Reserve History and Management Structure

The general character of the Reserve has been depicted well by the previous statement. However, to better understand the Reserve, one must also know about the management structure and the history behind its creation. Ebey's Landing is the nation's first Historical Reserve, created in 1978 to protect the rural working landscape and community on Central Whidbey Island. It is unique because Congress determined that the Reserve would remain primarily under private ownership. The enabling legislation that created the Reserve includes the following:

> Section 508 of the Parks and Recreation Act of 1978 (Public Law 95-625) established Ebey's Landing National Historical Reserve. Its boundaries are the same as those of the Central Whidbey Island Historic District established in 1973. The Reserve comprises an area of approximately 17,572 acres: 13, 617 acres of land and 3,955 surface acres of water (Penn Cove). Approximately 2,023 acres are protected with NPS-held conservation easements and 684 acres are NPS-owned in fee.[3]

It is a non-traditional National Park Service unit based on partnerships; and the enabling legislation called for the Reserve to be managed by a unit of local government.[4] This unit, "created by a cooperative planning process between the NPS, the state, county, and town governments, and the residents,"[5] has taken the form of a 9-member Trust Board of residents and local government leaders.[6]

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[3] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," 5.

[4] National Park Service. "Ebey's Landing National Historical Reserve: Park Management," U.S. Department of the Interior, http://www.nps.gov/ebla/parkmgmt/index.htm (accessed October 2011).

[5] National Park Service. "Ebey's Landing National Historical Reserve: Park Home," U.S. Department of the Interior, http://www.nps.gov/ebla/index.htm (accessed October 2011).

[6] Ibid.

The Trust Board of Ebey's Landing National Historical Reserve is composed of seven residents (3 appointed by the Town of Coupeville and 4 by Island County),[7] a representative from Washington State Parks, and a representative from the National Park Service. This board takes the place of a traditional Park Superintendent, the typical manager for National Park units. The board members are there as volunteers and their four year appointments are staggered to ensure continuity. A full-time Manager and an Administrative Assistant help to coordinate preservation projects within the Reserve. The Manager, the Board, and the Administrative Assistant serve as advocates for preservation. Due to the amount of land that is in private ownership, having Trust Board members who are a part of the community is helpful in balancing the needs of the residents with the protection of the Reserve's numerous resources.[8]

To elaborate further on how Central Whidbey Island is managed, the relationships between the partners that work there must be explained. The four main types of government representatives that work on the Trust Board are from the Town of Coupeville, Island County, Washington State Parks, and the National Park Service. "On July 23, 1988, an Inter-local Agreement for the Administration of the Reserve established this joint interagency administrative board for management of the Reserve."[9] The following are the responsibilities of each of the four sectors of government:

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[7] National Park Service. "Ebey's Landing National Historical Reserve: *Final General Management Plan and Environmental Impact Statement*," U.S. Department of the Interior: Pacific West Region-Seattle Office, http://parkplanning.nps.gov/documentsList.cfm?parkID=298&projectID=11188 (accessed March 2012), chapter 1.

[8] National Park Service, "Park Management," http://www.nps.gov/ebla/parkmgmt/index.htm.

[9] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," 5.

Town of Coupeville: is to use the Reserve's General Management Plan as an element of the town's Comprehensive Plan to assist the Reserve in the protection and stewardship of the cultural landscape and historic properties. The town will annually provide in-kind financial support and may provide other direct or indirect financial support. The town of Coupeville will also implement sound planning and development regulations and ordinances that work toward preserving the character of the Reserve.[10]

Island County: will use the Reserve's GMP as an element of the county's comprehensive plan to assist the Reserve in the protection and stewardship of the cultural landscape and historic properties. This would be achieved through sound land use planning practices for all private properties outside of Coupeville and within the Reserve. In addition, the county will annually provide direct and in-kind financial support up to 50 percent of the operating costs of the Reserve (subject to limitation in annually appropriated budget).[11]

Washington State Parks: will use the Reserve's General Management Plan as a planning tool for projects and facilities within the Reserve. Washington State Parks' role is stewardship of State Park lands: Ebey's Landing, Fort Casey, and Fort Ebey state parks. This includes promoting public activities on state lands that are compatible with the overall purposes of the Reserve. In addition, Washington State Parks may provide financial assistance through public grants or other financial support, including in-kind contributions to the Trust Board. State Parks will consult with the Trust Board in exercising its responsibilities and authority within the Reserve.[12]

National Park Service: has five primary responsibilities: operations (including maintenance) and management of federal lands, resources, and programs; developing and periodically updating the General Management Plan for the Reserve in collaboration with the Trust Board; participating as one of nine members on the Reserve's Trust Board; requesting appropriations for budget; and providing senior policy level oversight of Trust Board management of the Reserve.[13]

Finally, because Ebey's Landing NHR is a unit of the National Park System, the Reserve has the right to access the services and support that all NPS sites receive. Services,

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[10] "Ebey's Landing National Historical Reserve: *Final General Management Plan and Environmental Impact Statement*," chapter 1 page 3.

[11] Ibid, page 2.

[12] Ibid, page 3.

[13] Ibid, page 3.

support, and technical assistance can be found, by the Reserve, through the NPS Pacific West Region—Seattle Office and other regional NPS park units.[14]

The other enthusiastic partners involved with preservation work at the Reserve includes the University of Oregon, volunteers from both in and outside of the community, the Lion's Club, and Harrison Goodall. Mr. Goodall is a resident that continually volunteers his time to helping protect the Reserve's assets through technical preservation assistance. He is an Architectural Conservator, Preservation / Maintenance Trainer, Wood Specialist, and Consultant (with a background in facilities management, teaching / education, and epoxy stabilization) who sits on the Langley Historic Preservation Commission on Whidbey Island.[15]

All of the partners involved, in combination with grant funding, NHR management, and the latest Design Guidelines have resulted in preservation becoming a much more efficient process within the Reserve. Ebey's Landing NHR is set up in such a way that allows for a uniquely modified version of preservation to flourish. The rich history that is present and the willingness of the residential populace to protect that history, make it that much easier. The National Park Service continues to work with Washington State Parks, Island County, and the Town of Coupeville for the on-going protection of this historic rural landscape. [16]

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[14] Ibid, page 4.

[15] Harrison Goodall, "Ebey Road Farms Granary: Attachment Washington State Heritage Barn Application," (Langley, October 2009), 18.

[16] National Park Service, "Park Management," http://www.nps.gov/ebla/parkmgmt/index.htm.

Reserve Preservation Projects and Grant Funding

Ebey's Landing NHR regularly conducts preservation projects throughout the year and the Ebey's Forever Fund matching grant plays a large part in financially supporting many of those projects. The buildings that received grant money from the fund for 2011 are the Big Red Barn, the Coupeville Wharf, the Hancock Granary, the Kineth Water Tower, Penn Cover Pottery, the Sheepherder's Cabin, the Sherman Farms' Barn, and the Zylstra Law Office. This project discusses the Coupeville Wharf, the Zylstra Law Office, the LeSourd Granary, the Ferry House, and the Engle Farm Cluster through case studies that will provide a brief historical context, proposed work plans, drawings, and conclusions about the successes of each particular project.

Definitions

For the purpose of this project, a cultural landscape addresses both the natural and built environment within which the culture of that location has thrived. Sustainability, within the Reserve, and in relation to this project, can be defined as a form of preservation; by building something that can withstand the damages of time and preserving it, the residents of this NHR have improved upon an existing sustainable building method. Preservation, as defined by the Secretary of the Interior's Standards, is "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property;"[17] but this definition must be combined with some flexibility for Ebey's Landing NHR so that the community is able to grow and thrive.

[17] Kay D. Weeks and Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," (Washington D.C.: U.S. Department of the Interior, 1995), 19.

Statement of Purpose

The purpose of this Terminal Project is to provide a model for success in preservation that addresses the 21st century shift in land ownership (away from federally owned land), within the National Park Service, and to help make that transition smoother. The other reasons for this project are as follows:

1. Define the significance of Ebey's Landing National Historical Reserve, as a unique sector of the National Park Service, to the field of Historic Preservation.
2. Add an updated document to the available preservation literature pertaining to Ebey's Landing NHR, and bridge some of the gaps between the various types of preservation information available in the Reserve.
3. Showcase some of the Reserve's preservation endeavors through five case studies.
4. Demonstrate the success story at Ebey's Landing NHR by reviewing various strategies used to preserve this rural cultural landscape, and comparing them to other similar places.

The significance of this study, to the field of Historic Preservation, is to provide an example of a community that excels at making preservation a way of life rather than a sporadic chore. The setting and current management structure of the Ebey's Landing National Historical Reserve makes this place a model of success for implementing preservation processes into the regular practices of the residents.

CHAPTER II

LITERATURE REVIEW

This narrative literature review covers some of the wealth of information that pertains to historic preservation at Ebey's Landing National Historical Reserve. It also shows some of the good sources that are available for the community members to use when commencing with their preservation work. Part of the aim of this document as a whole is to add to this literature; and to provide an updated source that may be consulted for information regarding the five case study properties, some background history of the Reserve, or an understanding of why the Reserve is a viable model for preservation success. There is a plethora of written documentation that pertains to the Reserve, all of which is valuable information; however not all of it is necessarily relevant to preservation within the Reserve. Therefore, this project will discuss only those documents that cover that topic in particular.

Sources Reviewed

The first source reviewed is a Master's Thesis, by Heather D. Goodson, titled "An Evaluation of Ebey's Landing National Historical Reserve: A Case Study in Cultural Landscape Preservation."[18] It was written to present the reader with general lessons regarding cultural landscape preservation as a tool for growth management.[19] In this source the author is dealing with the topics of cultural landscapes and the planning

[18] Heather D. Goodson, "An Evaluation of Ebey's Landing National Historical Reserve: A Case Study in Cultural Landscape Preservation," (Master's thesis, University of Oregon, March 2004).

[19] Goodson, 3.

involved with preserving those landscapes. The information from Goodson's thesis, that is relevant to this terminal project, is primarily the Reserve's background history. The chapters used to develop a comprehensive background were Cultural Landscape Preservation, National Park Service, Growth Management, and the Creation of the Reserve. Awareness of the Reserve, Vision of the Reserve, and the Positive and Negative Aspects of the Reserve were also helpful.[20] This document is useful because it is a more recent look at the Cultural Landscape Preservation that takes place on the island. Another similar source is "Reading the Cultural Landscape: Ebey's Landing National Historical Reserve,"[21] which provides helpful background information on the site as well. The chapters for Landscape Development and Settlement Patterns, Reading the Landscape, and Preservation Principles directly pertain to preservation work on the island. This source is now dated so part of the research for this Terminal Project was to fill in the gaps of information. Both of these resources are considered off-site sources of research and were acquired on the University of Oregon campus through the Architecture and Allied Arts Library; they are available for students to check out at any time.

Typically on the island, before any preservation work begins, someone is responsible for compiling a report that represents all of the aspects of the property that are important to the overall work process. Such a document could include a condition assessment, work strategy proposals, drawings or maps of the property, photo and written documentation, and any logistics that would need to be covered. Also, there is often a grant application that is submitted in order to better fund the preservation undertaking.

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[20] Ibid.

[21] Cathy A. Gilbert. *Reading the Cultural Landscape: Ebey's Landing National Historical Reserve*. (Seattle, Washington: National Park Service Pacific Northwest Regional Office Cultural Resource Division, 1985).

There are a great number of these reports available in the Reserve. One example is the "Alexander Blockhouse: Condition Assessment and Preservation Plan,"[22] which is a condition assessment completed by Harrison Goodall, a resident of Ebey's Landing that contributes his time and great skills to the preservation work in the Reserve. This assessment is one of the many works compiled by Mr. Goodall in order to better help the residents protect the important physical history of the island. The "Rosehip Farm Buildings: Summary Condition Overview"[23] was completed by Harrison Goodall for the owner of the farm. It is not as in depth as the "Alexander Blockhouse: Condition Assessment / Preservation Plan," but it is thorough. Mr. Goodall frequently completes condition guides as well as stabilization plans, such as the "Sheepherder's House: Stabilization Plan."[24] In the summer of 2011, he completed the preservation work proposed by the "Sheepherder's House: Stabilization Plan" with a group of teachers as his volunteer construction workers. A copy of this Plan can be accessed in Appendix A at the end of this document. Among so many other projects, he is also regularly working on his database that catalogues the historic properties in the Reserve and determines the level of need for preservation work for each place. This dedicated resident is one of the reasons that the protection of Ebey's Landing NHR's historic resources is not neglected.

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[22] Harrison Goodall. "Alexander Blockhouse: Condition Assessment / Preservation Plan," (Island County Historical Society, June 2007).

[23] Harrison Goodall. "Rosehip Farm Buildings: Summary Condition Overview," (February 2010).

[24] Harrison Goodall. "Sheepherder's House: Stabilization Plan," (Ebey's Landing National Historical Reserve, February 2011).

The Ebey's Landing National Historical Reserve link[25] on the National Park Service website can be utilized for research on Ebey's background history and culture, access to Reserve photos, information on Park Management, and current information about the Annual Preservation Field School. It is updated regularly by the National Park Service as well as by members of the Reserve and Trust Board. On the website, one can find the link to the Ebey's Landing National Historical Reserve Final General Management Plan and Environmental Impact Statement.[26] Both documents are helpful in guiding any research regarding the Reserve management, with respect to the preservation and sustainability of the site. Also, the Town of Coupeville website can be accessed for information about Coupeville's Comprehensive Management Plan, Historic Preservation Commission information, newsletters, Coupeville town officials and departments, general forms and applications, town hall information, Shoreline Master Program, climate protection and sustainability information,[27] and the Design Guidelines. These internet resources are considered both on-site and off-site sources.

The "Design Guidelines"[28] paper is one of the most recent and complete forms of research and guidelines that the Reserve will use for preservation work. The Town of Coupeville, Island County, and the Trust Board of Ebey's Reserve compiled this effective, concise tool for the residents of Ebey's Landing NHR to utilize in their

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[25] National Park Service, "Ebey's Landing: Park Home."

[26] National Park Service, "Ebey's Landing National Historical Reserve Final General Management Plan and Environmental Impact Statement," U.S. Department of Interior. http://parkplanning.nps.gov/document.cfm?parkID=298&projectID=11188&documentID=16988 (accessed November 2011).

[27] Town of Coupeville. "Sustainability News," http://www.townofcoupeville.org/sustainability.htm (accessed May 2012).

[28] Town of Coupeville, Island County, and Trust Board of Ebey's Reserve. "Design Guidelines," (Ebey's Landing National Historical Reserve, October 3, 2011).

preservation endeavors. The beginning of the Guidelines presents the readers with a Quick Guide that allows them to use the document with ease. A useful flow chart follows the title page. This directs the Guide's users to the exact information that is relevant to their projects, which saves the user a lot of time. Rather than having to browse the whole guide the reader can simply turn to where they need to be. The Table of Contents comes after this Quick Guide and the Design Guidelines document covers an Introduction to the development of the Reserve, a Design Review Process, and Design Guidelines Background (such as Getting Started the Right Way, Approaches to Historic Preservation, Secretary of the Interior's Standards, and Character Defining Features). Ebey's Reserve Design Guidelines, that are site-specific, come after the Background and cover the following list of topics: specific repairs, maintenance, replacement in kind, minor changes, alterations, additions, land division, site development, new construction, painting and colors, signs, lighting, fences, parking and driveways, sidewalks and paths, mechanical equipment and service areas, sustainability and energy conservation, relocation or demolition of historic buildings, residential communications and amateur radio antennas, and even commercial communication towers. Finally, the document also reviews Farms & Agricultural Structures as well as The Heritage Farm Program and Architectural Styles in the Reserve. It is thorough and easy to use for everyone from preservation enthusiasts to experienced preservationists. There are so many types of guidebooks available and they can be overwhelming and hard to navigate so it is refreshing to see a source like this available to the community that is site-specific and comprehensive. A link to this document can be found in Appendix A or it can be accessed through the Town of Coupeville's website.

The "Blue Books"[29] as they are commonly referred to in the Reserve, also known as the "Ebey's Landing National Historical Reserve PNRO Inventory," provide a brief survey and some background information for the historic properties within Ebey's Landing NHR. This inventory covers the historic uses of a property, a physical description of that property, construction dates, and a short history. These are also considered on-site resources and can be accessed through the NPS or the Trust Board office.

Concluding this literature review are *the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings,*[30] which help to guide the preservation projects within the Reserve. The Standards are reliable, as they are a standardized set of guidelines provided by the government for preservation work. However, these Standards are interpreted differently at each location and are adapted to the projects on an individual basis. The *SOI Standards*, as they are often referred to, have become a widespread source and therefore can be easily accessed online; a link is located in Appendix A.

The SOI Standards include an Introduction to the Standards and Guidelines then leads into Building Exteriors. Preservation of Historic Features and Design for Missing Historic Features for Masonry, Wood, and Architectural Metals are all covered. Then Preservation of Historic Features, Design for Missing Historic Features, and Additions / Alterations for the New Use pertaining to Roofs is addressed. The Standards go on to

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[29] National Park Service. "*PNRO Inventory*." (Cultural Resources Division Pacific Northwest Region, 1984).

[30] National Park Service. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," http://www.nps.gov/hps/tps/standguide/ (accessed March 2012).

cover the same categories for Windows, Entrances and Porches, and Storefronts. Following the Building Exterior section is the Building Interior Section. This part delves into the Preservation of Historic Features and Alterations as well as Additions for the New Use pertaining to Structural Systems. Preservation of Historic Spaces, Features, and Finishes, Design for Missing Historic Features and Finishes, Alterations / Additions for the New Use regarding Interior Spaces, and Features and Finishes come after that. Finally in the Building Interior section, Mechanical Systems are covered and that information is divided between the heading Preservation of Historic Features and Alterations / Additions for the New Use. Building Site and District / Neighborhood are discussed under the same category headings as the other sections and the SOI Standards end with Health and Safety Code Requirements, Energy Retrofitting, and New Additions to Historic Buildings. The Secretary of the Interior's Standards should be consulted prior to beginning any preservation undertaking and should be followed as closely as is possible. Each site will interpret the Standards differently; Ebey's Landing NHR applies them with some flexibility so that the community is able to grow alongside the preservation work that takes place.

Review Conclusion

On-site sources are readily available for those individuals seeking to learn more about Ebey's Landing NHR. Information related to historic preservation can be found through, and research can be directed by, the Ebey's Landing National Park Service branch, the Trust Board of Ebey's Landing National Historical Reserve, the Island County Historical Society and Museum, and any number of the well-informed residents.

The Literature Review covered part of the written material available to those individuals seeking resources that can aid them in their preservation work at Ebey's Landing NHR. It also covered sources that were highly utilized for background information on the Reserve. This section discussed a portion of the available information that was studied during the research process of this project. Other technical building sources should be consulted prior to beginning any historic preservation work.

CHAPTER III

MATERIALS AND METHODOLOGY

The information from the Literature Review section, that is available to the public, currently helps to reinforce the success of the preservation work being completed within the Reserve and also enlightened the whole of this Terminal Project. The methodology used to write this document included research conducted on and off site.

Overview

Off-site research was limited due to the particular nature of this project and the need for local sources. Research and documentation visits to Ebey's Landing National Historical Reserve were made for photo documentation (not HABS photo documentation but photo documentation for the case studies), field notes, and the collection of resources.

The resource types collected made up the following list: historic photos, old newspapers, site plans, grant applications, printed emails, letters, work proposals, stabilization plans and proposals, field school documents, plan drawings, printed CAD drawings, inventory sheets, reports, HABS reports by Anne E. Kidd, and other articles pertaining to the Reserve. Consultations and case study research for each of the five properties were executed on site as well. Meetings and consultations with some of the case study property owners, as well as with other residents (namely Harrison Goodall), were made but conversations were not recorded with the purpose of being quoted or referenced, rather they were made to provide a comprehensive view of the sites in order to better compose descriptions. No interviews or subjects were used in this project, as it

was not necessary in order to convey the success of the preservation work within the Reserve. Written, as well as photo, documentation produced by Anne E. Kidd, Harrison Goodall, the National Park Service, the Trust Board of Ebey's, and many others were used as resources during the research portion of this project. Original photos and sketches were produced as well. The sketches were part of field notes made during case study site visits and the photos were taken simultaneously (but some photos are from previous visits to Whidbey Island). Data sheets for surveys were also made prior to site visits and filled out when on and off site depending on time limitations. Resources were accessed through digital as well as hard copy format.

The concept for this project was developed over a five month period of collaboration with Craig Holmquist, the Operations Manager for the National Park Service branch at Ebey's Landing National Historical Reserve, and Don Peting, Emeritus Professor of Architecture and former Historic Preservation Program Director (former Pacific Northwest Preservation Field School Director and former Associate Dean for the School of Architecture and Allied Arts). The first three months of that five month development period were spent in the Research Methods & Proposal course required for the Master of Science degree in Historic Preservation. The final product for that course was the proposal for this Terminal Project. Once approved, the project took an additional five month period to complete, within which it evolved from the original concept several times. It was created in order to bridge some of the gaps between the various types of preservation information available in the Reserve and to provide a source that could further direct individuals to those existing resources. In part, it is a resource for the way finding of resources.

Methods of Application for this Terminal Project

- To be used by those individuals seeking to gain a better understanding of Ebey's Landing National Historical Reserve and how it operates
- To be used by visitors of the Reserve to better comprehend what makes this place so special and what makes it function so well as a model for the inclusion of preservation into the daily lives of its residents
- To be used by the Ebey's Landing NHR National Park Service sector as documentation of some of the preservation work that has been completed / will be completed within the Reserve
- To aid in providing a more comprehensive look at some of the written tools available for consultation prior to engaging in preservation undertakings
- To be available for use as a source that provides a comparative analysis of the management of Ebey's Landing NHR versus the management of other significant preservation sites
- To be available for reference on the Ebey's Landing National Historical Reserve website through the National Park Service and available at the Trust Board of Ebey's library

CHAPTER IV

HISTORIC PRESERVATION CASE STUDIES

This chapter consists of five case studies about sites within Ebey's Landing National Historical Reserve that are examples of completed, or on-going, preservation projects. The Coupeville Wharf, Zylstra Law Office, LeSourd Granary, Ferry House, and Engle Farm Cluster are the properties covered. Each case study includes a section for the History, for the Plans, Drawings, and Preservation Methods, and for the Significance to Preservation and Conclusions.

Case Study I – The Coupeville Wharf

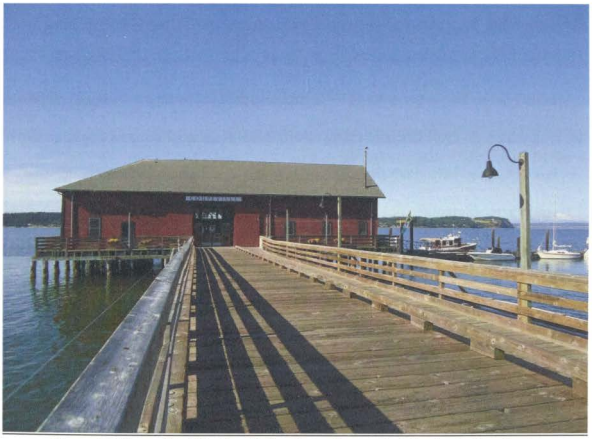

Figure 1.1 Coupeville Wharf south façade, looking north; taken by Ashley Davis.

The Coupeville Wharf (Figure 1.1) is located at 26 Front Street in Coupeville, on Whidbey Island, Washington. Built in 1905, it has become an iconic part of the physical history of Coupeville and the Reserve. It is 4,140 square feet in dimension and originally used for grain storage and transshipment; today it is a community social site that houses a tourist shop, a restaurant, and is used as a marina.[31] This case study is an example of an ongoing, multifaceted preservation project.

History

The funding used to construct the Coupeville Wharf and Warehouse was raised by a local farmers and merchants corporation circa 1905. Currently, the Wharf is owned by the Port of Coupeville and accessed by residents, tourists, and pleasure boaters alike. There were originally roof towers attached to the Warehouse, but in 1995 they were taken away for adaptive reuse purposes and new windows along with doors on the south, east, and north facades were all added to the building.[32] The property is part of the Central Whidbey Island Historic District. It is significant under National Register criterion A; for its association with transportation, which was an important theme, between 1871 and 1910, to the community from the time of early settlement and community development.[33] Despite the changes made over the years, the property still retains the integrity of its

[31] Trust Board of Ebey's Landing National Historical Reserve, "Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf," (Coupeville, Washington, February 17, 2011), section 7.

[32] National Park Service. "Ebey's Landing National Historical Reserve: PNRO Inventory for Wharf Warehouse and Dock," (Seattle, Washington: National Park Service Pacific Northwest Region Cultural Resource Division).

[33] Ibid.

setting, feeling, materials, location, workmanship, design, and association.[34] The Port's property tax levy finances this public building and it is open daily from 8:00am to 6:00pm for the local schools, the residents, and thousands of annual tourists.[35]

Plans, Drawings, and Preservation Methods

According to the 2011 Ebey's Reserve Heritage Building Grant Application for the Wharf, the proposed project summary was as follows:

> The exterior walls of the Coupeville Wharf are seriously weathered. Last year, the Port of Coupeville was able to restore the west wall using cedar siding salvaged from a local building that was later demolished. Volunteers salvaged, prepared, and installed the siding and the Port paid to have the wall painted. The south wall (front facade) of the wharf is now the most in need of similar preservation. Considerable salvaged wood is still in hand and the same group of volunteers has offered to restore the south wall. Some additional cedar will need to be purchased and the restored south wall will require painting. The Port's resources are committed this year (2011) to repairing and replacing badly deteriorated metal work at the Wharf and marina, therefore, it would be most helpful if a grant could contribute to the project of restoring the south wall (seen below in Figure 1.2).[36]

The condition of the building in 2011 varied based on which sides were most exposed to the elements versus what repair work had been completed thus far. As of February 2011, the roof, rafters, and sills were noted to be in good condition. The foundation, posts, bracing, windows, doors, and pilings were recorded as being in fair condition, whereas the exterior siding was deteriorated and needed the most attention.[37]

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[34] Ibid.

[35] Trust Board of Ebey's Landing National Historical Reserve. "Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf." (Coupeville, Washington, February 17, 2011), section 11.

[36] "Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf," section 7.

[37] Ibid.

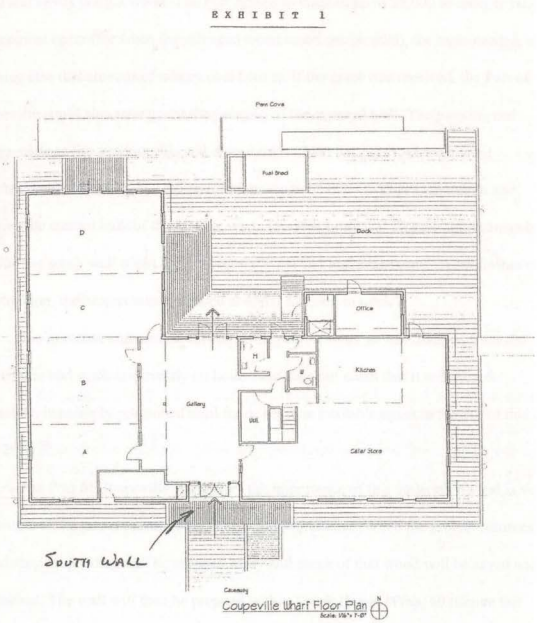

Figure 1.2 Coupeville Wharf Floor Plan depicting the south wall.

In 2011, the same local volunteers that had salvaged the cedar siding from the building located at 105 N. Main Street in Coupeville the previous year, had agreed to provide the 200 man hours of labor (valued at $3,000) pro bono and, under the supervision of a professional sider (who was also a volunteer), they would strip the deteriorated wood from the south wall of the building and replace it with both salvaged

wood and newly bought wood. The Port agreed to commit up to $9,000 in order to buy replacement cedar (for when the salvaged wood could not be used), the tools needed, and anything else that amount of money could cover. If the grant was received, the Port of Coupeville could also arrange for the painting of the restored wall. The painting and repairs made to the window sills and door frames of the 91'x25' wall were to be completed professionally and the restoration was to be done in kind to maintain and improve the current look of the historic wall. The Port estimated that for approximately $12,000 the south wall could be professionally painted and preserved.[38] After further cost investigation, the project was estimated at about $24,000 in total.[39]

Due to recent unexpected expenses, the project timeline has changed from the original one and work is currently on hold. This does not mean that it will be left unfinished, but simply postponed until funds become available again in the fall of this year, 2012.[40]

The Port of Coupeville recognizes the importance of this undertaking and is very committed to the preservation of the Wharf and Warehouse. When the project resumes, the existing drop siding will be stripped away and much of that wood will be saved and refurbished. The wall will then be prepped with a Tyvek House Wrap, 60 minute tar paper, and El Dorado battens (rain screen, drainage plane, and furring strip used under

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[38] "Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf," section 8.

[39] Ibid, section 10.

[40] James M. Patton, email to Carol Casteliano pertaining to the Coupeville Wharf updates, (February 27, 2012).

the exterior cladding)[41] prior to the replacement of the wood siding and the painting of the finished wall. It was confirmed that the Port will save as much of the historic materials as is possible, depending on the varying conditions of the wood.[42] Drawings, photos, and further supplemental documentation can be found in Appendix B under the Coupeville Wharf section.

This project will be completed in a manner of compliance with the *Secretary of the Interior's Standards* that is typical within the Reserve. According to the Ebey's Reserve Heritage Building Grant Applications, the SOI *Standards* must be applied to all of the grant project properties.[43] The following excerpt demonstrates the Port of Coupeville's dedication to this compliance:

> The Port is responsible for protecting the Coupeville Wharf to the maximum extent possible within its resources and cannot afford to miss this opportunity to preserve the integrity of the south wall for the long term future. The Port is mindful of the *Secretary of the Interior's Standards for Rehabilitation* and is committed to retaining and preserving the historic character, appearance, and features of the Coupeville Wharf.[44]

Significance to Preservation and Conclusions

This case study property has been listed as contributing to the Central Whidbey Island Historic District in the National Register of Historic Places 1995 update. The Wharf and Warehouse are owned by the Port of Coupeville and therefore protected by the Comprehensive Plan 2007-2026, which puts the Port in charge of the preservation of the

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[41] El Dorado Battens Company. "Ventilated Wall Battens: State of the Art Rain Screen," http://www.eldoradobattens.com/El_Dorado_Battens/Home.html (accessed May 2012).

[42] James M. Patton, email to Carol Casteliano pertaining to the Coupeville Wharf updates, (February 27, 2012).

[43] Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf," section 8.

[44] Patton, email, February 2012.

building and the entire site.[45] The Comprehensive Plan in effect, regarding the preservation of the Wharf for the next 10-20 years, is dependent upon the money received from the Island County government for an award from the Conservation Futures Fund that will insure the long-term preservation of the Coupeville Wharf. Also, when the Port of Coupeville resumes the project work and has proper funding, then long-term preservation will be much easier. "One of the purposes of this matching grant program is to promote and preserve the Reserve's rural heritage through historic preservation for the benefit of the public."[46] The Port feels that "long term preservation will be impacted by the near-term preservation of the south wall and will contribute greatly to the overall preservation of the Wharf and also afford a much more attractive facility when the tourist season begins after Memorial Day.[47] The project's estimated completion date has been moved, and it is currently assumed that funds will be replenished by fall of 2012 in order to begin the work on the south wall. It is anticipated to be a very successful undertaking based on past experience with the west wall project.

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[45] "Ebey's Reserve Heritage Building Grant Application for the Coupeville Wharf," section 6.

[46] Ibid, section 11.

[47] Ibid.

Case Study II – The Zylstra Law Office

Figure 1.3 Zylstra Law Office south façade, facing north; taken by Ashley Davis.

The Zylstra Law Office (seen above in Figure 1.3) is located at 6 Front Street in Coupeville, on Whidbey Island, Washington. In 1904, the building was originally used as a law office but today it has been converted to a vacation rental.[48] This case study represents a straightforward and successful preservation project that is currently in the process of being completed. Grant money from the Ebey's Forever Fund matching grant was received by the owner in order to complete the necessary preservation work that will protect this building now and into the future.

[48] National Park Service. "Ebey's Landing National Historical Reserve: PNRO Inventory for Samsel / Zylstra Law Office," (Seattle, Washington: National Park Service Pacific Northwest Region Cultural Resource Division).

History

Like the Coupeville Wharf and Warehouse, the Zylstra Law Office is also listed as contributing to the Central Whidbey Island Historic District; in the National Register of Historic Places as of the 1995 update. The property is not currently protected through a conservation easement, transfer of development rights, or any other program providing conservation or preservation incentives. The original name of the property was the Samsel / Zylstra Law Office but it was later shortened to the Zylstra Law Office.[49] This wood frame building, set on post and block foundation, was constructed circa 1904 for attorney, John Samsel. James Zylstra, prosecuting attorney for Island County, owned the property by 1906.[50] Originally, it was half the size it is now, with a false front, carved brackets, and a gable roof. For a while it served as a private residence but today it is used as a vacation rental property.[51] The house sits atop an embankment that precedes the shoreline of Penn Cove. It can be reached at the east end of the shops and restaurants that line Front Street in Coupeville.

Plans, Drawings, and Preservation Methods

According to the 2011 Ebey's Reserve Heritage Building Grant Application for the Zylstra Law Office, the submitted project summary discussed building a retaining wall, repairing and replacing the footings (depending on the condition of each one), repairing and replacing the posts along the Front Street façade, installing foundation drainage to

[49] "Ebey's Landing National Historical Reserve: PNRO Inventory for Samsel / Zylstra Law Office."

[50] Ibid.

[51] Ibid.

catch runoff from the street, putting in a new roof and gutters, and also replacing or repairing the windows.[52]

An assessment of the building had determined that the rafters and bracing were in good condition; the exterior siding and doors were in fair condition; the windows and sills were in poor condition; and the foundation, roof, and posts were all deteriorated and in need of replacement.[53] The strategies for the preservation work varied based on the level of need that had been appraised. For the foundation, the proposed strategy was to stabilize the bank under the front of the building using a retaining wall. Then, the owner would install concrete footings for each of the support beams and put in a foundation drain to improve the handling of any ground water and street runoff that occurred. Finally, the existing footings would be retrofitted for earthquakes to augment the structural integrity of the house.[54] When it came to addressing the roof, the existing asphalt shingles would need to be removed and the suggested new material was standing seam metal roofing (which would make the replacement not in-kind). Once completed, the next step was to install new gutters and downspouts.[55] For the windows and French doors, the process was to include the replacement of the single pane, wood frame windows and the French doors, with new Low E (Low-emittance coating) wood windows and doors.[56] Including the requested $15,000 of grant money, the total cost of this

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[52] Trust Board of Ebey's Landing National Historical Reserve. "Ebey's Reserve Heritage Building Grant Application for the Zylstra Law Office." (Coupeville, Washington, February 17, 2011), section 5.

[53] "Ebey's Reserve Heritage Building Grant Application for the Zylstra Law Office," section 7.

[54] Ibid, section 8.

[55] Ibid.

[56] Ibid.

undertaking was estimated at $30,000.[57] As this property is also a recipient of money from the Ebey's Forever Fund matching grant, the *Secretary of the Interior's Standards* must be applied to all work that would be completed. As a result, some changes were made to the project scope and resulted in the following:

A. Roof Replacement (Roofing must be asphalt/composition or like material. Metal is not historically compatible for this building. Roofing material must be approved by Reserve Manager before selection/installation to be eligible for grant reimbursement)

- Remove deteriorated roof fabric from building
- Repair/replace roof sheathing, rafters, structural system as needed with materials to match the original
- Install asphalt/composition roof with materials approved by Reserve Manager
- Repair, replace soffits, fascia, trim as needed
- Repair, replace gutter system to match original[58]

B. Window Rehabilitation

- **Retain and repair** historic wood frame windows (Consult with Reserve Manager and NPS Preservation Crew staff before proceeding for technical support)[59]

C. Structural Stabilization

- Install retaining wall under south side of building
- Install concrete footings to support beams
- Install foundation drain to handle runoff
- Retrofit existing footings for earthquake requirements[60]

This is now the accepted work outline and as of spring 2012, the roof has already been replaced and work is continuing as planned.

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[57] "Ebey's Reserve Heritage Building Grant Application for the Zylstra Law Office," section 10.

[58] Trust Board of Ebey's Landing National Historical Reserve. "TBHB Grant#05110008 Attachment #2 Scope of Work." (Coupeville, Washington, 2012), 2.

[59] Ibid.

[60] Ibid.

Significance to Preservation and Conclusions

One of the reasons this matching grant program is so important to this community is because it increases the protection of the Reserve's physical history. The three categories that impact these grant recipient properties are long term preservation, visibility of the building(s) from the public roads, and / or the occasional public access for special events or tours.[61] A property is more likely to receive grant funding if it reflects at least one of those three options. The Zylstra Law Office is located on Front Street in Downtown Coupeville, the most prominent street for tourism in Coupeville, making the preservation of this vacation rental publicly beneficial. The building is available for reservations and for scheduled tours year round.[62] Both of these things also factor into the public benefit category. By stabilizing and repairing the foundation as well as replacing the roof, the building will be protected from further deterioration and from earthquake damage; thus promoting the long term preservation of the Zylstra Law Office. The roof has already been replaced (with composition shingles) as of spring 2012, and the adjusted work scope is still underway. The Zylstra Law Office will continue to be used as a vacation rental and will be kept occupied regularly.[63]

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[61] "Ebey's Reserve Heritage Building Grant Application for the Zylstra Law Office," section 11.

[62] Ibid.

[63] Ibid.

Case Study III - The LeSourd Granary

Figure 1.4 LeSourd Granary south façade, looking north; taken by Ashley Davis.

The LeSourd Granary (seen above in Figure 1.4) is part of a prominent farm cluster in Central Whidbey Island, within the Ebey's Landing National Historical Reserve, and can be seen on all sides of the property from the surrounding roads. This case study is an example of a completed, successful preservation undertaking in the Reserve. A contractor was hired for the work and grant money was obtained in order to help fund the project. Because of the work completed, there is new potential for the building in the future and the whole farm cluster benefits from the improvement of its parts.[64]

[64] Harrison Goodall, "Ebey Road Farms Granary Attachment Washington State Heritage Barn Grant Application," (Whidbey Island, WA: October 2009).

History

This building is part of the Bishop Farm cluster on Ebey Road. The property is referred to as the LeSourd Farm as well as the Sherman-Bishop Farm. A farm cluster within the Reserve is defined as a central drive with agricultural and residential buildings clustered around it. There is a hierarchy of land use that commonly includes two areas; one domestic and the other work related. Houses, garages, gardens, and sheds form the domestic area. Barns, granaries, storage, equipment sheds, and other outbuildings necessary for the operation of the farm make up the work area. These two hierarchical areas are connected by driveways and paths, usually defined by fences and encompassed by farmland. This relationship allows for easy use of the buildings by farmers. There are many farm clusters that can be seen throughout the Reserve.[65]

In the Donation Land Claim (DLC) Act of 1850, Congress agreed to grant American settlers land in the Oregon Territory if they were willing to farm it. Because of this incentive, the settlement of Central Whidbey Island increased rapidly. "On October 15, 1850, Colonel Isaac Neff Ebey staked his claim on 640 acres of prairie south of Penn Cove."[66] Ebey helped to form Island County, the state of Washington, and also served as district attorney. Unfortunately, on August 11, 1857, he was beheaded by Tlingit Indians and his Donation Land Claim (DLC) was locked in litigation for the next ten years. Eventually, it was divided between his two sons, and Jacob Ellison Ebey leased his

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[65] Harrison Goodall, "Ebey Road Farms Granary Attachment Washington State Heritage Barn Grant Application," (Whidbey Island, WA: October 2009), 2.

[66] Anne E. Kidd, "Written Historical and Descriptive Data, Reduced Copies of Measured Drawings, Field Records," Historic American Buildings Survey (Kidd 2008), http://memory.loc.gov/cgi-bin/query (accessed May 2012).

portion of the DLC to local farmers.[67] In 1886, he sold a portion of it to Francis LeSourd. That part of the property was then passed down through the generations of the LeSourd family; during which time it remained a diversified farm until the early 1950s when John and Edward LeSourd switched it to a dairy farm. The farm was sold to the Dorothy LeSourd Sherman family (in 1964); and the Shermans developed the smaller dairy into a 500-cow operation that took on the name of Sherman-Bishop Farm.[68]

Dairy operations ceased in 2007, and the farm was divided between the Sherman and Bishop families, but the original LeSourd property remained with the Bishop family. That portion is currently farmed under the name Ebey Road Farm.[69]

Constructed circa 1923, the LeSourd granary was used as a storage facility to support the farming operations. It accompanied another LeSourd barn that had been constructed earlier in 1899. The granary is currently red and white in color, complete with six distinctive cupolas. The interior walls of the granary showcase writing from decades of farming activity (everything from numbers for purchase orders to the documentation of harvests) back to as early as 1924.[70]

The granary is currently being used for housing goats and for limited storage. The written records on the walls of the granary were preserved during the stabilization process. They are now considered a form of historic documentation, due to the time period within which they were written.

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[67]Kidd, "Written Historical and Descriptive Data…," http://memory.loc.gov/cgi-bin/query.

[68]Ibid.

[69] Anne E. Kidd. "A Barn Survey: Understanding the Farm Complexes on the Ebey's Landing National Historical Reserve," (University of Oregon, 2008).

[70] Kidd, "A Barn Survey."

Plans, Drawings, and Preservation Methods

Up until five years ago, the building was being used for straw and hay storage. The hay that was stored in the granary had pushed the south wall out and away from where the roof met the top of the wall. A contractor was hired to move that wall of the Granary back into place and to stabilize it there. Once the building had been stabilized and painted, the property received a new galvanized metal roof that was painted gray to prevent it from being too reflective. The *Secretary of the Interior's Standards* were applied to the process in order to comply with proper regulations. A document for this project, prepared by Harrison Goodall, can be seen in Appendix B. When the work was finished, there were deviations from the document but based on field observations the building is holding up well.[71]

Significance to Preservation and Conclusions

This preservation project will now become an adaptive reuse project in the near future. By preserving this part of the farm cluster, the historic fabric of the overall cluster has been protected further. Originally used as an agricultural storage building, the granary may soon be used for drying beans from the fields. This project was successful because it created a sustainable building typical of the Reserve. It was not demolished and materials were not wasted, thus making it better for the environment. The LeSourd Granary has been added to the Washington State Heritage Barn grant program.

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[71] Harrison Goodall, "Ebey Road Farms Granary Attachment Washington State Heritage Barn Grant Application," (Whidbey Island, WA: October 2009).

Case Study IV – The Ferry House

Figure 1.5 Ferry House front façade, looking southeast; taken by Ashley Davis.

The Ferry House (seen in Figure 1.5), is a unique property that requires a series of ongoing preservation undertakings. Surrounded by agricultural fields and complete with a view of the Puget Sound, this breathtaking location has not changed significantly since the house was constructed. Over the years, the building has rarely been inhabited and has not been altered by the addition of electricity or plumbing. It retains integrity of materials, location, workmanship, design, feeling, setting, and association.[72]

[72] National Park Service. "Ebey's Landing National Historical Reserve: PNRO Building and Landscape Inventory Part C - The Ferry House," (Seattle, Washington: Cultural Resources Division National Park Service Pacific Northwest Region, Summer 1983).

History

Built circa 1858, the Ferry House has served as a trading post, a tavern, a hotel, and a mail station. Due to its convenient location, the populace of ferry riders would disembark at Ebey's Landing and be welcomed at the house for respite from their travels. This was continued up until the time that the ferry was rerouted to Fort Casey at the turn of the century. Mary Ebey, Ivor Powell, Jasper Boyer, and Frank Pratt Junior were all some of the previous owners of the Ferry House. It is currently owned by the National Park Service and the Nature Conservancy.[73]

The property is significant under Criterion A; for its association with early Euro American settlement in the Pacific Northwest and with the Donation Land Claim Laws, in the period between 1850 and 1870. It is also significant under Criterion C, because it embodies the distinctive characteristics of architectural expressions, and methods of construction, that represent the period of early Euro American settlement in the Reserve, during the same period as Criterion A.[74]

In 1851, Isaac Ebey obtained Donation Land Claim #38 on Central Whidbey Island; today this area is located within the Reserve along Ebey's Landing Road (also known as South Ebey's Road). From 1851 until 1857, he built and developed "The Cabins" to the east, across the ravine from the current Ferry House. Unfortunately, Isaac Ebey was killed there in 1857 before he was able to construct the Ferry House. Right before 1860, it was built and used as a tavern for ferry travelers. To increase square

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[73] National Park Service, "Ferry House – Thanks for the Support!" http://www.nps.gov/ebla/ferryhouse.htm (accessed May 2012).

[74] National Park Service. "Ebey's Landing National Historical Reserve: PNRO Building and Landscape Inventory Part C - The Ferry House."

footage, the rear wing was added circa 1864 and the house continued to be used as an inn for travelers.[75]

The rest of the timeline is as follows:

1867 – Donation Land Claim #38 was divided by agreement between Eason and Ellison Ebey. Eason Ebey then built a separate dwelling on his part of the land.

1880-1889 – Ellison and Mary Ebey ran the Ebey's Inn at the landing during this time period, while Eason Ebey moved away from Whidbey Island.

1889-1915 – Mary Ebey and her son Harold leased the property; during which time the land was farmed and the house continued to be utilized as an inn, as a boarding house, and as a mail stop. In **1907**, the remnants of the "Cabins" were torn down.

1917 – The land was cultivated by "Mr. Shreck" and purchased by Frank Pratt, Jr. and Lena Pratt.

1917-1939 – The property was owned by Frank Pratt Junior. The house and the fields were leased out during these years for agricultural purposes. Lightning struck and damaged the house in **1918**. Frank Pratt Junior replaced the interior chimney on the south elevation (with an exterior chimney), the broken windows, and damaged siding. In **1928**, he placed a marker that would indicate where the original location of "The Cabins" was.

Frank Pratt Junior died in 1939

1939- Lena Pratt, Frank's widow, and their son, Robert Pratt, managed the Ferry House property after that. Robert inherited the property through a trust left to him by his father.

1940-1945 – WWII (1939-1945) shifted the use of the property and military personnel used the Ferry House for lodging.

1947-1954 – An artist named Albert Heath was living in the Ferry House at this time, but the land was leased to farmers for agricultural operations.

1955-1960s – The Ferry House was primarily unoccupied aside from occasional short-term visitors.

Lena Pratt died in 1965

1966-1999 - Robert Pratt managed the Ferry House property. The house was only occupied occasionally by weekend visitors.

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[75] Evans-Hatch & Associates. "Ferry House Summary Chronology." (Silverton, Oregon: January 2001).

1995 – The Barn had collapsed by this time.

1998 – The movie Snow Falling on Cedars was filmed on the property. Alterations and repairs were made to the house for filming purposes.

Robert Pratt died in 1999

1999-2000 – The Nature Conservancy and the National Park Service acquired the Ferry House property.

2000 – The shed located behind the house had collapsed by this time. [76]

2001 - New foundation was added by the NPS under the house.

2002 – New cedar shingle roof was added; the Pacific Northwest Field School made structural repairs the same year and helped with the installation of the new roof.

2011- In preparation for the 2011 Ebey's Annual Preservation Field School, the areas for each of the front porch footings were excavated for archaeological protection purposes. During the field school, from July19th-August 12th, the front porch was reconstructed as close to the original as was possible. The chimney on the northeast side of the house was repaired as well.[77] After the field school ended, the chimney on the rear addition was repaired as well by NPS employees.

2012 – Future preservation work plans, in regards to the potential reuse of the two dilapidated outbuildings and the reconstruction of the exterior chimney, are being considered at this time.

Plans, Drawings, and Preservation Methods

The Ferry House is a 1-1/2 story, wood vernacular building that sits on a post and block foundation with a T-shape plan and a cedar shingled, cross-gable roof. The exterior walls are clad in wood clapboard siding and 6/6 double-hung wood sash windows line the first floor. 6-pane hinged wood sash windows are located on the south section of the house and on the second story as well. To the south there is a 3-sided bay window with

[76] Evans-Hatch & Associates. "Ferry House Summary Chronology." (Silverton, Oregon: January 2001).

[77] National Park Service, "Ebey's Landing National Historical Reserve: Upcoming Events." U.S. Department of Interior, http://www.nps.gov/ebla/upcomingevents.htm (accessed April 2012).

2/2 double-hung wood sash windows, complete with a transom above each one. The front door is surrounded by a transom and sidelights. A shed roofed addition and porch is attached at the rear of the house. There are plain frieze boards, a boxed cornice, a wood sill, and a newly-reconstructed 2-story wood porch. Notable landscape features include the two wood out-buildings to the south of the house. The outbuildings on the site consist of one dilapidated wood summer kitchen and one deteriorated gable-roof outhouse.[78]

The National Park Service (NPS) was awarded $67,000 from the National Trust for Historic Preservation and American Express to complete preservation work at the Ferry House. Prior to beginning the reconstruction of the front porch, Dave Conca, the Reserve's archaeologist of record, excavated the holes for the porch footings using standard archaeological methods. The completion of this process allowed for the protection of historically significant archaeological materials that were suspected to be present beneath the surface surrounding the house.

The 2011 Ebey's Preservation Field School was stationed at the Ferry House in order to reconstruct the front porch and repair one of the chimneys. Pilgrim's Progress Preservation Services, LLC, was hired to reconstruct the front porch of the house, and they were joined by many volunteers from the Lion's Club, volunteers from outside the community, and from inside the community. Miles Miller, the president and owner of Rochester -Miller Restoration, Inc., was brought on to restore the northeast chimney of the house. The south chimney was repaired after the field school was completed. All work adhered as best it could to the *Secretary of the Interior's Standards* for this project due to the intact nature of the property's historic fabric. Future work completed should

[78] National Park Service. "Ebey's Landing National Historical Reserve: PNRO Building and Landscape Inventory Part C - The Ferry House."

not stray from the *SOI Standards* very much, in order to maintain the high integrity of the Ferry House. As of right now, there is a potential re-use proposal for the collapsed Summer Kitchen outbuilding, stating that once it is restored, the building could be used as a Visitor Center.[79] Further documentation regarding work previously completed, and work that is in the proposal stages, can be accessed through Appendix B.

Significance to Preservation and Conclusions

The Ferry House is commonly recognized throughout the community as a significant part of the physical history of Ebey's Landing National Historical Reserve. It is because of this, and because of the protection it receives through federal ownership, that this highly valuable property is well protected and currently receiving the necessary preservation attention it deserves.

The front porch reconstruction was completed very carefully, with extensive research conducted pertaining to the historic configuration of the original one. *SOI Standards* discourage the reconstruction of historical elements. However, in this case the reconstruction of the porch will help to better preserve the intact house by adding structural stability to the building. With that said, the restoration of the chimneys (the reconstruction of the south exterior chimney) will also improve the overall condition. By stabilizing and preserving the Ferry House property as a whole, it will be safer for the public to interact with more regularly, which could lead to a higher awareness of the significance of the property, thus making the preservation work publicly beneficial.

[79] Liz Carter. "Ferry House Outbuilding Summer Kitchen Re-use Proposal." (Ebey's Landing National Historical Reserve, Whidbey Island, March 2012), 3.

Case Study V - The Engle Farm Cluster

Figure 1.6 Engle Farm Cluster aerial view, courtesy of Harrison Goodall.

The Engle Farm Cluster is located just south of the intersection at S Ebey's Road and SW Terry Road, within the Reserve. This last case study reflects a property that will include a series of an ongoing preservation projects; and it will eventually involve the preservation of more than one building. The 2012 Ebey's Annual Preservation Field School will be set here, and will concentrate on the stabilization of the Engle Carriage House. This case study is unique because it addresses the whole farm cluster.

History

As was previously stated in the LeSourd Granary case study, a farm cluster within the Reserve is defined as a central drive with agricultural and residential buildings clustered around it. There is a hierarchy of land use that commonly includes two areas; one domestic and the other work related. Houses, garages, gardens, and sheds form the domestic area. Barns, granaries, storage, equipment sheds, and other outbuildings necessary for the operation of the farm make up the work area. These two hierarchical areas are connected by driveways and paths, usually defined by fences and encompassed by farmland. This relationship allows for easy use of the buildings by farmers. There are many farm clusters that can be seen throughout the Reserve today."[80] The Engle Farm Cluster is the most intact of those properties, with the most varying types of buildings and highest historic integrity.

Due to the Donation Land Claim Act of 1850, John Alexander was able to claim 320 acres of land between Ebey's Prairie and Penn Cove. The location of his first house on the DLC was significant because it was the site of the first Island County Commissioners meeting on April 4th, 1853. Alexander also built a blockhouse in 1855 at the northern end of his property; the structure was built because of the rising fear of outside native hostilities and for protection if any conflict resulted from it. In 1856, Alexander's second house was raised with the help of Colonel Isaac Ebey. Following the

[80] Harrison Goodall. "Ebey Road Farms Granary Attachment Washington State Heritage Barn Grant Application." (Whidbey Island, WA: October 2009), 2.

death of John Alexander on December 9th, 1858, the land passed to his wife, Frances.[81] The following timeline reflects the history of the property from that point on:

1859 - She sold the southern-most 160 acres to Bathalina Harmon.

1859 - The Harmons built a house on their new property and began farming (now known as the Engle Farm house).

1869 – The Harmon property was sold to Daniel Pearson and the Harmons moved off the island.[82]

1876 – William B. Engle married Flora A. Pearson.

1878 – William and Flora Engle moved into the Harmon property with their infant son, Charles. There, William B. Engle farmed his father-in-law's land as well as his own Coupeville Donation Land Claim.[83]

1890 - On January 16th, Daniel Pearson's wife died. He then moved back into the Harmon house with his daughter and her family.

1892 – On March 24th, Daniel Pearson died in his sleep; the house and farm then passed to the Engle family. William B. Engle went on to grow wheat, barley, and oats and he also kept a few cows and chickens; the farm prospered from the diverse agricultural operations.

William B. Engle died in 1907

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[81] Anne E. Kidd. "Historic American Buildings Survey: Engle Farm Barn," HABS No. WA-247-A, Whidbey Island, Washington, http://lcweb2.loc.gov/pnp/habshaer/wa/wa0700/wa0771/data/wa0771data.pdf (accessed May 2012), 1-4.

[82] Kidd, "Historic American Buildings Survey: Engle Farm Barn," 4.

[83] Ibid, 5.

1907 – The property passed onto his widow, Flora A. Engle. It was then that their youngest son, Ralph, began to farm full time. [84]

1911 – Ralph married Beulah Bernice Eaton and his mother, Flora, moved into a house in town. He and his brother, Carl (Charles), worked to farm the family land together. They had a threshing machine and in addition to what was already being grown at the site, they grew mangles and corn for silage.

1911 – Ralph brought pressurized water into the house for the first time through a tank house that he built. The building was also used for a new workshop, a grain milling room, and for the storage of the wooden water tank in the tower at the west end of the tank house. It is thought that he also built a red, 3-part barn that was divided into a main barn for hay storage, a horse barn, and a dairy barn. The hog barn was added to the property, south of the 3-part barn.[85]

1921 – Electricity was added to the Harmon house by Ralph Engle.

Flora died in 1935

1935 – Flora's son, Ralph Engle, inherited the property.[86]

Circa 1940 – Ralph switched the farm operation from horse power to electric.

1954 - The original 3-part barn on the property burned down due to electrical failure and despite all of the buildings on the property catching fire, the barn was the only one lost. That same year, a quickly constructed addition was put on the property's hog barn to serve as temporary storage for the straw bales. The architect of the hog barn is unknown, but the addition was built by Farlen Sahli (a local contractor). The addition was originally

[84] Ibid, 6.

[85] Ibid, 7.

[86] Ibid, 7.

meant to be temporary but it still stands today; and the hog barn was converted to a milking parlor. [87]

Ralph Engle died in 1960

1960 – The property was then passed to Ralph's wife, Beulah, and the cows were sold. Ralph's only child, Burton Engle, returned home to farm the property.

1968 - The property passed to Burton Engle, after his mother died, and his eldest son, David Engle, moved into the Harmon house with his family.

1976-1992 – The Harmon house was vacant but the land was leased to local farmers for use.

1983 – In an interview between Burton Engle and the National Park Service, he explained the changes the family made to the house at that time:

> "A bay was added to the downstairs and upstairs bedroom, a polygonal tower was added to the south-west corner of the house, additional room was given to the front parlor and upper bedroom, a new kitchen was added behind the old kitchen, a corner fireplace was added, and a back room was taken down and the lumber re-used to build a woodshed and washroom."[88]

Burton Engle died in 1993

2005 – David Engle inherited the Harmon house and surrounding lands.

2006 – David and his wife, Dolores, lived in the house until an attic fire caused damage.[89]

2012 - David Engle owns the house and property today. The barn is still used to service the farm and the house and other outbuildings are being utilized for storage purposes. [90]

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[87] Ibid, 8-9.

[88] Ibid, 6.

[89] Ibid, 9.

[90] Ibid, 10.

Plans, Drawings, and Preservation Methods

The Engle Carriage House will be the focus of Ebey's 2012 Annual Preservation Field School. Harrison Goodall has compiled an Emergency Stabilization Plan[91] to help direct the preservation work. He suggests that each step completed during the undertaking is documented and photographed. He has proposed the following steps in order of the planning phases shown:

(Preparation)[92]

1. Designate area for saved items vs. disposal pile
2. Document / photograph collapsed east roof
3. Remove fencing and objects around building - Document & store items
4. Remove vegetation 15' around building
5. Trim trees close to building and clear bushes in front of Milk House
6. Document / photograph / label small shed at west elevation. Remove.
7. Verify functional electric at pole

(Stabilization)[93]

8. Label and remove doors. Store in designated location
9. Install 2 x 12 pressure beam on west & east side at joist level
10. Attach cables through east side to pressure beam at west
11. Clamp cables on outside of pressure beams
12. Temporarily brace west wall with front end loader - Do not push
13. Connect east cables to tractor or grip hoist or come-a-long at front of Milk House
14. Make careful investigation of structural elements of building
15. Determine if rafter to plate connections are secure
16. Perform inspection of connection of walls to floor or sill. Reinforce if needed
17. Determine condition of other structural roof elements. Fasten.
18. Document, catalog, and relocate items inside lower floor
19. Remove steps and save
20. Place temporary posts / beams under floor joists for safety reasons
21. Stiffen loft floor with 1/2" plywood. Screw to joists. Install from stair opening outward
22. Document, catalog, and relocate items from upper floor
23. Screw diagonal "X" bracing (1 x 8) on east and west interior lower walls

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[91] Harrison Goodall. "Carriage House Emergency Stabilization." (March 17th, 2012), 2.

[92] Goodall, "Carriage House Emergency Stabilization," 2.

[93] Ibid.

24. Screw diagonal "X" bracing (1 x 4) to underside of rafters
25. Label, remove and store window sash
26. Have diagonal "X" bracing prepared for north and south interior walls
27. Pull building on east / push with loader on west if needed. Pull slowly.
28. Screw bracing to interior; anchor east cables to dead man to secure building
29. Install (4@ 4 x 4's) bracing against pressure beams on east & west walls. Anchor.
30. Reassess structural conditions, status of footing & sills.
31. Determine if cables are needed across corners from loft to floor

(Roofing) [94]

32. Remove shingles
33. Replace badly deteriorated skip sheathing; install 1/2" CD plywood

(Completion Report) [95]

34. Prepare plan for next phase
35. Finalize documentation, organize photographs, and prepare completion report[96]

Once the work on the Carriage House has been completed, it is hoped that the next project(s) within the farm cluster will commence. Each building, including the hog barn, is in need of attention. The hog barn was originally built as a one-story wood-frame building complete with a gable roof. The dimensions of this barn are 18'-5-1/4" x 70'. [97] After the 1954 fire engulfed the primary barn on the property, an addition was quickly added to the hog barn. The 1-1/2 story addition was a wood-framed space that spanned the north slope of the barn's gable roof as well as the small space attached to the north façade of the hog barn that was dedicated as the slaughter area.[98] Harrison Goodall has

[94] Goodall, "Carriage House Emergency Stabilization," 2.

[95] Ibid.

[96] Ibid.

[97] Anne E. Kidd, "Historic American Buildings Survey: Engle Farm Barn," 2.

[98] Kidd, "Historic American Buildings Survey: Engle Farm Barn," 2.

helped to put together a Heritage Barn Register[99] matching grant application to help fund the future preservation work for the hog barn. The site plan, drawn by Anne E. Kidd (seen below in Figure 1.7), depicts the relationship of the outbuildings to the house. Further documentation, stabilization, and preservation work is needed for the entire farm cluster and the potential outcome of that work could protect the house and outbuildings for decades to come.

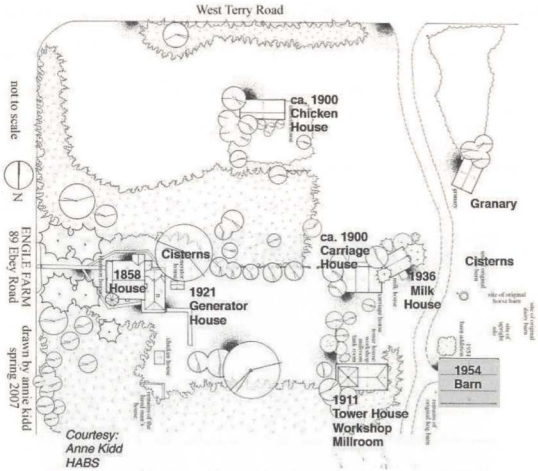

Figure 1.7 Engle Farm Cluster site plan courtesy of Anne E. Kidd.

[99]Washington State Department of Archaeology & Historic Preservation. "Heritage Barn Register," http://www.dahp.wa.gov/heritage-barn-register (accessed May 2012).

Significance to Preservation and Conclusions

The property exemplifies an intact cluster plan that can be seen throughout the Reserve. However, this one is unique because it retains all of its parts (aside from the 1954 barn), in their original locations. The hog barn and addition are surrounded by crop fields and the remains of an orchard. In the distance between the barn and the Engle's house, are the additional agricultural buildings typical of the area: a tank house (used originally as the water tower, workshop, and mill room), a granary, a milk house, and a carriage house.[100] Protection of this entire property allows for the perpetuation of this wonderful example of what farming properties were like during one of the most influential settlement time periods for Ebey's Landing National Historical Reserve (example of farming at the Engle cluster, below in Figure 1.8). This is one of the most complete farm clusters in the Reserve and it should not be lost to the ravages of time.

Figure 1.8 Historic Photo of farming on the property courtesy of Dave Engle.

[100] Kidd, "Historic American Buildings Survey: Engle Farm Barn," 1.

CHAPTER V

MANAGEMENT COMPARATIVE ANALYSIS

The following section compares the management framework of Ebey's Landing National Historical Reserve to that of five other locations: Cuyahoga Valley National Park, New Jersey Pinelands National Reserve, Marsh-Billings-Rockefeller National Historical Park, Point Reyes National Seashore, and Bodie State Historic Park. The purpose of this analysis is to demonstrate what makes Ebey's Landing NHR a viable model for addressing the change in the National Park Service sites, away from federal land ownership, in the west. This change has been taking place for a while now and it revolves around the many controversies that come into effect when too much land is owned by the government.

> The federal government owns roughly 635-640 million acres, 28% of the 2.27 billion acres of land in the United States. Four agencies administer 609 million acres of this land: the Forest Service (USFS) in the Department of Agriculture, and the National Park Service (NPS), Bureau of Land Management (BLM), and Fish and Wildlife Service (FWS), all in the Department of the Interior (DOI).[101]

The majorities of these lands are located in the West and in Alaska; and they are managed by these four agencies primarily for preservation purposes, recreation, and / or the development of natural resources. The Department of Defense also administers 19 million acres of it for military bases, training ranges, and more; whereas numerous other agencies administer the rest of the federal acreage.[102] 62% of Alaska is federally owned, as is the 47% of the 11 adjacent western states. However, only 4% of land in all the other

[101] Ross W. Gorte, Carol Hardy Vincent, Laura A. Hanson, and Marc R. Rosenblum. "Federal Land Ownership: Overview and Data," Congressional Research Service, Prepared for Members and Committees of Congress, http://www.fas.org/sgp/crs/misc/R42346.pdf (accessed June 2012), summary.

[102] "Federal Land Ownership: Overview and Data," summary.

states are federally owned, which has resulted in the higher degree of controversy over land ownership and use in the west.[103]

> Throughout America's history, federal land laws have reflected two visions: keeping some lands in federal ownership while disposing of others. From the earliest days, there has been conflict between these two visions. During the 19th century, many laws encouraged settlement of the West through federal land disposal. Mostly in the 20th century, emphasis shifted to retention of federal lands. Currently, agencies have varying authorities for acquiring and disposing of land, ranging from very restricted to quite broad. As a result of acquisitions and disposals, federal land ownership by the five agencies has declined by more than 18 million acres, from 647 million acres to 629 million acres, since 1990. Much of the decline is attributable to BLM land disposals in Alaska.[104]

Ebey's Landing NHR addresses this issue through the unique management arrangement that it has and through programs such as the Farm Exchange, which is putting farms back into private ownership throughout the Reserve. The unusual arrangement that is in place in the Reserve allows for mostly private land ownership, with federal assistance when needed or wanted. The NPS sector on Whidbey does not want to own more land, in fact they prefer to give back the land they currently own to the residents. The following locations all deal with this, and other issues, in different ways.

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[103] "Federal Land Ownership: Overview and Data," summary.

[104] Ibid.

Location I: Cuyahoga Valley National Park

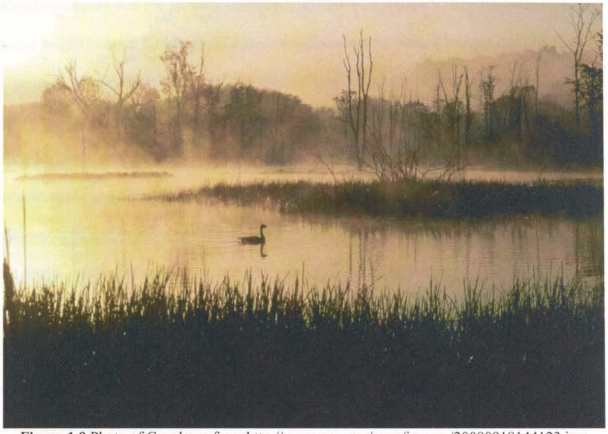

Figure 1.9 Photo of Cuyahoga from http://www.nps.gov/cuva/images/20080918144123.jpg.

Background

Cuyahoga Valley National Park is located near the cities of Cleveland and Akron in Ohio. Originally established by Congress in 1974 as a National Recreation Area, it was renamed a National Park in 2000. It was created for the purpose of preserving and protecting the historic, natural, scenic, and recreational values of the Cuyahoga River (and the adjacent lands of the Cuyahoga Valley) for public use and enjoyment; and to better maintain that recreational open space.[105] The conservation of the 33,000 acres of

[105] Jones and Jones Architects and Landscape Architects, Ltd. "Farmland Preservation Case Studies for Ebey's Landing National Historic Reserve," in "Ebey's Landing National Historical Reserve Draft General

flood plain, forested slope, and upland plateau that flanked a scenic 2-mile stretch of the Cuyahoga River was the primary concern.[106] CVNP (Cuyahoga Valley National Park) is home to 250 historic buildings, 223 known archaeological sites, 4 bridges, and 26 canal structures; all of which help to tell the story of human habitation that goes back 12,000 years and leads up through the Industrial Age.[107] "By 1999, Cuyahoga Valley National Park had been very successful at improving and promoting the recreational and educational components of the park."[108] Trails, roads, shelters, and visitor centers were all improved and in place as the extensive infrastructure of the park.[109] However, the protection of this cultural landscape was proving to be a challenge.

Despite the National Park's original purpose, preserving and protecting the Park's rural landscape qualities was the only part of the original management and program goals that had not yet been achieved. This issue was due to the lack of a viable community of working farms. Without those farms, the patchwork of pastures, cropland, and woodlots that made up the countryside would soon disappear. Because this had not been resolved, the characteristic look and feel of the working agricultural landscape had mostly been lost. The scenic vistas were also starting to be obscured and the park as a whole felt increasingly condensed. Today, the Countryside Initiative is in place for the revitalization

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Management Plan and Environmental Impact Statement, Vol. II, Technical Supplement," (National Park Service, 2005), 7-8.

[106] Diana Tittle and Park Works. *A Walk in the Park: Greater Cleveland's New and Reclaimed Green Spaces*. (Athens: Ohio University Press, 2002), 116.

[107] Diana Tittle, *A Walk in the Park,* 117.

[108] Jones and Jones, "Farmland Preservation Case Studies for Ebey's Landing National Historic Reserve," 7-8.

[109] Jones and Jones, 7-8.

of 30-35 historic farms in the Park. This will help to restore the countryside characteristics of Cuyahoga Valley National Park. [110]

Programs and Park Management

Cuyahoga Valley National Park leases historic farm properties through the Countryside Initiative. This Initiative began in 1999 and rehabilitated 30-35 historic farms for public use and enjoyment.[111] The Cuyahoga Countryside Conservancy (CCC) is a nonprofit organization that was established in 2000 to help develop and manage the Countryside Initiative. The first five rehabilitated farms were set to be leased for periods of up to 50 years to practitioners of sustainable agriculture as of 2001. The CCC was created to provide the following:

1. Technical information and guidance on sustainable agriculture
2. Help prioritizing the rehabilitation of farm properties
3. Recruiting and evaluating the prospective farm lessees
4. Evaluating and monitoring each farm's annual operating plan[112]

The conservancy will cooperate with all of the farm lessees to make sure that their private goals and operating plans coordinate well with the public objectives of the initiative, and vice versa. Each of the three parties involved in this arrangement benefit from the various strengths and resources of the non-profit sector (CCC), the business sector (lessees), and the government sector (the National Park). No lease term can extend

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[110] Ibid.

[111] Countryside Conservancy, "Countryside Initiative," (http://www.cvcountryside.org/farmland/countryside-initiative-program-description.php (accessed May 2012).

[112] Ibid.

beyond 50 years. Once the term is up, a new open competitive process is required by law.[113]

All leased farms must be actively and continuously operated in order to achieve the purpose and goals of the Initiative. If, and when, a lessee is not able to accomplish the responsibilities of their lease, then that individual must transfer the remaining leasehold interest, or abdicate the remaining interest back to Cuyahoga Valley National Park. [114]

The farms in the program usually produce "high quality specialty products for direct, local and retail sale."[115] Community supported agriculture (CSA), 'pick your own', local farmers markets, roadside stands, and direct sales to individuals and restaurants are the typical marketing methods utilized for the sale of the products.[116] "A Cuyahoga Valley brand or image will be cultivated, but each farming enterprise will reflect the characteristics and capabilities of a particular farm site and the particular knowledge, skills and preferences of the farm lessee."[117]

> The Countryside Initiative enables privately supported, economically viable, and environmentally friendly approaches to agriculture in a National Park setting. The initiative also successfully merges rural landscape management objectives with more traditional National Park Service natural and cultural preservation practices. All of which are accomplished through long term leasing of farm residences, outbuildings, and land to individuals who successfully compete in the Request for Proposals process.[118]

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[113] Ibid.

[114] Ibid.

[115] Jones and Jones, 7-8.

[116] Ibid.

[117] Ibid.

[118] National Park Service. "2011 Countryside Initiative Request for Proposals: Summary of the Leasing Opportunity." (Cuyahoga Valley National Park, 2011), 1.

Diana Tittle states that "efforts by the CVNP to illuminate bygone days in the valley should be considered a work in progress. With renovation of historic buildings and locales dependent on the vagaries of federal funding, many potential attractions are not yet open to the public."[119] She feels that the consolation to this is that the Park's "hidden" treasures are being protected and not going to be depleted due to neglect or urban sprawl.[120]

While Cuyahoga now uses the Countryside Initiative and has a collaborative management arrangement, Ebey's Landing was always setup as a farming community and did not have to add that component later to make up for losing the rural landscape quality the way Cuyahoga Valley did. Also, the Farm Exchange program at Ebey's is working better than the one at Cuyahoga because it allows for land ownership versus land leasing alone.

> Countryside Initiative farm properties may now be leased for periods of up to 60 years. Hence, a Lessee may make a significant capital investment to establish a particular farming enterprise, and fully amortize the investment over the period of the lease. Long-term leases also allow lessees to pursue land stewardship practices, which may require years to implement – and years to recover one's costs. Once competitively earned, a leasehold interest may be transferred or assigned to a third party – subject to CVNP approval. By law, all leases must be re-offered competitively at the termination of the lease. And all leases must be made at fair market value rent.[121]

Finally, both locations preserve and protect their natural and cultural resources for the use and enjoyment of the visiting public.

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[119] Tittle, *A Walk in the Park*, 118.

[120] Ibid, 118.

[121] "2011 Countryside Initiative Request for Proposals: Summary of the Leasing Opportunity," 3.

Location II: New Jersey Pinelands National Reserve

Figure 1.10 Photo by John Bunnell.[122]

Background

The New Jersey Pinelands National Reserve is located in Southeastern New Jersey. It includes an expanse of over one-million acres of forests, wetlands and rural settlements. In 1978, Congress designated it as the country's first National Reserve (that same year, Ebey's Landing NHR was established as the nation's first National Historical Reserve). The New Jersey Pinelands National Reserve is neither federally owned nor directly administered by the National Park Service. The federal assistance and oversight

[122] http://www.state.nj.us/pinelands/photo/land/wetlands.html

are received by the NPS and the site is described as an affiliated area of the National Park System.[123]

Different from a traditional national park, its primary goal is "to protect and preserve the area's natural and cultural resources through state and local management as an alternative to direct, large-scale federal acquisition and administration."[124] The state and local implementation of a federally approved land use management plan led to the development limitations in areas set aside for preservation, forest, and agriculture. However, growth is directed and encouraged to encompass the already developed areas.[125] Upon establishment, Congress called for the State of New Jersey to create a planning agency that would be in charge of preserving, protecting, and enhancing the region's unique natural and cultural resources.[126]

> In 1979 the New Jersey State Legislature enacted the Pinelands Protection Act and thereby created the Pinelands Commission. The Commission is charged with the development and implementation of the Comprehensive Management Plan for the Pinelands. It plays significant roles in monitoring the level and types of development that occur within the Pinelands, acquisition of land, planning, research, and education.[127]

The Pinelands region is made up of one-third publicly owned land and two-thirds privately owned land. Three military installations, the Forsythe National Wildlife Refuge

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[123] Jones and Jones Architects and Landscape Architects, Ltd. "Farmland Preservation Case Studies for Ebey's Landing National Historic Reserve," 8-10.

[124] Jones and Jones, 8-10.

[125] New Jersey Pinelands Commission, "Our Country's First National Reserve," http://www.nj.gov/pinelands/reserve/ (accessed May 2012).

[126] Jones and Jones, 8-10.

[127] New Jersey Pinelands Commission, "About the Commission," http://www.state.nj.us/pinelands/about/ (accessed May 2012).

(all four of which are federal properties), conservation lands owned by nonprofit organizations, county parks, and municipal parks are all located within the Pinelands.[128]

According to *The Final Environmental Impact Statement*, the planning challenge was to maintain the "overall sense of isolation or wilderness that the Pinelands imparted, and the unique assemblage of characteristic flora and fauna, while also maintaining ongoing opportunities for human use and enjoyment."[129] The New Jersey Pinelands Protection Act and the Comprehensive Management Plan both state that private individuals, State agencies, and local agencies all will have less discretion in using their land because their individual land rights would be forfeited if their interests went against the overall public interest of protection, preserving, and enhancing Pinelands values, safety, and welfare.[130] This issue is addressed by the Transfer of Development Rights program that the Pinelands Reserve uses.

Programs and Reserve Management

The New Jersey Pinelands National Reserve management features the Transfer of Development Rights (TDR) through the Pinelands Transferable Development Credit Program. In the Comprehensive Management Plan provided by the New Jersey Pinelands Commission, there is a large area of land set aside in the Protection Area that is

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[128] New Jersey Pinelands Commission, "About the Commission."

[129] U.S. Department of the Interior. *Final Environmental Impact Statement: Proposed Comprehensive Management Plan for the Pinelands National Reserve*. (Prepared by the Northeast Regional Office, Heritage Conservation and Recreation Service, 1991), 2.3.

[130] U.S. Department of the Interior, *Final Environmental Impact Statement: Proposed Comprehensive Management Plan for the Pinelands National Reserve*, 2.4.

designated to the accommodation of farming. There are also large concentrations of active farmland located within the Pinelands' western boundary.[131]

> Blocks of more than 1,000 acres of active farmland and adjacent farm soil are grouped into Agricultural Production Areas where farming and related activities will remain the dominant land use. The Plan classifies about 66,200 acres of the National Reserve this way.[132]

After research was conducted, the Commission had found that new development was advancing into the Pines through the extension of the Philadelphia-Camden metropolitan area, the continuation of rapid development in Ocean County (retirement communities), and through a building boom set off by Atlantic City's casinos.[133]

Approximately 40,000 acres, of the total 80,000 acres, of Regional Growth Areas within the state Pinelands Area is considered developable and up to 80,800 new housing units could be built in within this acreage. Some 22,500 more units could be added to that total in these growth areas, with the help of "Pinelands Development Credits."

The Pinelands Development Credits program is designed to reconcile the construction of the new housing units with the necessary limitation of residential development to protect the environmentally sensitive and agricultural parts of the Pinelands, all while enhancing the overall Pinelands protection effort. The development credits are divided among the landowners in the Preservation Area District, the Agricultural Production Areas, and the Special Agricultural Production Areas. Developers that own land in the Regional Growth Areas can also buy credits to increase

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[131] New Jersey Pinelands Commission. "The Comprehensive Management Plan (CMP)." http://www.state.nj.us/pinelands/cmp/ (accessed May 2012).

[132] Pinelands Commission, "The Comprehensive Management Plan (CMP)."

[133] Ibid.

the densities at the locations they are allotted. The purpose of the program is to transfer some of the benefits of increased land values into the areas where growth is limited, from the areas where growth is encouraged. This program also helps to guarantee that appropriate land uses are observed. More concentrated development is also increased where it can be contained. As of now, the Pinelands Reserve has been relatively successful in terms of the implementation of the TDR program.[134]

> The basic strategy of the CMP is to create various categories of land use based on existing natural features (flora, fauna, geology, soils, hydrology), cultural features, existing land use (including agriculture, towns, villages, publicly owned lands), and projected needs. Several categories or "land capability" types emerged: Preservation Area District, Forest Area, Agricultural Production Area, Rural Development Area, Regional Growth Area, Pinelands Towns, Villages, and Military and Federal Installation Area. These land capability types are distributed between a Preservation Area and a Protection Area as established by the state Pinelands Act.[135]

Accommodating future growth within the Pinelands is a major focus at the site. Predicting it and deciding how to deal with it were key components for the Pinelands Commission to address. They directed development to active development areas and therefore avoided having to restrict it altogether. Their primary concern was not growth in general, it was disorderly growth and so they encouraged "appropriate patterns of compatible residential, commercial, and industrial development…in order to accommodate regional growth influences in an orderly way in the Protection Area."[136]

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[134] Ibid.

[135] Ralph E. Good and Norma F. Good. "The Pinelands National Reserve: An Ecosystem Approach to Management." Volume 34, No. 3 (University of California Press, 1984), 169-173.

[136] Collins, Beryl Robichaud and Emily W.B. Russell, editors. *Protecting the New Jersey Pinelands: A New Direction in Land-Use Management*. (New Brunswick and London: Rutgers University Press, 1988),109.

The federal legislation also required the Pinelands Commission to "recognize existing economic activities within the area and provide for the protection and enhancement of such activities."[137] Farming, proprietary recreational facilities, forestry, relevant indigenous industries, commercial and residential developments were all included in the protected activities. Agriculture and recreation were singled out in the Comprehensive Management Plan for special treatment, but other economic activities that were considered potentially damaging to the natural resources were restricted in the CMP. Agriculture was encouraged in the Pinelands Reserve and even protected and enhanced. It was exempt from the restrictions pertaining to building development that was laid out by the legislation, and it was also exempt from the required application process for development permits set up by the CMP.[138]

While very similar to the management at Ebey's Landing, the Pinelands focus differs by implementing more development restrictions and more strict preservation processes within that National Reserve. However, the Pinelands Reserve is doing something very close to what is being done at Ebey's Landing NHR, but on a much bigger scale (17,572 acres versus 80,000 acres). Agriculture is also being approached in a similar manner at the Pinelands Reserve; restrictions are in place that prohibits the selling of farmland for uses other than agricultural by placing them in agricultural zones and therefore preventing negative development.[139] Both sites could learn from one another for various reasons, and both are managed well.

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[137] *Protecting the New Jersey Pinelands: A New Direction in Land-Use Management,* 112.

[138] Ibid, 112.

[139] Ibid, 112.

Location III: Marsh-Billings-Rockefeller National Historical Park

Figure 1.11 Photo of Marsh-Billings-Rockefeller courtesy of Google Images[140]

Background

Marsh-Billings-Rockefeller National Historical Park is located in Woodstock, Vermont. As of 2001, it was the only National Park in America that focused on the evolving nature of land stewardship and on conservation history. It is Vermont's first

[140] Photo of Marsh-Billings-Rockefeller courtesy of Google Images, http://www.google.com/imgres?um=1&hl=en&sa=N&biw=1366&bih=643&tbm=isch&tbnid=Q6mmtiTInlVegM:&imgrefurl=http://c2c-site-ratings.blogspot.com/2006/09/marsh-billings-rockefeller-national.html&docid=c3LLtj7CgYwGiM&imgurl=http://www.usa-c2c.com/images/600_MBR_pogue.JPG&w=600&h=400&ei=23DET9WhJYeyiQLesqHVBw&zoom=1&iact=hc&vpx=892&vpy=2&dur=937&hovh=183&hovw=275&tx=189&ty=69&sig=115634861749643935853&page=3&tbnh=135&tbnw=188&start=43&ndsp=26&ved=1t:429,r:17,s:43,i:206 (accessed May 2012).

National Park and was opened in June 1998 to preserve and interpret the historic Marsh-Billings-Rockefeller property.[141]

> "There is a mandate to invent an entirely new kind of park. It must be one where the human stories and the natural history are intertwined; where the relatively small acreage serves as an educational resource for the entire National Park Service and a seedbed for American environmental thought; and where the legacy of American conservation and its future enter into dialogue, generating a new environmental paradigm for our day." - Author and professor, John Elder at the opening of the Marsh-Billings-Rockefeller National Historical Park, June 5, 1998[142]

The Park is named for George Perkins Marsh, who grew up on the property. He was thought to be one of the nation's first environmentalists. The National Historical Park was also named for Frederick Billings. He was an early conservationist that established a progressive dairy farm and professionally managed forest on the former Marsh farm. Mary French Rockefeller (Frederick Billings' granddaughter) along with her husband, Laurance S. Rockefeller (a conservationist), both continued with Billings' mindful practices in forestry and farming on the property during the second half of the 20th century.[143] The Billings Farm & Museum was established in 1983, by the couple, to "continue the farm's working dairy and to interpret rural Vermont life and agricultural history."[144] In 1992, the Rockefellers gifted the estate's residential and forest lands to the

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[141] Jones and Jones, "Farmland Preservation Case Studies for Ebey's Landing National Historic Reserve," 10-11.

[142] National Park Service, "About this Place," http://www.nps.gov/mabi/historyculture/index.htm (accessed May 2012).

[143] National Park Service, "Marsh-Billings-Rockefeller National Historical Park," http://www.nps.gov/mabi/index.htm (accessed May 2012).

[144] Ibid.

people of the United States, thus creating what is today known as the Marsh-Billings-Rockefeller National Historical Park.[145]

According to the *Cultural Landscape Report for the Mansion Grounds*, as the National Park Service "prepared to assume its role as public steward of the Mansion grounds and forest, Mary and Laurance Rockefeller planned for the conclusion of their life estate at the end of 1997, intending to participate in the opening of the Park in 1998."[146] This transition represented the end of the private stewardship era, but it also allowed for new opportunities.[147] Laurance S. Rockefeller challenged the Park to fulfill the expanded role that would now be their responsibility.[148]

> The true importance of Marsh, Billings, and those who will follow in their footsteps, goes beyond simple stewardship. Their work transcends maintenance. It involves new thought and new action to enhance and enrich and even repair errors of the past. This may be the real importance of what we can be taught and learn at Marsh-Billings (National Historical Park). We cannot rest on the achievements of the past. Rather, each generation must not only be stewards, but activists, innovators, and enrichers.[149]

Prior to the opening of the Park, in 1998, the Federal legislation that established Marsh-Billings National Historical Park was signed into law on August 26, 1992. That legislation presented the following purposes of the National Historical Park:

To interpret the history and evolution of conservation stewardship in America;

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[145] Ibid.

[146] John E. Auwaerter and George W. Curry. *Cultural Landscape Report for the Mansion Grounds: Marsh-Billings-Rockefeller National Historical Park, Volume I: Site History*. (Syracuse: State University of New York, College of Environmental Science and Forestry, 2005), 211.

[147] Ibid, 211.

[148] Ibid, 211

[149] Ibid, 211.

> To recognize and interpret the contributions and birthplace of George Perkins Marsh, pioneering environmentalist, author of Man and Nature, statesman, lawyer, and linguist;
>
> To recognize and interpret the contributions of Frederick Billings, conservationist, pioneer in reforestation and scientific farm management, lawyer, philanthropist, and railroad builder, who extended principles of land management introduced by Marsh;
>
> To preserve the Marsh-Billings Mansion and its surrounding lands; and
>
> To recognize the significant contributions of Julia Billings, Mary Billings French, Mary French Rockefeller, and Laurance Spelman Rockefeller in perpetuating the Marsh-Billings heritage.[150]

Because Marsh-Billings included both public and private properties within its boundaries, it was set up as a National Historical Park rather than a National Historic Site or any other type of park unit.[151] The boundaries of the Park included (1) the "Historic Zone," which covered the Mansion grounds and Mount Tom forest (both of which are federally owned and administered by the National Park Service); (2) the "Protection Zone," covered the core of the Billings Farm and Museum; and (3) the "Scenic Zone," covered land that was outside of the Park's boundaries and encompassed about 300 acres on Blake Hill and Mount Peg. Scenic easements on this area, held by the National Park Service, help to protect the natural and historic setting and the views from the Mansion (these easements were donated, along with the Historic Zone, by Laurance S. Rockefeller and Mary F. Rockefeller).[152]

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[150] Ibid, 211.

[151] Ibid, 211.

[152] John E. Auwaerter and George W. Curry. *Cultural Landscape Report for the Mansion Grounds: Marsh-Billings-Rockefeller National Historical Park, Volume II: Existing Conditions and Analysis*. (Syracuse: State University of New York, College of Environmental Science and Forestry, 2005), 20.

Programs and Historical Park Management

Marsh-Billings-Rockefeller National Historical Park focuses on the teaching of conservation history and land stewardship to the public. Tours of the mansion and the surrounding 550-acre forest, provided by the National Park Service, help to interpret the history of conservation at the site. The partners involved are the NPS, The Woodstock Foundation, and the Conservation Study Institute. The Woodstock Foundation operates the Billings Farm & Museum and the Conservation Study Institute was set up by the NPS to improve leadership in the field of conservation. Because education is such a primary focus for the Historical Park, they provide programs for schools and home-schooled children alike. Exhibits are available to visitors of the Farm & Museum that articulate everything from the history of the farm and crop rotation to historical farm technology and techniques, and the diversity of livestock at Frederick Billings' farm of 1890. The purpose of the Farm & Museum is to provide a better understanding and appreciation of dairy farming and rural life to as many visitors as possible.[153]

The management philosophy for the Historical Park emphasizes "historic preservation while demonstrating and interpreting a conservation philosophy that evokes a strong sense of place, created and sustained by human activity and stewardship."[154]

This location was chosen for comparison because it incorporates a collaborative management arrangement, education regarding land stewardship and conservation history, as well as a farming community; which are all similar aspects to Ebey's Landing

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[153] Woodstock Foundation, "Billings Farm and Museum," http://www.billingsfarm.org/index.html (accessed May 2012).

[154] John E. Auwaerter and George W. Curry. *Cultural Landscape Report for the Mansion Grounds: Marsh-Billings-Rockefeller National Historical Park, Volume III: Treatment*. (Syracuse: State University of New York, College of Environmental Science and Forestry, 2005), 2.

NHR. Also similar to Ebey's is how this Park is as much about history as well as contemporary life and work, with forests that are actively managed by the NPS.[155] It is different because it is a National Historical Park and not a National Historical Reserve, and also because the Park uses Rehabilitation as its primary treatment for the resources at Marsh-Billings-Rockefeller; whereas Ebey's does not focus primarily on Rehabilitation. The Park's General Management Plan also states that Restoration and Reconstruction are not appropriate treatments for this site as they would have not fulfilled the intent of the legislation, which identifies the importance of a continuum of occupancy. They felt that by returning the land to a previous appearance within the historic period it would considerably limit the presentation of the property's continued use, thereby providing a more limited experience for visitors.[156] Ebey's does in fact include Restoration and Rehabilitation allowances at the Reserve. Finally, the Park's management philosophy is very similar to Ebey's Landing NHR's philosophy.

> It does not call for the freezing of the landscape as it appeared at the end of the period of significance in 1997, but rather to manage change in a manner that preserves the overall historic character and historic features of the landscape. This management philosophy reflects the Park's mission to continue the property's historic uses, as well as the dynamic quality of landscapes and the evolving philosophies and practices of conservation stewardship. While it is therefore appropriate to allow for limited change in the landscape to support Park operations and conserve natural resources, management must still give priority to preservation in order to ensure that the landscape conveys its historic character and significance for future generations.[157]

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[155] Auwaerter, John E. and George W. Curry. *Cultural Landscape Report for the Mansion Grounds: Marsh-Billings-Rockefeller National Historical Park, Volume III: Treatment.* (Syracuse: State University of New York, College of Environmental Science and Forestry, 2005), 2.

[156] Ibid, 5.

[157] Ibid, 3.

Location IV: Point Reyes National Seashore

Figure 1.12 Photo of Point Reyes courtesy of Google Images[158]

Background

Point Reyes National Seashore is located approximately 30 miles north of San Francisco, California, on Highway 1. The human history at Point Reyes extends back approximately 5,000 years to the Coast Miwok Indians, who were the inhabitants of what is now known as Marin and southern Sonoma Counties when European explorers first

[158] Photo of Point Reyes courtesy of Google Images, http://www.google.com/imgres?um=1&hl=en&sa=N&biw=1366&bih=643&tbm=isch&tbnid=JaeMbAHlOayQgM:&imgrefurl=http://blog.travelpod.com/travel-photo/shiweiw/1/1274195403/point-reyes-national-seashore-scenery-2.jpg/tpod.html&docid=gfgzmw8xssUOlM&imgurl=http://images.travelpod.com/users/shiweiw/1.1274195403.point-reyes-national-seashore-scenery-2.jpg&w=550&h=374&ei=gnHET_bVNOqniQLOjM3bBw&zoom=1&iact=hc&vpx=748&vpy=7&dur=1413&hovh=185&hovw=272&tx=166&ty=110&sig=115634861749643935853&page=1&tbnh=127&tbnw=180&start=0&ndsp=18&ved=1t:429,r:9,s:0,i:133

arrived at Point Reyes in the late 1500s.[159] By 1850, dairy ranchers had come to the area, drawn in by the almost ideal conditions for cattle. The sea not only determines the climate at Point Reyes, but also its inhabitants (human, plant, and animal alike).[160]

> The Coast Miwok have depended on this coastline for food and materials for thousands of years; Spanish explorers and merchants, returning with spice and silk from the Asia, navigated by these cliffs and shores; and gold miners, dairy farmers, and lumbermen counted on the ships that sailed these waters for transporting their goods to and from market. Point Reyes' maritime history is a microcosm of California's history. [161]

Over the centuries, dozens of shipwrecks occurred in the waters off Point Reyes. The San Agustin was California's first shipwreck of many, and the tragedy took place in Drakes Bay in 1595. Despite the fact that Point Reyes provided a landmark, it was also a hazard to generations of sailors. [162] In 1870, the U.S. Lighthouse Service built the Point Reyes Light Station. They were trying to decrease the amount of wrecks that took place and also trying to improve navigation along the rocky shores. In 1889, the Life Saving Service opened the first of the two Life Saving Stations.

For 105 years, it served its purpose sufficiently but despite the efforts of those who worked at the lighthouse, ships continued to wreck. The construction of wireless telegraphy transmitting stations was sited and commissioned by Guglielmo Marconi in the early 1900's; these projects were the foundation for the most successful and powerful ship to shore and land station on the Pacific Rim. The second of the two Life Saving

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[159] National Park Service, "Point Reyes National Seashore: People," http://www.nps.gov/pore/historyculture/people.htm (accessed May 2012).

[160] Ibid.

[161] Ibid.

[162] Ibid.

Stations, the Point Reyes Lifeboat Station, was located at Drakes Beach and closed in 1968. Those individuals that were stationed there tried to rescue the victims of shipwrecks and storms but due to the incredible danger of their job, their unofficial motto became "You have to go out, but you don't have to come back in."[163] Today, the Point Reyes National Seashore is a part of the fabric that helps to preserve the maritime history of California.

Programs and National Seashore Management

Point Reyes National Seashore preserves historic sites so that visitors today are still able to hear the stories of and form connections with the people who have previously lived at or visited Point Reyes.[164]

> On September 13, 1962, President John F. Kennedy signed legislation passed by the Congress establishing Point Reyes National Seashore in order "to save and preserve, for purposes of public recreation, benefit, and inspiration, a portion of the diminishing seashore of the United States that remains undeveloped." (Public Law 87-657)[165]

The primary nonprofit partner working with the National Park Service at this location is the Point Reyes National Seashore Association (PRNSA). Due to the fact that Point Reyes is the only federally protected seashore on the West Coast, this partnership in helping to fund critical preservation and restoration projects is both crucial and unique.[166]

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[163] National Park Service, "Maritime History at Point Reyes," http://www.nps.gov/pore/historyculture/people_maritime.htm (accessed May 2012).

[164] National Park Service, "Point Reyes National Seashore: People."

[165] National Park Service, "Point Reyes National Seashore: Management." http://www.nps.gov/pore/parkmgmt/index.htm (accessed May 2012).

[166] Point Reyes National Seashore Association, "How to Help," http://www.ptreyes.org/help/membership.shtml (accessed May 2012).

"The support of PRNSA members directly contributes to endangered species recovery and wildlife protection, habitat restoration, preservation of cultural and historic legacies, and environmental education programs for people of all ages."[167]

Today, the management of this National Seashore is highly focused on the protection of the flora and fauna of the area. "The Marine Life Protection Act (MLPA) was signed into law in 1999 and mandated the redesign of a statewide system of marine protected areas (MPAs) that function to the extent possible as a network."[168]

The goals of the MLPA are:

Goal 1: To protect the natural diversity and abundance of marine life, and the structure, function, and integrity of marine ecosystems.

Goal 2: To help sustain, conserve, and protect marine life populations, including those of economic value, and rebuild those that are depleted.

Goal 3: To improve recreational, educational, and study opportunities provided by marine ecosystems that are subject to minimal human disturbance, and to manage these uses in a manner consistent with protecting biodiversity.

Goal 4: To protect marine natural heritage, including protection of representative and unique marine life habitats in California waters for their intrinsic value.

Goal 5: To ensure that California's MPAs have clearly defined objectives, effective management measures, and adequate enforcement, and are based on sound scientific guidelines.

Goal 6: To ensure that the MPAs are designed and managed, to the extent possible, as a component of a statewide network.[169]

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[167] Ibid.

[168] National Park Service, "Point Reyes Laws & Policies: Marine Life Protection Act," http://www.nps.gov/pore/parkmgmt/lawsandpolicies_mlpa.htm (accessed May 2012).

[169] National Park Service. "Point Reyes Laws & Policies: Marine Life Protection Act." (http://www.nps.gov/pore/parkmgmt/lawsandpolicies_mlpa.htm, accessed May 2012).

"The marine protected areas went into effect on May 1, 2010 in California's north central coast."[170] Another primary focus is the Fire Management Plan (FMP), which provides a framework for all fire management activities. The suppression of unplanned ignitions, prescribed fire, and mechanical fuels treatments are included in the plan.[171]

> It is intended to guide the fire management program for approximately the next 10-15 years. The plan would include concise program objectives, details on staffing and equipment, and comprehensive information, guidelines, and protocols relating to the management of unplanned wildfire, prescribed burning, and mechanical fuels treatment.[172]
>
> Fire management is an essential component of NPS operations in Point Reyes National Seashore (PRNS) and the Northern District lands of GGNRA. The need for a well-planned and effective fire management program is threefold. First, the project area's ecosystems have evolved through time with the periodic occurrence of fires, both natural and human-ignited, and many components of these systems require the continuation of periodic fire. As is typical of many national parks and other federal lands, however, active and effective fire suppression efforts for the past 150 years have dramatically changed native ecosystems. Ecosystem changes from the lack of fire include forest and shrub encroachment on grasslands; decadence and death of fire adapted species, and extremely dense forests.[173]

According to the General Management Plan from 1980, "Point Reyes can perhaps be described best as a relic of the aboriginal California coast, serving as a vital and convenient outlet for a people becoming more and more pressured by technology. To many, it represents a last frontier--so near to the urban core, yet remaining un-violated by

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[170] Ibid.

[171] National Park Service. "Final Fire Management Plan and Environmental Impact Statement for Point Reyes National Seashore North District of Golden Gate National Recreation Area," (Marin County, California, July 2004), v.

[172] Ibid, v.

[173] Ibid, v.

the symbols of contemporary life."[174] The Management Objectives included natural resource management, cultural resource preservation, interpretation, visitor activities, development, and access and circulation.[175] Habitat restoration, watershed restoration, non-native deer management, fire management, preservation of coastal wilderness, solar installation for the reduction of carbon footprint, and youth education programs are some of the other focuses of the National Seashore.[176]

> Point Reyes contains examples of the world's major ecosystem types. For this reason it was internationally recognized in 1988 by the United Nations Educational, Scientific, and Cultural Organization (UNESCO) Man and the Biosphere program and included as part of the Central California Coast Biosphere Reserve.[177]

This information is all the more reason to continue the protection of this beautiful National Seashore. While Point Reyes exercises cultural resource preservation, like Ebey's does, it does not revolve around a working rural community. The focus is directed to the protection and preservation of the land and of what is currently there from the past. It is also under complete federal control, which is very different from Ebey's Landing National Historical Reserve.

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[174] "Point Reyes National Seashore General Management Plan." (Point Reyes, September 1980), preface.

[175] "Point Reyes National Seashore General Management Plan." (Point Reyes, September 1980), 1-3.

[176] National Park Service. "Point Reyes National Seashore 2010 Year in Review," (U.S. Department of the Interior, 2010).

[177] National Park Service. "Point Reyes National Seashore 2010 Year in Review," 3.

Location V: Bodie State Historic Park

Figure 1.13 Photo of Bodie State Historic Park courtesy of Google Images[178]

Background

Bodie State Historic Park is located northeast of Yosemite in California, 13 miles east of Highway 395 on Bodie Road (Hwy 270), and 7 miles south of Bridgeport. The

[178] Photo of Bodie State Historic Park courtesy of Google Images, http://www.google.com/imgres?hl=en&sa=X&biw=1366&bih=643&tbm=isch&prmd=imvns&tbnid=lw9nqsQc8gzHtM:&imgrefurl=http://members.virtualtourist.com/m/5fcc8/b766a/&docid=t51HkHdSeWj_NM&imgurl=http://cache.virtualtourist.com/6/4640687-cgSomething_everyone_must_visit_c_Bodie_State_Historic_Park.jpg&w=644&h=483&ei=eXPET7jGEaqRjQL4haynCA&zoom=1&iact=hc&vpx=729&vpy=316&dur=85&hovh=194&hovw=259&tx=112&ty=50&sig=115634861749643935853&page=4&tbnh=134&tbnw=174&start=66&ndsp=24&ved=1t:429,r:9,s:66,i:240 (accessed May 2012).

streets that once played host to a population of almost 10,000 people are now deserted and available to the public as a tourist attraction.

The Kuzedika were the residents of the area prior to the first European-Americans' arrival.[179] The town was named after a man that had discovered gold in the hills north of Mono Lake, William S. Bodey (also known as Waterman S. Bodey) while the Kuzedika were still living there. Today this area is known as Bodie Bluff.[180] In 1861, a mill was established and the population increased. Around 1875, a mine cave-in led to the discovery of a rich strike of gold ore.[181] Then, the Standard Company bought a mine full of 'pay dirt' in 1877. After word spread about the discovery, people rushed to Bodie, and it transformed into a boomtown.[182] It started with a mere 20 miners and increased to about 10,000 people. [183]

By 1880, the town of Bodie was full of all kinds of people, including families, miners, prostitutes, store owners, robbers, gunfighters, and people from every country in the world. The town also housed up to 65 saloons at one point, numerous brothels, gambling halls, and opium dens. Bodie became known as the "most lawless, wildest and toughest mining camp the far west has ever known."[184] A typical day for the miners

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[179] Marguerite Sprague. *Bodie's Gold: Tall Tales and True History from a California Mining Town.* (Reno: University of Nevada Press, 2003), 1.

[180] Bodie.com, "Bodie, California…A town frozen in time in a "state of arrested decay," http://www.bodie.com/ (accessed May 2012).

[181] California Department of Parks and Recreation, "About the Park," http://www.parks.ca.gov/?page_id=21622 (accessed May 2012).

[182] California Department of Parks and Recreation, "Bodie SHP: State Historic Park," http://www.parks.ca.gov/?page_id=509 (accessed May 2012).

[183] Bodie.com, "Bodie, California."

[184] California Department of Parks and Recreation, "Bodie SHP: State Historic Park."

consisted of work in the mills followed by drinking at the bars and spending time in the red light district. "The mixture of money, gold, and alcohol would often prove fatal. Newspapers report that towns' people would ask in the mornings "Have a man for breakfast?" Meaning 'Did anyone get killed last night?'"[185] It was the 'baddest town from the bawdy Wild West.'[186] 100 million dollars in gold and silver was produced throughout the years by Bodie's mines.[187] The expansion of the town occurred so rapidly that the wagons used to haul wood for construction could not keep up with the demand for building materials for all the new houses and stores.[188]

After the short period from 1877-1881, mining was greatly reduced which led to the abandonment of businesses and homes alike. In 1892, a fire destroyed many homes and buildings. There was another short period of interest for the town when the arrival of electrical power led to the running of the stamp mill, and also when the cyanide process for working the mill tailings was introduced. This interest, along with all but 5-10 percent of the town, was lost to a fire in 1932 that was said to have been started by 2-1/2 year old "Bodie Bill."[189] During WWII, the government stopped all gold and silver mining which

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[185]Bodie, California…A town frozen in time in a "state of arrested decay."

[186] Sprague, *Bodie's Gold: Tall Tales and True History from a California Mining Town*, 1.

[187] Harry Skrdla. *Ghostly Ruins: America's Forgotten Architecture*. (New York: Princeton Architectural Press, 2006), 123.

[188]Emil W. Billeb *Mining Camp Days*. (Berkeley, California: Howell-North Books, 1968), 35.

[189] California Department of Parks and Recreation, "Bodie SHP: State Historic Park."

led to the closing of Bodie's mines.[190] Today, what is left of the town makes up Bodie State Historic Park - a genuine California gold-mining ghost town.[191]

Programs and State Historic Park Management

Bodie State Historic Park is currently preserved in a state of "arrested decay," stabilized but not restored.[192] "Bodie sits as Bodie was left. There are no gussied-up storefronts, no actors in cowboy duds, no player pianos tinkling out atmosphere."[193] Preservation, of the small part of the town that survived, is funded by grants through the California Park and Recreation Office of Grant and Local Services. These grants are usually for park, recreation, and resource related projects.[194] Photographs of the buildings from 1962 are used to aid in the preservation process.

The Bodie Foundation is a 501 (c) 3 non-profit organization full of 600+ dedicated members and complete with a 100% volunteer governing Board of Directors. The funds that are raised through membership, planned capital campaigns (both individual and corporate), and thru a small percentage of the entrance fee to the park are used for both general and specific projects in all three parks that the foundation supports. Their flagship park is Bodie State Historic Park, and therefore it is the recipient of the

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[190]Sprague, *Bodie's Gold: Tall Tales and True History from a California Mining Town*, 1.

[191] California Department of Parks and Recreation, "Bodie SHP: State Historic Park."

[192] Sprague, *Bodie's Gold: Tall Tales and True History from a California Mining Town*, 1.

[193] Ibid.

[194] California Department of Parks and Recreation, "Grants and Local Services," http://www.parks.ca.gov/?page_id=1008 (accessed May 2012).

bulk of the funds they generate.[195] "2011 will begin the Bodie Foundation's second year working in partnership with California State Parks at Bodie State Historic Park. Now that we have completed our first year as the non-profit cooperating association we are moving forward to accomplish even more this coming year."[196]

> A major priority for the Foundation is raising funds for the on-going stabilization program. Over 200 original structures remain in Bodie today. In spite of work accomplished to date, many of the structures are in dire straits. Preserving sites, buildings and artifacts, and history behind them, is the heart of our work.[197]
>
> The Bodie Foundation has set a goal of raising $100,000.00 per year to assist with keeping Bodie for future generations. Roofing projects for many of the buildings are to be completed this year. Major Stabilization Projects include:
>
>> The Lester Bell house: Stabilization of the entire structure. The garage at the back of the house is of special concern. The roof is in danger of collapse.
>>
>> Cyanide Building (mill area): Replace foundation, 8x8 floor beams are cracked and braced, windows and window casings need to be replaced, exterior siding on walls need to be replaced.[198]

The interiors of the buildings are kept as they were found and have been stocked with goods.[199] "The Bodie Historic District, which includes Bodie State Historic Park, is

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[195] Bodie Foundation. "Who is the Bodie Foundation," http://bodiefoundation.org/zencart/index.php?main_page=page&id=1 (accessed June 2012).

[196] Bodie Foundation. "Who is the Bodie Foundation."

[197] Bodie Foundation. "Current Projects," http://bodiefoundation.org/zencart/index.php?main_page=page&id=3&zenid=sr3i0rfu07i3ucb1k5b89qpi82 (accessed June 2012).

[198] Ibid.

[199] California Department of Parks and Recreation, "Bodie SHP: State Historic Park."

recognized as a National Historic Landmark by the U.S. Department of Interior."[200] Today, this once thriving mining camp is now used for tourism purposes alone.[201]

Bodie was chosen as a stark contrast to Ebey's Landing National Historical Reserve. The whole site is 'frozen in time' which is not what Ebey's is trying to accomplish at all. Also, Bodie is under complete control by the State Parks whereas the Washington State Parks are just a partner for collaboration at the Reserve.

Location VI: Ebey's Landing National Historical Reserve

Figure 1.14 Beach at Fort Casey State Park; taken by Ashley Davis.

[200] Bodie Hills Conservation Partnership, "Cultural Resources and Human History," http://www.bodiehills.org/about-the-bodie-hills/ (accessed May 2012).

[201] "Bodie SHP: State Historic Park."

Background

Ebey's Landing National Historical Reserve is located on Central Whidbey Island, Washington (for further background history, please refer to CHAPTER I of this document). Within Ebey's Landing NHR, the National Park Service (NPS) seeks to continue the protection of the historic uses at the Reserve.[202] The conservation of the working cultural landscape, primarily agriculture and secondarily forestry, is crucial to the perpetuation of those historic uses.[203] The role of the NPS in all of this is to provide technical guidance and support through participation on the Trust Board of Ebey's Landing NHR. Aside from the 'hands-off' approach to governing this NPS sector, the other things that make Ebey's Landing NHR unique are as follows:

- The vibrant community that is readily involved in preservation processes
- The protected rural landscape that allows for community evolution
- The arrangement between the Trust Board and the NPS; this setup is giving the community a hand in the protection of the things that matter to them as well as coinciding with the protection of the Reserve
- Land stewardship through daily practices
- The way that many of the best attributes, from the other five sites, can be seen through the management framework at the Reserve (i.e. Ebey's reflects the management arrangement from the Pinelands and Marsh-Billings-Rockefeller, the location of Point Reyes, the attraction of Bodie, the farmland programs like

[202] Jones and Jones, 5-6.

[203] Ibid.

Cuyahoga, and the land stewardship and education of Marsh-Billings-Rockefeller).

Programs and National Historical Reserve Management

Ebey's Landing National Historical Reserve focuses on the protection of a working rural landscape. Due to the unique management structure of the Reserve, specific legislation is used to protect, but not interfere with, the setup that Congress originally established.[204] At the Federal level, the relevant legislation for state and local farmland protection efforts includes the Farmland Protection Policy Act and the Federal Agricultural Improvement and Reform Act. The Farmland Protection Policy Act (FPPA) was passed with the 1981 Farm Bill as part of that bill. The FPPA requires all federal agencies to prevent the unnecessary conversion of farmland to nonagricultural uses through the evaluation of their policies and actions. They must create alternatives that can prevent, or at the very least minimize, any farmland conversion. This act also affects all federal construction projects. The results of any projects that pertain to highways and federal buildings (sponsored or financed in any way by the federal government), that could lead to farmland conversion, must comply with this act.[205]

The 'Federal Agricultural Improvement and Reform Act', also referred to as the Farmland Protection Program (FPP), was established as part of the 1996 Farm Bill. The primary function of this act is to provide the funds necessary to help buy development

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[204] National Park Service, "Ebey's Landing Management," http://www.nps.gov/ebla/parkmgmt/index.htm (accessed April 2012).

[205] National Park Service, "M.1 Federal Laws: Farmland Protection Policy Act," http://planning.nps.gov/GMPSourcebook/appendixes/M1.htm (accessed May 2012).

rights in order to prevent any productive farmland from changing to a use other than agricultural (this is often achieved through conservation easements).[206] Because the Reserve remains mostly under private ownership, the NPS bought the development rights to important sites (including parts of the original Ebey Donation Land Claim) in order to help keep them from falling into use for something that does not comply with these two pieces of legislation.

> To ensure that the land within the Reserve is protected, the NPS has been primarily purchasing less than fee interests in land called scenic easements. (Due to various terminology used in legal documents, the term "scenic easement" as used by the NPS, is synonymous with the more common term "conservation easement".)[207]

This is part of the Farm Exchange program that is putting federal land back into the hands of local residents, not simply as a lease but as a real estate transaction (there is no limit to how long the owner can have the property for; but the property will still be protected under the conservation easements). Through this framework the NPS and the Trust Board of Ebey's are "charting the future while honoring the past."[208]

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[206] Frederick J. Nelson and Lyle P. Schertz, "Provisions of the Federal Agriculture Improvement and Reform Act," Economic Research Service USDA, April 1996, http://www.fsa.usda.gov/Internet/FSA_File/pl_104-127_1996_fair_act.pdf (accessed April 2012).

[207] National Park Service. "Ebey's Landing National Historical Reserve Final General Management Plan and Environmental Impact Statement: Purpose and Need for the Plan." (Seattle: Pacific West Region-Seattle Office for the National Park Service, September 2006).

[208] National Park Service, "Ebey's Landing Park Home," http://www.nps.gov/ebla/index.htm (accessed May 2012).

Overall Comparisons and Successes of Ebey's Landing NHR

The five comparison sites were all chosen for different reasons. Cuyahoga Valley National Park was used because of its Countryside Initiative program and how it focuses on agricultural land leases, quality, and protection. The New Jersey Pinelands National Reserve was chosen because it is dealing with development issues in agricultural lands and the related leasing restrictions in a way that is different from Ebey's Landing National Historical Reserve; but it is managed similarly to the National Historical Reserve and was established in the same year. Marsh-Billings-Rockefeller National Historical Park was important to this comparative analysis because it is another site that incorporates historic conservation education, land stewardship, and an agricultural focus into the community; but this National Historical Park approaches those topics through a museum type application and does not integrate them into the daily lives of all the community members quite the same way that Ebey's Landing NHR does. Point Reyes National Seashore was chosen because of the similarities in location, between it and Ebey's Landing NHR, and because of its focus on cultural resource protection. Bodie State Historic Park was picked to give a contrasting comparison to Ebey's Landing NHR. 'Arrested decay' is not ideal as a model; ideal in this situation is preservation for the sake of continued or adapted use. If the public were lose interest in this ghost town then a portion of the site funding could potentially be lost. Bodie is under complete control of the California State Parks, nothing is leased out, and it provides an extreme 'preservation model' for the comparative analysis. The town is frozen in time, which is almost the opposite of what Ebey's Landing NHR seeks to achieve. Federal land ownership varies at all six sites, with Point Reyes being the most controlled and Ebey's Landing NHR the

least. These are all models for different types of situations and can be referred to for suggestions on how to implement a structure similar to each corresponding location. Each site management structure is valuable and the purpose of this project is not to disregard these locations in a negative manner; rather it is to demonstrate the differences between each place and delve into why the Ebey's Landing Reserve management model is flexible enough to implement at future sites.

Of these six locations, Ebey's Landing, Cuyahoga Valley, New Jersey Pinelands, and Marsh-Billings-Rockefeller focus on the aspects of agricultural communities whereas the other two places do not. Point Reyes and Bodie SHP focus on a need for the specific protection of the past; and the other four sites allow more room for community evolution and a working landscape (with different variations in the management structure at each place). The management structure and NPS involvement of Ebey's Landing NHR is very similar to that of the New Jersey Pinelands National Reserve and Marsh-Billings-Rockefeller National Historical Park. The location is similar to Point Reyes, New Jersey Pinelands, and somewhat similar to Marsh-Billings-Rockefeller. Point Reyes is more focused on recreation and site history. As was previously mentioned, the Reserve framework features the best attributes of each location, but in combination with a community that plays an active part in the preservation work process.

Each of the comparison sites can inform Ebey's Landing NHR through different scenarios. After reading about each location, it has become clear that despite the Reserve being a viable model for success in preservation (and addressing the federal land ownership shift), the other sites also provide an understanding about what does and does not work in various preservation situations.

For Ebey's, the Trust Board is tasked with the management of the Reserve - which translates into leading the collaboration of the four partners and numerous stakeholders. This is a structure where the Reserve is managed as much as possible by local residents rather than by the NPS or any other government agency. That setup is different from the other models, except Pinelands National Reserve and Marsh-Billings-Rockefeller National Historical Park. The Pinelands Reserve is a good example to use as a potential model for sites that must address a higher volume of land and rapidly increasing development. It is reasonably successful and while nothing is perfect, this management structure is working well.

Everyone that works to protect Ebey's Landing National Historical Reserve also lives and works within the community; making them personally interested in the success of the Reserve's mission for a more flexible form of preservation. The idea is to have the area managed by the locals with support from the government, not interference – having this 'grass roots' type foundation allows for people to have ownership through programs such as the Farm Exchange. Cuyahoga Valley and the Pinelands National Reserve both lose out on this sense of ownership because of the time limit on the farm leases. All the federal land at Point Reyes and Cuyahoga leaves little room for defining a land use ethic with the locals, as they are not able to own the land themselves and therefore feel less responsibility or ownership towards it. The tool of the conservation easement arranges for people to privately own property without allowing for subdivision; therefore protecting the community at Ebey's Landing NHR from rampant development while protecting the historic cultural landscape and better managing change. This idea is also used at the New

Jersey Pinelands National Reserve, Cuyahoga Valley National Park, and at Marsh-Billings-Rockefeller National Historical Park.

Bringing things back to the shift away from federal land ownership; numerous issues are currently affecting federal land management and are being presented before Congress.[209] These issues include:

> The extent of federal ownership, and whether to decrease, maintain, or increase the amount of federal holdings; the condition of currently owned federal infrastructure and lands, and the priority of their maintenance versus new acquisitions; the optimal balance between land use and protection, and whether federal lands should be managed primarily to produce national or local benefits; and border control on federal lands along the southwest border.[210]

On a smaller scale, Ebey's Landing NHR addresses those issues well and therefore should be looked to as a viable example of how to solve those challenges in other locations. The Farm Exchange program is placing federally-owned land back into the hands of the community members, the whole management framework sets up the location as a locally governed site, and the NPS sector there is always looking for ways to help keep the Reserve under local ownership.

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[209] "Federal Land Ownership: Overview and Data," summary.

[210] Ibid.

CHAPTER VI

CONCLUSION

As this project comes to an end, it is important to note that the preservation work at the Reserve in on-going. The Ebey's Forever Conference will take place again in 2013, and will be held to celebrate the Reserve and raise money for the future recipients of the Ebey's Reserve Heritage Building Grant. New properties will be funded through this matching grant, similar to the Coupeville Wharf and the Zylstra Law Office. The 2012 Ebey's Preservation Field School will be located at the Engle Farm for the stabilization of the Carriage House; and preservation at the Ferry House will also continue in the years to come.

The Jacob Ebey House, located along the Bluff trail, has been fully restored and retrofitted with plumbing and electricity. It is open to the public from May to September, Thursdays-Sundays from 10am to 4pm. While at the Visitor Contact Station, you can learn about the lives of some of the early pioneers in Central Whidbey Island. Knowledgeable volunteer docents will be there to greet you and answer any questions you may have regarding the Reserve.[211]

Things that Ebey's Landing NHR could gain from the five other comparison sites includes the following:

- Cuyahoga Valley National Park – This location lends an example of what Ebey's Landing NHR should avoid in the future, it provides a real life scenario regarding

[211]National Park Service, "Upcoming Events," http://www.nps.gov/ebla/upcomingevents.htm (accessed June 2012).

the loss of cultural landscape characteristics and the negative effects of not addressing those related issues early on in the planning process.

- New Jersey Pinelands National Reserve – Something that Ebey's Landing NHR could be informed by is the way that the New Jersey Pinelands NR is dealing with the overuse of recreational areas. Their Comprehensive Management Plan "limited the expansion of existing intensive recreational uses in the Preservation and Forest areas, and low-intensity recreational use in both areas."[212]
- Marsh-Billings-Rockefeller National Historical Park – This place teaches how to better educate people on the site history and land stewardship; Ebey's is full of numerous well-educated residents and something that may benefit the Reserve would be the way in which Marsh-Billings-Rockefeller educates the visitors and the residents through the Farm & Museum approach. This component could maximize the existing education-related attributes at the Reserve.
- Point Reyes National Seashore – Because Point Reyes management is so focused on the conservation of natural and cultural resources, and because Ebey's Landing NHR is seeking to continually improve this aspect of its management, then it is safe to say that the Reserve could be informed by the methods used for resource conservation at Point Reyes.
- Bodie State Historic Park – Despite the differences in the two locations, tourism is a primary focal point for both Ebey's Landing NHR and Bodie SHP. Ebey's could be informed on other ways to bring in revenue based on some of Bodie's attributes.

[212] *Protecting the New Jersey Pinelands: A New Direction in Land-Use Management*, 114.

This project is important because it demonstrates the success of Ebey's Landing National Historical Reserve, in the field of Historic Preservation, as a unique arrangement between the National Park Service, the Trust Board of Ebey's, and the residents. It was written to provide a concise source regarding: the preservation practices of the Reserve, case studies with updates on some current preservation projects, a comparative analysis of the Reserve's management structure versus five other locations, and to demonstrate what makes this arrangement work so well. Its primary objective was to demonstrate why Ebey's Landing should be utilized as a model for other new, or current, sectors of the NPS or for State Parks implementation.

I feel that a large part of why Ebey's Landing National Historical Reserve is working so well is because it starts with a community full of people, like Harrison Goodall and the Trust Board members, who volunteer their time for the cause and inspire others to get involved with the preservation work. It truly has become a way of life for them. This model should be passed on to other locations because it is a viable example of how preservation should be approached; through daily incorporation and education. However, it is important to recognize that every site is different and you cannot simply apply one rigid system to all NPS sites or State Parks. So, by having a system with the unique management that the Reserve has, it allows the residents of any area to take part in the evolution, and retrofitting process, of the newly applied system. The setup can be more flexible this way and adapt easier to each location and the needs of that community.

This study does not use or access all available resources in relation to historic preservation in Ebey's Landing NHR and on Central Whidbey Island (as there are more than an abundance of them), but it does accomplish the goals set forth by the final project

concept that had evolved. For further information regarding this topic, please contact the organizations mentioned in the Materials and Methodology chapter.

Knowledge Gained

By the end of this Terminal Project I had learned:

- How the six comparison sites are managed and what they do well / what their challenges are
- What the purposes of the various types of management arrangements were
- How legislation is implemented within National Parks and Reserves
- What makes Ebey's Landing work well for a 21st century model arrangement between the NPS and collaborating associations
- Why the approach to federal land ownership is changing and whether it is for the better
- That preservation is more than a one sided process and there is a strong need for collaboration between all involved participants
- How often preservation skills are used without even noticing / why this should make things easier for other communities to implement this model in the future

Looking to the Future

While the examination of the past and present are highly necessary to this document, the future must also be addressed in order to provide a more comprehensive view of Ebey's Landing National Historical Reserve. The Reserve faces many different types of challenges every day, many of which are in relation to the balance of cultural

landscape protection with the needs of the community members and the community as a whole. The section below, *Cultural Landscape Protection and Potential Threats to the Reserve*, will cover the challenges that Ebey's Landing NHR must address.

Cultural Landscape Protection and Potential Threats to the Reserve

As one of the 'first designated cultural landscapes,'[213] Ebey's Landing National Historical Reserve is protected through legislation and management, but what issues should be addressed as potential threats to the Reserve? According to the Long-Range Interpretive Plan, the issues and challenges include:

> Funding (maintaining and acquiring property and easements)
>
> Agritourism / Farm to Table (most farmers do not have time to teach and support visitors coming to the farms / is it practical to provide hands-on agritourism? Is agritourism sustainable? Is there enough interest within the farming community to support agritourism?)[214]
>
>> Ebey's Landing National Historical Reserve protects and preserves farms and agricultural values that were established more than 150 years ago. Sharing these values and providing the opportunity for local citizens and visitors to support the Reserve farms are key elements of an agritourism or "farm to table" program. Most of the activities associated with this program have been special events or specifically promoted by an individual farm rather than having a Reserve-wide focus. The "Ebey's Forever" farm and barn tours and "Meet the Farmer" panel discussion are examples of Reserve-wide programs. During the summer 2008 and 2009 seasonal park rangers roved the farmers market talking about the Reserve. A new self-guided tour brochure of Ebey's farms will highlight for the first time all of the farms located within the Reserve.[215]

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[213] Arnold R. Alanen and Robert Z. Melnick *editors*. *Preserving Cultural Landscapes in America*. (Baltimore: The Johns Hopkins University Press, 2000), 129.

[214] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," 12.

[215] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," 14.

Transportation (transportation to the island, ferry service, may be reduced. Where will people be coming from and how will they be getting to the Reserve?)

Volunteers (there is a challenge to find quality people to get the job done. There is a finite capacity of labor on the island. Interpretive services throughout the Reserve are primarily provided by volunteers.)

Partnerships (partners need to collaborate and work together as a whole Reserve. Partners need to share and provide more open access to information.)[216]

Some of the other issues include over use on the trails and lack of parking. Currently with the new Jacob Ebey House Visitor Center, the Reserve is attracting more visitors that use the prairie overlook. The cemetery district and neighbors want more screening from the trail for privacy purposes.[217]

Irrigation is another challenge. The town of Coupeville is working with the Washington State department of Ecology on the reclamation of waste water and storm water. Rather than dumping it in Penn Cove each day, after it is treated it would be better to send it back up over the top and down to Ebey's and Crockett Prairie for use as irrigation for crops.[218]

Adaptive reuse of structures is an issue, whether a building or structure is rehabbed or saved is a debate from scenario to scenario. It always depends on what the owners want to do versus what the Reserve would like to see done. Implementing a more succinct method of procedure would be ideal but to do that would be very difficult due to each situation being so unique.[219]

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[216] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan," 12.

[217] "Ebey's Landing National Historical Reserve: Long-Range Interpretive Plan."

[218] Ibid.

[219] Ibid.

The cumulative effect of the loss of historic fabric (i.e. resulting in the use of vinyl windows or hardiplank siding) needs to be resolved. How this is addressed and what measures are taken to prevent the use of such materials are the main issues in this situation.[220]

A comprehensive sign plan, with a unifying theme that provides for the recognition of individual political entities, organizations, and geographic areas/neighborhoods, is needed in the Reserve. Dealing with the budget and implementation of this sign plan is the primary concern here.[221]

"Continuation of agricultural land use provides the best method of protection for rural landscapes; however, it is likely that contemporary agricultural practices will alter the appearance of the historic "scene."[222] This is addressed in the Park Service's *Guide to Cultural Landscape Reports* from 1998. The reports state that "the appropriate level of change in a cultural landscape is closely related to its significance… In a landscape significant for the pattern of use that has evolved, physical change may be essential to the continuation of use."[223] Change is typical of agricultural landscapes, because the owners and farmers are trying to stay current and respond to the evolution in the "markets, technologies, weather, blight, fashion, and local and global economies."[224]

The impulse to protect the Reserve's cultural landscape was derived from the local citizens' initiative to not allow the subdivision of Ebey's Prairie. The concept of a

[220] Ibid.

[221] Ibid.

[222] *Preserving Cultural Landscapes in America*, 138-139.

[223] *Preserving Cultural Landscapes in America*, 138-139.

[224] *Preserving Cultural Landscapes in America*, 139.

National Historical Reserve was "viewed as a way to preserve the working landscape and natural life with a minimum disturbance to landowners, and provide federal support without threatening local autonomy."[225] This is still the view today.

What is really being protected is the relationship between the working rural community and the management of the land. By preventing too much change, but allowing for some flexibility, the residents can experience an outcome where both the history and the future are respected. Heather Goodson put it perfectly when she called the Reserve's management "a collaborative approach to preserving cultural landscapes without displacing the communities."[226] It is not trying to change into something other than its original purpose or seek too much new development, but it is also not trying to remain completely frozen in time. In an unexpected sense, the preservation strategy is similar to that used for highly technical or scientific facilities where preservation is balanced with the ongoing operation of federal scientific and technological institutions.[227] It may not yet be perfected, but Ebey's Landing National Historical Reserve is certainly successful as a model for protecting a rural cultural landscape while addressing the 21st century changes and related needs that arise.

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[225] "Long Range Interpretive Plan," 9.

[226] Goodson, iv.

[227] Advisory Council on Historic Preservation, "Balancing Historic Preservation Needs with the Operation of Highly Technical or Scientific Facilities," http://www.achp.gov/balancingsum.html (accessed June 2012).

APPENDIX A

LITERATURE REVIEW DOCUMENTS

Related Links

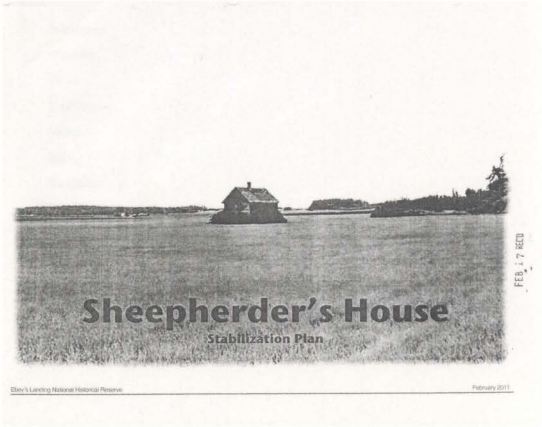
Ebey's Landing General Management Plan and Environmental Impact Statement
http://parkplanning.nps.gov/document.cfm?parkID=298&projectID=11188&documentID=16988

The Design Guidelines
http://www.townofcoupeville.org/current_files/ENHR_Design_Manual.pdf

The Secretary of the Interior's Standards
http://www.nps.gov/hps/tps/standguide/

Supplemental Information

Harrison Goodall's Sheepherder's Cabin (House) Stabilization Plan
Located on the attached disk in APPENDIX A



APPENDIX B

CASE STUDY DOCUMENTS AND ILLUSTRATIONS

Blank Field Notes Sheet

Data Collection Sheet for Field Studies March, 2012

Building Name:

Building Type:

Proposed Project(s):

Proposed Budget:

Foundation:

Windows:

Doors:

Roof Type:

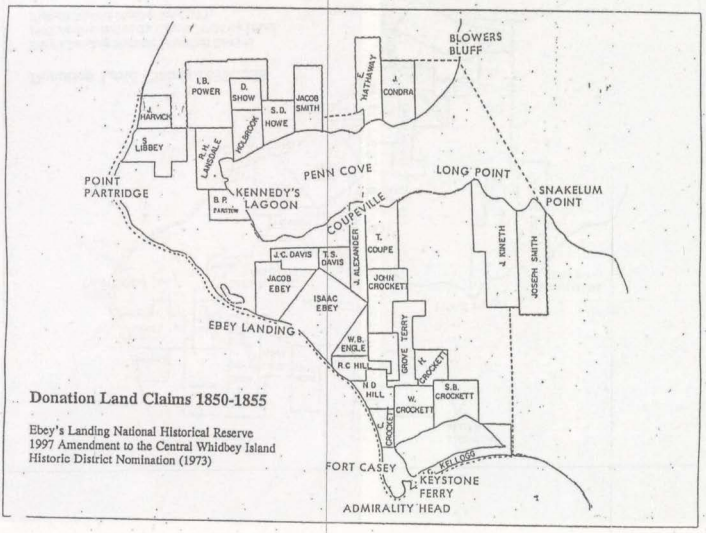
Materials:

Style:

Year Built:

Survey Summary:

Donation Land Claim Map for Ebey's

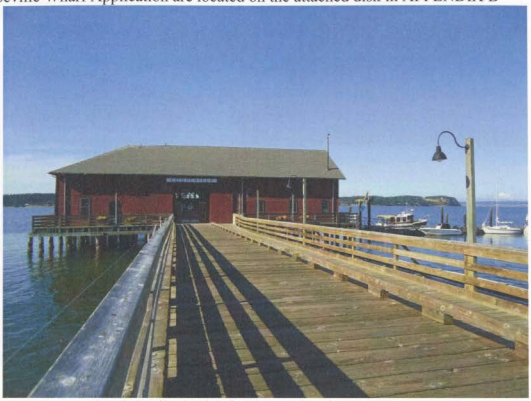


Donation Land Claims 1850-1855

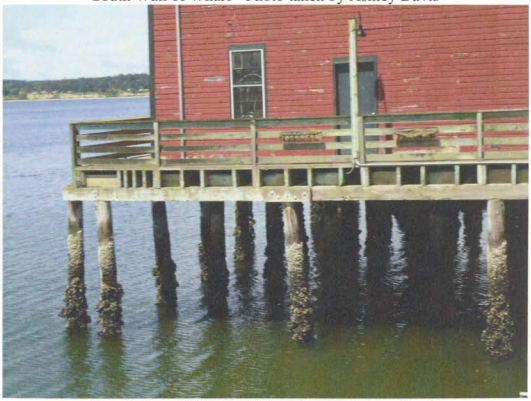
Ebey's Landing National Historical Reserve
1997 Amendment to the Central Whidbey Island
Historic District Nomination (1973)

Coupeville Wharf

Photos, Field Notes Poster, Grant Application Criteria, General Grant Info and Coupeville Wharf Application are located on the attached disk in APPENDIX B



South Wall of Wharf - Photo taken by Ashley Davis



Foundation of Wharf - Photo taken by Ashley Davis

North Wall of Wharf - Photo taken by Ashley Davis


Sketch by Ashley Davis

Zylstra Law Office

Photos, Field Notes Poster, Grant Application, and Floor Plan
Located on the attached disk in APPENDIX B

North Facade of Law Office - Photo taken by Ashley Davis

South Facade of Law Office - Photo taken by Ashley Davis

New Roof of Law Office - Photo taken by Ashley Davis

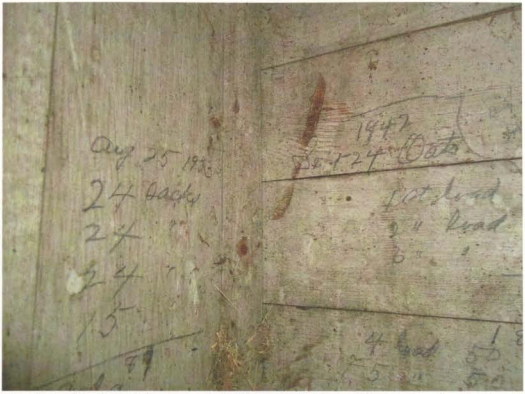
Sketch by Ashley Davis

LeSourd Granary

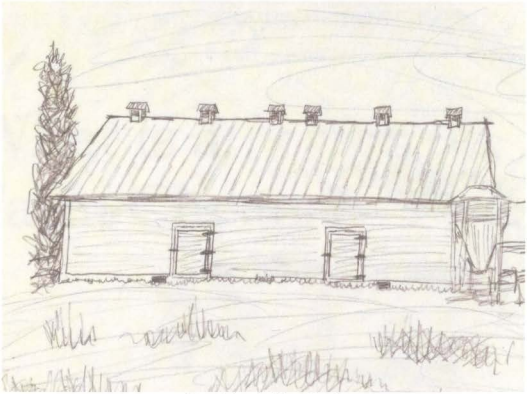
Photos, Field Notes Poster, and Harrison's Document for Stabilization
Located on the attached disk in APPENDIX B

Interior shot of LeSourd Granary - Photo taken by Ashley Davis

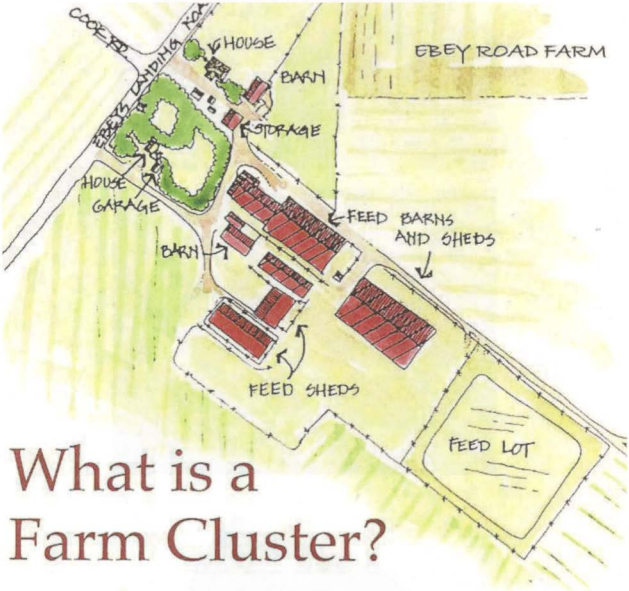
Back of LeSourd Granary - Photo taken by Ashley Davis



Interior shot of LeSourd Granary with Historic Writing - Photo taken by Ashley Davis


Sketch by Ashley Davis

What is a Farm Cluster (Drawing)
Courtesy of Harrison Goodall



What is a Farm Cluster?

Before, during, and after the preservation work (Courtesy of Harrison Goodall)

Ferry House

Photos, Field Notes Poster, Historic Photos, Plans / Drawings
Located on the attached disk in APPENDIX B

Front Façade of Ferry House – Photo taken by Ashley Davis

Back Façade of Ferry House – Photo taken by Ashley Davis

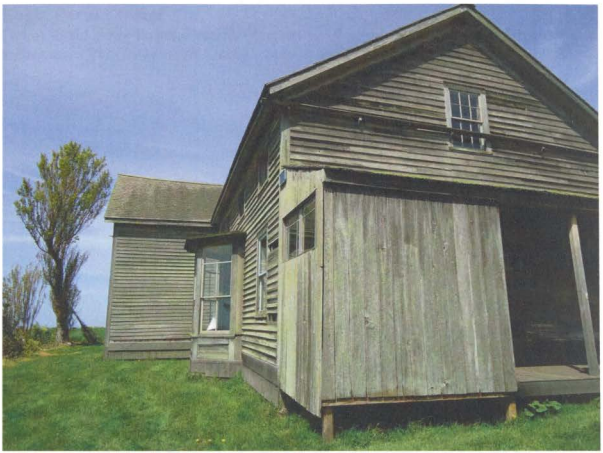


Photo Featuring 3-sided Bay Window and Shed Porch Addition – Taken by Ashley Davis

Sketch by Ashley Davis

Engle Farm Cluster

Photos, Field Notes Poster, Historic Photos, Barn Register Attachment and Emergency Stabilization Plan by Harrison Goodall located on the attached disk in APPENDIX B

House Sketch by Ashley Davis

Generator House Sketch by Ashley Davis

Carriage House Sketch by Ashley Davis

Milk House Sketch by Ashley Davis

Water Tower Sketch by Ashley Davis

Hog Barn Sketch by Ashley Davis

APPENDIX C

COMPARATIVE ANALYSIS

SUPPLEMENTAL INFORMATION

Federally Owned Land Shift Document

Located on the attached disk in APPENDIX C

Cuyahoga Valley National Park

Countryside Initiative Document
Located on the attached disk in APPENDIX C under Cuyahoga

Link to Photos and Site Map
http://www.nps.gov/cuva/photosmultimedia/index.htm

Link to NPS Website
http://www.nps.gov/cuva/index.htm#

Link to Conservancy for Cuyahoga Valley National Park
http://www.conservancyforcvnp.org/

New Jersey Pinelands National Reserve

Link to Site Map
http://www.state.nj.us/pinelands/home/site.html

Link to Comprehensive Management Plan
http://www.state.nj.us/pinelands/cmp/

Link to NPS Website
http://www.nps.gov/pine/index.htm

Link to New Jersey Pinelands Commission
http://www.state.nj.us/pinelands/index.shtml

Link to Site Photos
http://www.state.nj.us/pinelands/photo/

Marsh-Billings-Rockefeller National Historical Park

Link to NPS Website
http://www.nps.gov/mabi/index.htm

Link to the Billings Farm & Museum
http://www.billingsfarm.org/

Link to Site Photos
http://www.nps.gov/mabi/photosmultimedia/index.htm

Point Reyes National Seashore

General Management Plan from 1980
Located on the attached disk in APPENDIX C under Point Reyes

Fire Management Plan
Located on the attached disk in APPENDIX C under Point Reyes

Link to Site Map
http://www.nps.gov/common/commonspot/customcf/apps/maps/showmap.cfm?alphacode=pore&parkname=Point%20Reyes

Link to NPS Website
http://www.nps.gov/pore/index.htm

Link to Site Photos
http://www.nps.gov/pore/photosmultimedia/index.htm

Link to Point Reyes National Seashore Association
http://www.ptreyes.org/index.shtml

Bodie State Historic Park

Link to California Parks and Recreation: Bodie State Historic Park
http://www.parks.ca.gov/?page_id=509

Link to Bodie.com
http://www.bodie.com/

Ebey's Landing National Historical Reserve

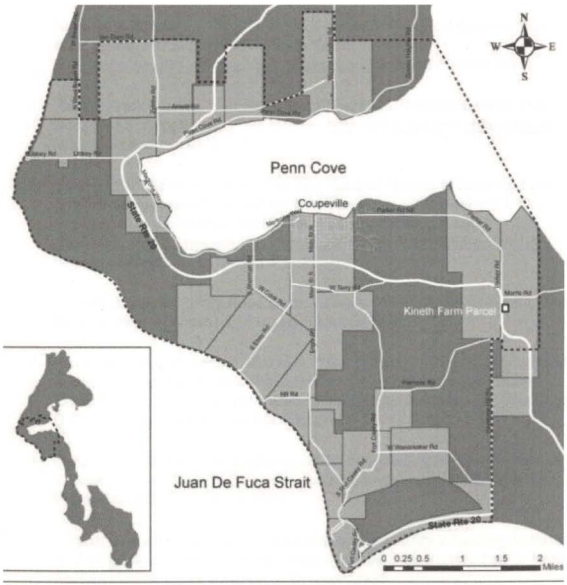
Site Photos are located on the attached disk in APPENDIX C under Ebey's Landing

Link to NPS Website
http://www.nps.gov/ebla/index.htm

Link to Long Range Interpretive Plan
http://www.nps.gov/ebla/parkmgmt/upload/2010EbeysLRIP-pdf.pdf

Link to Ebey's Landing NPS Documents List
http://parkplanning.nps.gov/documentsList.cfm?parkID=298&projectID=11188

Site Map



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(Entries are in the order of appearance in the text)

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10. Goodall, Harrison. "Alexander Blockhouse: Condition Assessment / Preservation Plan," Island County Historical Society, June 2007.

11. Goodall, Harrison. "Rosehip Farm Buildings: Summary Condition Overview." February 2010.

12. Goodall, Harrison. "Sheepherder's House: Stabilization Plan." Ebey's Landing National Historical Reserve, February 2011.

13. National Park Service, "Ebey's Landing National Historical Reserve Final General Management Plan and Environmental Impact Statement," U.S. Department of Interior, http://parkplanning.nps.gov/document.cfm?parkID=298&projectID=11188&documentID=16988 (accessed November 2011).

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15. Town of Coupeville, Island County, and Trust Board of Ebey's Reserve. "Design Guidelines," Ebey's Landing National Historical Reserve, October 3, 2011.

16. National Park Service. "*PNRO Inventory*." (Cultural Resources Division Pacific Northwest Region, 1984).

17. National Park Service. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," http://www.nps.gov/hps/tps/standguide/ (accessed March 2012).

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19. National Park Service. "Ebey's Landing National Historical Reserve: PNRO Inventory for Wharf Warehouse and Dock," Seattle, Washington: National Park Service Pacific Northwest Region Cultural Resource Division.

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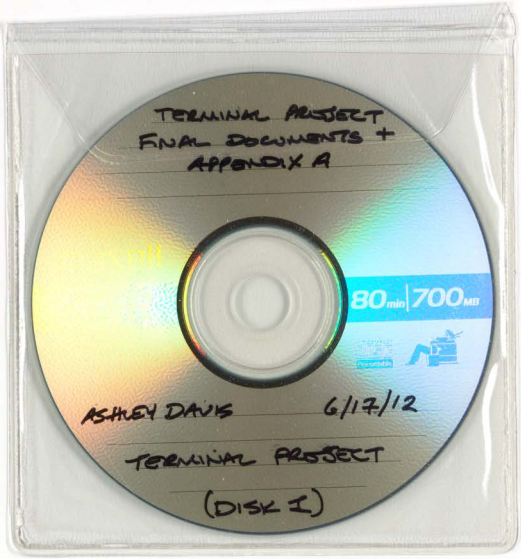
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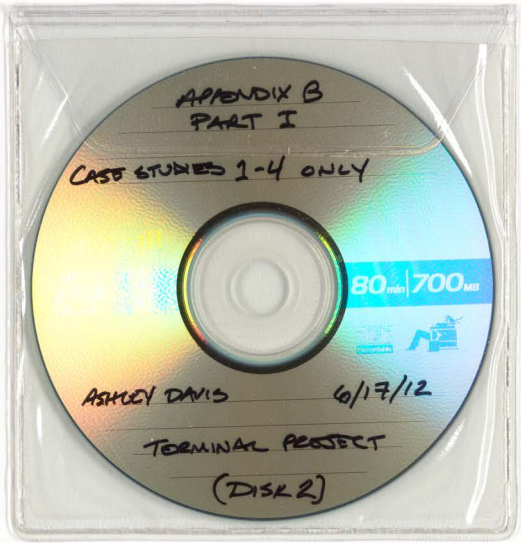
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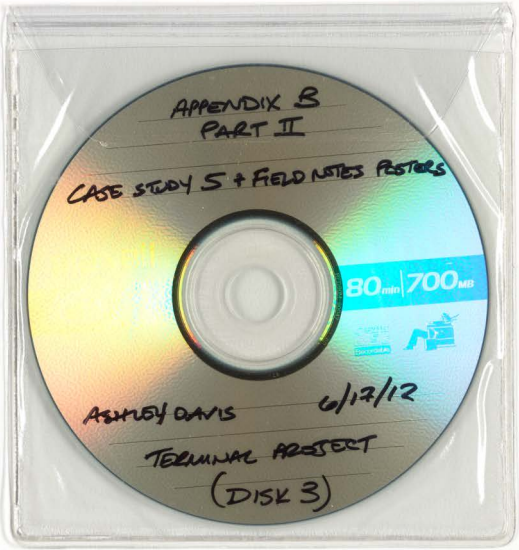
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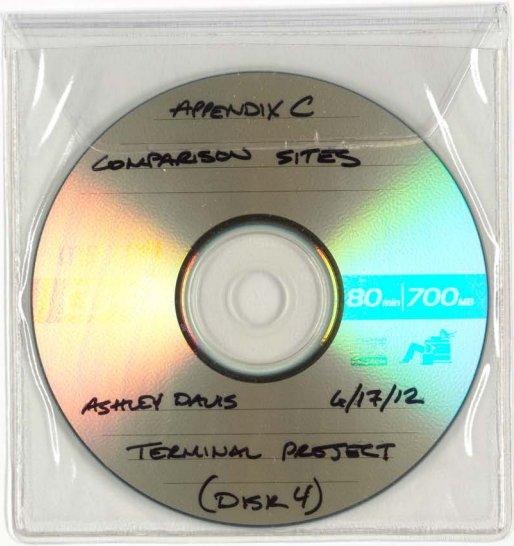
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