

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

National Park Service  
Pacific Northwest Region  
Cultural Resources Division

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

|                                                                                                                          |                     |                                                                                               |                                                     |                                                                                                                                                         |                         |          |
|--------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|
| NAME(S) OF STRUCTURE<br>Dixon/Partridge House/Community Alcohol Center/ <i>Penn Cove Veterinary Clinic</i>               |                     |                                                                                               | DATE OF CONSTRUCTION<br><br>1920<br><br>ADDITION(S) | SITE ID. NO.                                                                                                                                            |                         |          |
| SITE ADDRESS (STREET & NO.)<br><br>404 S. Main St.                                                                       |                     |                                                                                               |                                                     | SCALE<br>1:24000                                                                                                                                        | QUAD NAME<br>Coupeville |          |
| CITY/VICINITY<br>Coupeville                                                                                              |                     |                                                                                               |                                                     | UTM ZONE                                                                                                                                                | EASTING                 | NORTHING |
| COUNTY<br>Island                                                                                                         | STATE<br>Washington |                                                                                               |                                                     | CROSS REFERENCE LA41                                                                                                                                    |                         |          |
| OWNER/ADMIN ADDRESS<br>Ken Leamann parcel #R13104-428-3940<br>1806 S. Seaview Ave. P. O. Box 176<br>Coupeville, WA 98239 |                     | <input checked="" type="checkbox"/> CONTRIBUTING<br><input type="checkbox"/> NON-CONTRIBUTING |                                                     | DANGER OF DEMOLITION?<br>(SPECIFY THREAT)<br><input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNKNOWN |                         |          |

DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATE(S), PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC.

Bungalow. Wood frame set on post and block foundation;

rectangle (34' x 24'); 4 bays wide; 1-story; shiplap siding with clapboard gable ends; galvanized metal-covered gable roof; off-center entrance on east facade; two off-center interior chimneys on west facade. Exterior features include 3 pane casement sash with multi-pane transom; 1-pane hinged sash with multi-pane transom; extended eaves with exposed perkins and rafter ends; plain cornice and frieze board; corner boards; shed roof porch extends across east facade supported by boxed, slightly battered posts; boxed clapboard railing; off-center front stairs to porch; wood sill; latticework skirting; center recessed entrance on west facade with shed roof covering.

*1995: One contributing building.*

This bungalow was built in 1920 for E. J. Hancock, who moved there from his farm. In 1928, the house passed on to Edith Hancock Pearson. She sold the structure to Charles Dixon in 1930. Members of the Dixon family occupied the house until it was sold to "Aunt Pat" Partridge in 1946. Aunt Pat had been the owner of Pat's Place Restaurant and Hotel for many years which is located across Main Street. Aunt Pat maintained a large rose garden in the front yard of the house for many years. Roberta Lee inherited the house in 1965. For several years, the house was used as a rental home and since 1979, the Community Alcohol Center has occupied the building. The rose garden and picket fence around the front yard have been removed but few changes have been made to the exterior of the structure.

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

## SIGNIFICANCE

This property is significant under National Register criterion C, because it embodies the distinctive characteristics of architectural expressions and methods of construction that represent the period of community stabilization and economic slowdown (evidenced by simpler forms lacking ornamentation) and the theme of recreation and tourism (evidenced by structures built with natural materials set in scenic locations), from 1911 until 1945. It retains integrity of location, setting, materials, design, workmanship, feeling and association.

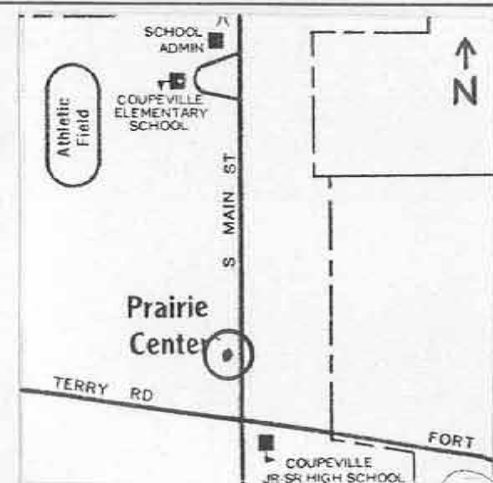
PHOTOGRAPHS AND SKETCH MAP OF LOCATION



FROM E



FROM SE



FROM NE



NEGATIVE NO. L9-9; C12-27, 28 HABS/HAER QUALITY ☐ YES ☒ NO

REFERENCES  
 Lee, Roberta. Personal Interview. 2 August 1981.  
Island County Times. 30 May 1920  
Farm Bureau News. 3 December 1920

INVENTORIED BY Luxenberg/Castellano/Lein

AFFILIATION National Park Service

DATE Summer, 1983