United States Department of the Interior  
National Park Service

**National Register of Historic Places**  
**Registration Form**

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

### 1. Name of Property

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<th>historic name</th>
<th>Haller, Colonel Granville &amp; Henrietta, House</th>
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<tbody>
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<td>Brunn – Haller House; Brunn, Raphael, House</td>
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### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

- [ ] national
- [ ] statewide
- [x] local

**Applicable National Register Criteria**

- [x] A
- [x] B
- [x] C
- [ ] D

**Signature of certifying official/Title**

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<td>WASHINGTON STATE SHPO</td>
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**Signature of commenting official**

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### 4. National Park Service Certification

I hereby certify that this property is:

- [ ] entered in the National Register
- [ ] determined eligible for the National Register
- [ ] determined not eligible for the National Register
- [ ] removed from the National Register
- [ ] other (explain:)

**Signature of the Keeper**

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**5. Classification**

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**6. Function or Use**

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**7. Description**

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The Haller House stands in the small rural town of Coupeville, located on Whidbey Island in western Washington State. The former single-family residence prominently anchors the corner of Main Street and Northeast Front Street, at the eastern terminus of Coupeville’s historic waterfront commercial district. Historically, the property has included both a dwelling and commercial structures; today only the residence remains. Built in two phases, the house embodies two of the state’s earliest building systems: 1) the one-story plank-framed Raphael Brunn House (27’ x 27’), which was built in 1859; and 2) the two-story balloon-framed Georgian-style I-house (20’ x 40’), which was added to the Brunn House in 1866 by Granville and Henrietta Haller. The house escaped typical twentieth century upgrades and is now undergoing rehabilitation following the Secretary of Interior’s Standards. The house has a high level of historic integrity of location, design, setting, materials, workmanship, feeling and association.

Location/Setting
The nominated home is located on Whidbey Island, Washington State’s largest island, located approximately 30 miles north of Seattle, at the northern end of Puget Sound. Serpentine in shape, the island is 55 miles long by road, running north-south; by chalk line it is 37 miles long and varies between 1.5 and 10 miles wide. It lies between the Olympic Peninsula to the west, Camano Island and the mainland to the east, Fidalgo Island to the north and Puget Sound to the south. It is accessed on the north by the famous Deception Pass Bridge. On the south and west the island is accessed by Washington State ferries – west across Admiralty Inlet to Port Townsend, and south from Clinton across Possession Sound to Mukilteo on the mainland.

On the eastern flank of Whidbey Island is Saratoga Passage – an arm of Puget Sound. On the western flank of the island is Admiralty Inlet, the 4-mile-wide saltwater channel that marks the entrance to Puget Sound from the Strait of Juan de Fuca. Through it pass all ocean-going traffic to and from the ports of Seattle, Tacoma, Olympia and countless smaller ports. North of Admiralty Inlet, the high bluffs of Whidbey Island form the eastern terminus of the Strait of Juan de Fuca – the international water boundary between the United States and Canada along the southern end of Vancouver Island. Between Vancouver Island and the American San Juan Islands, the international boundary makes a hard turn northward, where Georgia Strait extends the waterway between Vancouver Island and mainland British Columbia. The boundary leaves Georgia Strait and makes the hard right eastward at the 49th parallel.

General Description of the House
The single-family dwelling is located on its original location at the transition line from commercial to residential neighborhood of Coupeville’s historic downtown waterfront, which itself is still remarkably intact. This small Main Street community (in a National Historical Reserve) has endured inevitable infill, but most of the storefronts (and the iconic Coupeville Wharf) are contributing structures in the Central Whidbey Island Historic District. The contributing survivors date from 1864 to 1938. The business of the shops reflects a more modern culture, but the retail core is still the commercial hub of this maritime town and still defined by its relationship to the water. The Haller House retains its relationship to the district and complete integrity of setting.

The house stands centered on a gently sloped .29-acre parcel, dropping down to the north. Facing north, the house looks out over a front yard, across Northeast Front Street to Penn Cove. A steep bluff drops down from the north edge of Northeast Front Street to the shoreline. Driveway access off the southwest corner of the property provides

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1 Throughout this document the term Haller House refers to the collective components of the structure: 1859 Brunn house or cabin, its pre-1866 shed-roof addition, and the 1866 two-story Haller addition. The 1859 cabin and its shed-roof addition will be referred to as the Brunn ell; the 1866 I-house addition will be referred to as the Haller addition.
automobile access from Main Street to the non-historic garage in the southeast corner of the site. Discovered, but safely preserved underground on the southeast corner of the Brunn ell is the cistern and the site of the former outhouse. A stand of primarily volunteer native trees and shrubs currently populate the property, despite persistence of the landscaping patterns and traditions of the turn of the twentieth century. A heritage pear tree thrives in the southeast corner of the property; it was already a mature tree in the 1936 HABS photos.

**Brunn House**
The original one-story 1859 27' x 27' Brunn cabin features a wood plank (or box) frame structural system, which, until 2020, sat on a post and block foundation. It is characterized by simple rectangular massing – one room wide & two rooms deep with a shed-roof addition, on its east elevation. The framing consists of approximately one inch thick by 12-16-inch-wide planks nailed to a sill plate at the bottom and a collar at the top. This thin-walled structure features a wood-shingled gable roof. Siding is horizontal clapboard on west and north facades (matching the Haller addition), and horizontal drop siding of a later vintage on south and east facades. Metal gutters run along the east and west facades, running to metal downsputs.

Fenestration includes seven sets irregularly spaced 6:6 double-hung wood sash windows, 6-over-6, irregularly spaced and one set of two side-by-side fixed 4-light wood sash windows. The north exterior door opens onto a common west-side porch shared with the Haller addition. The four-panel door matches the Haller addition door and both sport 3-light transom windows. However, the top of the Brunn door is trimmed with a chamfered pediment, unlike the Haller door but consistent with window trim of the Brunn ell in historic photographs. This type of pediment survives over only one window, on the eastern façade of the Brunn shed-roof addition, though historic photos show other instances of its use. This ornamentation does not appear to have ever been used on the Haller addition.

The main floor contains two main rooms – the front north room and the south room – accessed via the front north entrance and rear south entrance, respectively. A shed-roof and porch addition on the east side continues the plank construction; an east exterior door opens into the side yard. Both north and south rooms consist of a rectangular volume bounded by plank walls, and are connected by a door in the interior partition wall. Wood sash windows on the west wall provide day lighting. Tongue and groove wood flooring and ceiling finish the spaces. An east doorway in the north room opens to the shed-roof addition. An interior north central doorway opens to the side foyer of the 1866 Haller addition, presumably added during the 1866 expansion. A layer of contemporary wood stud framing clads the interior walls over the original planks, and was drywalled in the mid-twentieth century.

**CHARACTER-DEFINING FEATURES: 1859 Brunn ell & pre-1866 shed-roof addition**
The Brunn ell retains the original building envelope including plank walls, window sash, north entrance door and casings, and roof framing. The gabled cedar shingle roof was replaced in 2019.

**Exterior**

- (7) sets Douglas fir double-hung wood sash windows, 6:6, irregularly spaced, (3) single, (4) ganged. Delicate muntins.
- (2) single-hung 4-light Douglas fir wood sash windows, side by side, east façade.
- Horizontal wood droplap (E & S) and clapboard siding (W&N), attached over plank framing and diagonal wood sheathing, simple wood corner boards.
- Back exterior wood door: 4-panel.
- East exterior door, 2-wood lower panel/ 2-glass lower panel, non-historic
- North exterior door: 4-panel Douglas fir, original lockset and historic deadbolt. Casings and exterior pedimented header over door with 3-light transom

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2 McMahon, 16.
3 “vertical plank,” “plank” and “box” construction are synonymous; the term “plank construction” will be used throughout this document.
All Brunn ell windows and doors originally featured matching pediment trim, which only survives on the north entry door and one east side window. Distinct from the Haller addition trim, these will be restored during rehabilitation.

Interior
The Brunn ell was heavily modified over its lifetime, but notable extant interior features include:

- 11’ ceilings
- 3” Douglas fir flooring
- Casings at doorway into Haller House stairwell
- 5-6” wide T&G board ceiling
- (4) 4-panel interior Douglas fir doors with faux grain paint (some painted over) with historic knobs and escutcheons

Haller Addition - Exterior
The 1866 Haller addition was constructed in front of the Brunn House, presenting on Front Street as the primary structure, relegating the earlier Brunn cabin to an ell. This north-facing 20’ x 40’ two-story structure is balloon framed with a side gable roof, re-roofed in-kind with cedar shingles in 2019. The original post and pier foundation system that supported both the balloon and plank frame structures was replaced with a unified concrete perimeter stem wall in 2021. The Haller addition is 3-bays wide with symmetrical fenestration; a center entry door is located on the north facade with a hip roofed portico supported by two chamfered posts at each corner and accessed by a side stair. A steep cedar shingle gable roof with extended boxed eaves caps the house, with a prominent center interior corbeled chimney. Plain wooden frieze boards run the full length of the roof-to-wall junction; this frieze delineates every corner & junction of the Haller addition. Wooden gutters run out to metal downspouts on north and south facades.

The north face of the chimney features a pair of inset gothic arches – an unusual and iconic feature for the time and place of construction. Diagonal sheathing set in a chevron pattern clads the walls beneath the original cedar horizontal clapboard siding, which still retains its square-head nails. The clapboard uniformly has a 4.5” reveal.

Exterior features include 4-over-4 double-hung sash on the first floor, and 6-over-6 picture tilt-in sash on the second floor, all with plain surrounds. Two 5-sided bay windows are prominent features on the eastern side of the north and south façades. An innovation made possible by the smaller, standardized studs used in balloon framing (plank framing could not support bay windows), these 5-sided bays are a more complex version of the traditional 3 canted bays. The 2 extra sash sets adjacent to the main façade – unusually thin double-hung windows only 7.5” wide – are operable, like the 3 equal primary sets, which are 22.5” wide. The delicate trim and muntins of the sash depart from the heavier Georgian character of the rest of the house, as well as from later Victorian bay detailing. The cross-section of each bay presents as a decagon sliced in half, topped by a corresponding 5-sided pyramidal or tent cedar roof. The opening of each bay is 62” wide and 105” high; they are 36” deep. A wooden paneled skirt with drip edge supports the bay to the foundation.

The four-paneled wooden exterior doors on the north and west sides open onto elevated porches. Both sport 3-light transoms, as does the Brunn ell north exterior door, although only the Brunn door has the pediment ornamentation above the transom.

Haller Addition – Interior
The first floor of the Haller addition includes east and west parlors flanking a central dual-flue chimney with back-to-back fireplaces. A 5’10” x 4’10” front foyer links the north entrance to these two parlors to the left and right; a shallow closet opens into the chimney cavity opposite the entry. A 4.5” plate rail molding sits just below the door headers on the north and south sides only of the foyer.
The mirror-image central fireplace provides the only source of heat in the Haller addition. Only the west parlor fireplace retains its original wooden mantel, influenced by the popular Greek Revival movement in the antebellum era. The east parlor mantel has been removed. The remaining mantel is characterized by plain pilasters, set above 6” tall plinths, slightly flared upward to a plain header. A plain wooden shelf with a chamfered bottom edge is topped by a short plain 4” overmantel. Paint removal indicates the surviving mantel was originally painted with faux-marble detailing, which, with its plain straight lines would have suggested a stone mantel.

All the solid wood, four-paneled interior doors are original; the bottom two panels are short, the uppers four times as tall. Decorative moldings border the panels of all but four of the doors. Most interior doors retain their original hardware, with the exception of some replaced porcelain door knobs. All were originally faux-grain painted as Tiger maple, though most were painted over at some point. The original faux-graining work on the two north foyer doors that lead into the Haller addition parlors are in exceptionally good and original condition.

Original tongue and groove flooring remains throughout the first and second floors. Plain, simple-profile, wooden baseboards, 10” tall and tapered at the top to meet plaster walls, survive throughout the Haller addition, as does most original interior trim. Door and window trim is plain board, 4.5’ throughout; side window casing butts square into the bottom of the head casing, with no ornamentation. The window sills sit atop a plain apron, also 4.5”.

The lath and plaster ceilings were presumably removed during the time of the ca. 1940s fire; all wall plaster and lath was removed in 2020/2021, in part due to widespread plaster failure and in part to facilitate seismic stabilization and installation of house systems.

Wallpaper samples have been salvaged from both first-floor parlors, the vestibule and the hall and stairs in the Haller addition – five in the west parlor and two in the west parlor. These include 1) a machine printed foliated pattern of red and blue flowers on a pale olive-green ground with companion ceiling-height frieze of larger roses, poppies and ferns on the same ground. 2) machine printed golden yellow floral print, oriental in character, with large peonies printed in yellow, white and gold with red highlights. 3) machine printed diamond trellis pattern of metallic bronze on a crème-colored field. A companion ceiling-height frieze displays a bronze acanthus scroll design on the same color field.

The small foyer at the west side entrance leads to the broad main stairway leading up to the second floor. In a deviation from typical I-House layouts, the staircase is located along the inside of the rear (south) elevation of the Haller addition, with a large fireplace taking center stage between the two primary rooms on the ground floor. The foyer leading to the staircase was also a pass-through from the Brunn ell to the Haller addition. A second passage between the houses lies at the south chimney cavity, linking the Brunn kitchen addition directly to the east parlor.

The interior layout of the second story features three main rooms, consisting of east and west bedrooms and a north room – likely originally an open landing, but converted into a third bedroom.

The Haller addition in particular is characterized by its high retention of original fabric, especially in the interior, reflecting the material culture of the mid-nineteenth century. Original windows, floors, wallpapers and faux-wood and faux-marble interior finishes display the pursuit of high style by an ambitious family on the frontier.

**CHARACTER DEFINING FEATURES: 1866 Haller Addition**
The Haller addition retains the original building envelope including balloon framing, bay windows, front and west porches, exterior doors, window sash, frames and casings, chimney, foundation, and roof framing.

**Exterior**
- Typical I-House Form – simple rectangular massing - two-story height; two rooms wide, one room deep – exhibiting a typical I-House form.
Cedar shingled gable roof

Centered interior corbelled red brick chimney. The north side of the Haller chimney (water side) features a pair of inset gothic arches

(3) upper story 6-light single-hung windows on front (north) façade, evenly spaced. Two ganged 4:4 double-hung windows on first story of north and west elevations. Gable end 4:4 double hung second-story windows on east and west elevations (there are no first story windows located on east elevation).

(2) 5-sided bay windows on first story, one each located on the north and south walls, east of front door. These bays feature two of the three window types present on the Haller House: type A and type B. Each bay consists of three type A windows and two type B:

- Window type A consists of an upper and lower sash, each containing four lights with delicate muntins. Sash stops on the inner jamb of the window allowed both the upper and lower sashes to operate. Window type A is the predominant window type in the Haller House.

- Window type B consists of an extremely narrow upper and lower sash, each containing two panes of glass with delicate muntins. Sash stops on the inner jamb of the window allowed both the upper and lower sashes to operate. There are only four type B windows: two on each of the bay windows.

(2) exterior 4-panel wood doors (N & W), large metal escutcheon/rim lock with round porcelain knobs, historic 3-light transom and casings.

Horizontal clapboard siding, plain fascia, corner boards and window trim painted and attached with square nails. Plain trim boards delineate the gable ends.

Centered formal entry with front porch, stairs descending to the west, slender wood posts with chamfered corners and decorative crown moldings, frieze below the hipped roof framing. Geometric design in painted wood porch balustrades. Side porch, with stairs descending to the north, matches the materials and detailing of the front porch; provides access to both the 1866 Haller addition and the 1859 Brunn ell. (Both balustrades have been removed for rehabilitation.)

Interior

- First Floor ceiling height of 11’
- Plate rail molding in north entry vestibule
- 10” wood baseboards throughout house, tapering to meet bottom edge of plaster walls (baseboards are attached directly to framing prior to plastering).
- (7) interior 4-panel wood doors, all originally painted using a faux-graining technique, most of which have been painted over on at least one side, most with round porcelain knobs. One molded cast escutcheon is highly ornamental, depicting a woman from antiquity in a garden.
- Douglas fir casings & trim on all doors and windows
- (2) back-to-back brick fireplaces with common chimney.
- (1) surviving wood mantel, originally faux marbled, painted over (second mantel lost to fire)

Alterations to the Haller/Brunn House over Time

Exterior modifications
Raphael Brunn was the first to purchase one acre of Thomas Coupe’s original 1853 Donation Land Claim in 1859. Brunn built the original cabin residence, a mercantile store, wharf and warehouse by 1861. Sometime after completion of the cabin, a shed-roof porch was apparently added to the east side, and eventually (if not immediately) incorporated as interior space.

In 1866 Granville and Henrietta Haller purchased the Brunn property, buildings and business. They added their two-story Georgian-style I-house to the existing cabin and enclosed porch, transforming it into an ell of the new main house,
palatial for its time and place. There are no historic photographs of the Brunn House prior to the 1866 Haller addition; the earliest photograph of the Haller House is ca. 1870.

The earliest photograph indicates that a third building component was attached directly off the back of the Brunn ell, with its own west sidewall chimney. However, it disappears from photographs between 1890 and 1915. Subsequent siding on the south and east facades of the Brunn ell is horizontal drop siding, inconsistent with the flat profile cedar clapboards elsewhere on both Brunn and Haller wings. It is assumed this mis-matched siding replacement happened at the time of the third building’s removal. It is unknown whether the third component was an original part of the Brunn House, or was an outbuilding joined to the house during the Haller modifications.

A plank shed roof expansion, attributed to prior to 1866, was added to the east wall of the original Brunn House. Although this addition also utilizes plank framing, the collar detail is different from the original portion. The original function of this addition is unknown; however, it does not feature a chimney for heating or cooking. Later kitchen function came after electrification of the building in the twentieth century. The south end of this addition originally featured a covered stoop. Since the property was foreclosed on in 1861, and any later additions would likely have utilized the balloon frame system, this suggests this addition was added soon after completion of the 1859 Brunn House.

Sometime within the first decade of the Hallers’ residence, they added a large five-sided conservatory bay to the west side of the Brunn ell, as seen in a ca. 1876 photograph. It appears in 1937 photographs (taken during the Historic American Building Survey) but was removed prior to the 1952 purchase of the house by the Willhight family, reportedly in the 1940s. Besides the loss of this and the third building component, there have been few modifications to the exterior of the house overall.

During the long tenure of the last occupants (1952-2004) multiple modifications were made to the Brunn ell. These changes included the replacement of the failed west plank exterior wall with a stud and ¼” plywood wall, and the addition of reinforcing wood stud inner walls, obscuring the plank structure. The stoop or porch in the southeast corner was enclosed as a storage area. Multiple additions of supporting piers were installed under both wings.

Historic Whidbey installed a new cedar shingle roof in 2019. The house was lifted temporarily to install a new concrete perimeter stem wall foundation in 2020. All the original windows in both wings were fully rehabilitated and returned to working order in 2021. A new curtain drain and underground downspout drainage was installed in 2021 as well. Further seismic upgrades to the house and chimney, restoration of the lost conservatory bay window, and construction of a new ADA restroom are in progress at the time of this nomination.

**Interior modifications**

After the reconstruction of the failed Brunn ell west wall, the remaining interior plank walls of the north and south rooms were augmented with stud framing. After running electrical wiring to these two rooms, all walls were finished with drywall, though never mudded or painted. This drywall has been removed during rehabilitation.

The space was plumbed with a kitchen sink in the mid-twentieth century and electrical wiring was surface mounted. Originally a central chimney serviced stove in the north and south rooms of the Brunn ell. The original division of functions between these two rooms is unknown. During installation of a new roof in 2019, the vestigial woodstove chimney above the ceiling was removed and will not be replaced.

Twentieth century residents framed in a workshop in the southeast corner of the south chamber from which a watch repair service was conducted. Framing for a full bathroom was begun north of the workshop but was abandoned before completion. This framing was removed, along with the partition wall between the north and south chambers, in 2021, in preparation for converting the Brunn ell to retail space.

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4 Stanley Willhight, oral communication to Lynn Hyde, 2019.
After the Hallers' departure from the house in 1879, the house functioned for an unknown tenure as a hotel or boarding house. Upstairs the two east and west bedrooms show evidence of being divided into two chambers each, but those divisions were removed at an unknown time in the twentieth century. Enclosure of the central open landing created a third bedroom in the mid-twentieth century. A hallway parallel to the stairwell opening was also enclosed, perhaps for safety or privacy reasons, or for sound mitigation.

The advent of plumbing in the home took place sometime after Coupeville’s first sewer system appeared in 1835, and never amounted to more than a toilet and a kitchen sink, the latter of which was installed in the Brunn porch addition. The Haller addition has an unusually broad 59” stairway. Some upper story detailing and remnant wallpaper under the stairs suggest this stairway was altered. Originally a narrow and hall that gave access from the west entrance to the east parlor, the stairs were widened to extend completely across the hallway. A toilet was installed under the stairs, presumably at the same time, which, along with the kitchen sink in the Brunn ell comprised the full historical extent of plumbing in the house through the Willhight era.

Few modifications were made to the Haller addition after the Hallers’ departure in 1879. Evidence of a fire in the east parlor (ca. 1940) shows significant charring to some studs and ceiling joists, which will be reinforced during the rehabilitation. A skim coat of stucco was applied to the plaster walls in this room and nearly all vestigial wallpaper lost. It is conjectured that the mantel and original bay window trim were also lost in this event. This stucco/plaster and lath on the walls of the east parlor have been removed.

**Hallmarks of Integrity**

**Materials:** Perhaps the most important factor in the survival of the Haller House after a century of neglect is the endurance of the original old-growth Douglas fir and western red cedar lumber. In the Haller wing nearly all of the original wood is intact. Less of the Brunn wing original lumber remains, but all repairs and replacements have been in-kind, with wood, including the 2019 cedar shingle roof. The same is true for the few original windows that do not survive. The great majority of the Haller wing clapboard lengths are still attached with their first square head nails. All the original interior and exterior doors and much of the hardware likewise remain in both wings.

**Design:** As with the materials, the unusual absence of twentieth century additions and alterations have left the house in a nearly original configuration. The Hallers would miss the third building component on the south end of the Brunn wing (removed around the turn of the 20th century), the missing conservatory (removed in the 1940s but slated for restoration in 2022), and the separate mercantile store on the northwest corner of the property. But there is nothing they would not recognize as their high-style home.

**Workmanship:** The unknown craftsmen who constructed the Brunn and Haller Houses left their marks in both houses, from the double gothic arches of the Haller wing chimney to the stylish window and door pediments of the Brunn House. The chamfered porch posts, elegant sash, and faux grained interior doors are representative surviving elements of the original workmanship that characterizes the Haller wing. The failure of twentieth century occupants to remodel or deconstruct elements has left a rare legacy.

**Feeling & Association:** The intent of the Hallers in designing their house was to impress visitors with their prominent dwelling and welcome them into their refined, fashionably appointed home. The uphill approach to the property and through the front door still evokes this feeling. One is still struck upon entering the house with the spaciousness afforded by its 11’ ceilings and the light brought in through its tall windows, both traditional and bay. The faithful restoration of finishes and reproduction of wall coverings will deepen the illusion that, upon crossing the threshold, one is passing through a portal into the Washington Territory, reinforcing its connection to the Hallers and the consequential era they lived in.
Site alterations
A full history of the short-platting and reunification of the property is included in the Property History below, detailing the evolution of the land boundaries from one acre to its current .29 acres. The Brunn/Haller mercantile building was destroyed by an overzealous Island County road crew commissioned with widening Main Street in 1889, but a subsequent, larger commercial building was built shortly afterwards (between 1902 and 1909), engaged in multiple retail operations and finally as a movie theater. That second commercial building survived until 1954, when it was deliberately razed by the Coupeville Fire Department. The conjoined house was strictly a single-family residence from 1952 to 2004. It stood vacant until purchased by Historic Whidbey, a 501(c)3 nonprofit, in 2018.

It is surmised that the wharf and warehouse associated with the Brunn/Haller mercantile were removed when the latter was destroyed by Island County in 1889; a retail store (still standing) was built at the street end of the Brunn/Haller wharf in 1890, closing off access to the former wharf site.
8. Statement of Significance

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

EXPLORATION/SETTLEMENT

MILITARY

ARCHITECTURE

Period of Significance
1859-1879

Significant Dates
1859 Haller engages in military & political conflicts with Native peoples and Great Britain
1859-1861 R.Brunn builds town’s 1st port facility and home on nominated property
1866 Haller’s purchases property, builds addition

Significant Person
(Complete only if Criterion B is marked above.)

Haller, Colonel Granville Owen

Cultural Affiliation

Architect/Builder
Unknown
INTRODUCTION

The Col. Granville & Henrietta Haller House in Coupeville, Washington, is historically significant under criterion “A” for its direct connection to the early settlement of Washington State and the community of Coupeville on Whidbey Island. Established at the nominated site in the late 1850s when Washington State was still a territory, components of the nominated resource are among their earliest known standing structures in the State and harken back to the initial efforts to establish permanent Euro-American settlement in the Pacific Northwest. Granville and Henrietta Haller bought the property in 1866 and built an addition to an existing dwelling. Running a successful mercantile store, wharf, and warehouse, together the Hallers were key players in the development and growth of the community.

Under criteria “B” the home is also historically significant for its direct connection to Col. Granville Haller. During the Treaty Era in the Pacific Northwest, Haller was charged with protecting settlers and Native peoples from each other on both eastern and western sides of the Cascade mountains. He was also a key player in the international boundary dispute with Great Britain in 1859 and was a consequential figure in the Civil War before returning to Whidbey Island as a civilian entrepreneur.

Comprised of an 1859 plank framed structure conjoined to an 1866 balloon-framed structure, the Haller House is also historically significant under criteria “C” as a resource that embodies the distinctive characteristics of its type, period and method of construction. The house is a rare survivor of two early building systems and demonstrates changing building technology that was used in the Euro-American settlement of the state.

The period of significance begins in 1859, the year the first component of the home was built, and ends in 1879, the year the Haller’s sold the property and moved to Seattle. Note the house is currently listed as a contributing resource to the Central Whidbey Island Historic District, listed in 1973.

HISTORICAL CONTEXT

NATIVE PEOPLES

The nominated property is located on Whidbey Island, the geographical center of the Salish Sea (the Puget Sound, the Straits of Juan de Fuca, and the Georgia Strait). Its location made it a cultural hub for Native coastal peoples prior to contact with Europeans. Three important Cascade River systems empty into the waters of Puget Sound across from the island’s eastern shores: the Skagit, the Stillaguamish, and the Snohomish. These rivers connected (and still connect) the people of western Washington to the plateau tribes of eastern Washington via well-worn mountain passes.

The site of the nominated house is located on “Tscha-kole-chy” (or Penn Cove), an inlet that opens on the east side of the northern half of Whidbey Island. The cove has long provided a protected harbor at the locus of trade from all four directions of the compass. Although Penn Cove is rural and bucolic today, it was a bustling political and cultural center to the Coast Salish people – the creation site and ancestral homeland of the local Lower Skagit tribe (part of the Coast Salish linguistic group). And for native people, it formed a vital hub in an expansive saltwater trade network that extended a thousand miles up the coast to southeast Alaska and by river over the Cascade mountain passes to the vast multicultural Columbia River Plateau. Connecting these rich networks, Penn Cove was a densely populated and with several communities, among them was the village known as Bzdazdale.

At Penn Cove, the width of the island is only 2 miles, forming a narrow wasp-waist in the island. A low spot on the western bluff here made a natural landing beach where visitors approaching by sea, both friendly and hostile, could land and portage canoes the short distance to the Penn Cove communities. Named by later settlers as “Ebey’s Landing”, this fertile prairie marks a former glacial lakebed that was managed by Native peoples for at least 10,000 years.
Regular burning of the prairie encouraged forage that attracted game and promoted the people’s cultivation of crops in family plots – namely camas, nettles, and bracken fern. The mild climate, bountiful seafood and game, productive land management and an extensive trade network ensured that the Lower Skagit villages of Penn Cove thrived and prospered.

ERA OF EUROPEAN EXPLORATION

In the 1770s explorers from both Spain and Great Britain (most notably Captain James Cook in 1778) charted the unknown coast of the northwestern North America, helping giving shape to a world map that lacked only those North American shorelines and Antarctica. Cook found neither the Strait of Juan de Fuca nor the Columbia River (nor any other hope of entry to the fabled Northwest Passage). But what he did discover changed the course of Northwest history: the exorbitant value of eastern Pacific sea otter furs in the China trade – a market long closed to the West. This proved a game-changing moment in the era of empires and put the Northwest coast of North America on the global map.

At the end of the American Revolution, furloughed mariners from Great Britain and the young United States rushed to the seas to engage in the “soft gold” rush of the Northwest fur trade. British navigator Charles Barkley discovered the opening to the long-fabled Straits of Juan de Fuca in 1787 and American captain Robert Gray found the mouth of the Columbia River in 1792, starting another chapter in Anglo-American competition for dominion in North America. As Gray established American claim, British explorer George Vancouver was the first European to sail into Admiralty Inlet – the entrance to Puget Sound – and enter the inland waters of what is now the United States. His crew’s charts of Admiralty Inlet and Puget Sound proved remarkably accurate and reliable for many decades afterwards, and many of his place names for geographic features remain in place today. On June 4, 1792, off Mukilteo on the southeastern tip of Whidbey Island, Vancouver took possession of what he called “New Georgia” in honor of King George III. It included all the unclaimed area on the new maps between New Spain (California) and Russian America (Alaska).

The master of Vancouver’s ship Discovery, Joseph Whidbey, took the ship’s launches and led the charting expedition north and northwest of Possession Sound into Saratoga Passage along the island’s eastern flank. Vancouver named the island for Whidbey and recorded his account, reporting that the island’s Penn Cove was the most densely populated Native community they encountered anywhere in the region (and naming it after his friend, Granville Penn).

After the war of 1812, in the Treaty of 1818, England and the United States agreed to joint occupation of the Oregon Country – all the lands George Vancouver had taken “possession” of in 1792. Yet American interests could not yet compete in the west, and the coming decades saw the British Hudson’s Bay Company (HBC) establishing a vast trading network with Native peoples, constructing trading entrepots throughout the Pacific Northwest in the 1820s and 1830s, including Forts Okanagan, Vancouver and Nisqually in today’s Washington, and Fort Langley in modern British Columbia.

For decades the HBC conducted an enormously successful and largely peaceful trading network with both coastal and interior Native tribes throughout the region. The HBC enterprise had an enormous impact in recalibrating wealth, religion and power among indigenous communities, in both positive and negative ways. Skagit leaders from Whidbey Island’s Penn Cove, were frequent visitors and successful traders at Fort Nisqually, and their names occur often in the company’s logbooks. Accounts from interviews with Native descendants implies that trade with Europeans fostered a rivalry among Native leaders – one that may have made later Native political cohesion against an American incursion more problematic.

Though generating considerable wealth for Native economies, the fur trade throughout the Salish Sea also led to an increase in visitation by northern tribes (from today’s British Columbia and southeast Alaska) who came to both trade with HBC and to raid Salish villages – primarily for slaves. Native communities, already coping with the devastation of European diseases, also had to deal with increased depredations on their villages from these “Northern Indians.”

By the 1840s, Puget Sound and the Columbia River were at the center of “the Oregon Question” – a dispute between
Great Britain and the United States over dominion in the Northwest. Official American maritime exploration of the Puget Sound region began in earnest with the U. S. Exploring Expedition, commanded by Captain Charles Wilkes. During the 1841 Northwest leg of his 1839-1842 expedition, Wilkes’s observations of Penn Cove echoed those descriptions of Vancouver nearly half a century earlier. But they also reveal the impact of a half century of trade with Europeans. Unlike the “courteous and friendly” Skagit who paddled out to trade with Vancouver’s ships “without the least hesitation” (qtd. in Deur: 255), Wilkes found “[t]he Sachet [Skagit] tribe are obliged to provide for their defense against the more northern tribes, by whom they are frequently attacked, for the purpose of carrying them off as slaves. For protection against these attacks they have large enclosures. . . . [They have] all the aspect of a fortress (Wilkes: 511).

In the same vein, anthropologist Natalie Roberts noted that “The frequency of the Northern raids increased so much during post contact times that villages on the exposed coastlines in the Skagit Region fell into a constant state of martial law. . . . Entire villages were wiped out, the inhabitants fleeing in fear to live in the woods, and never daring to return to the old sites again (qtd. in Deur: 55).” The reputation Coast Salish tribes have historically had as peaceful and friendly to the white settlers obscures the extraordinarily difficult place they were in - between two foes, both posing existential threats to their way of life.

**AMERICAN SETTLEMENT AND THE U.S. MILITARY**

The European “ownership” of the region was ostensibly settled in 1846 when the signing of the Treaty of Oregon finally resolved the “Oregon Question.” The Treaty determined the international boundary at the 49th parallel (excluding Vancouver Island), awarding both the Columbia River and Puget Sound to the United States. The vast Oregon Territory was soon after established, in 1848, which included modern-day Oregon, Washington, Idaho, and parts of Montana. Shortly thereafter the Hudson Bay Company began closing its operations south of the border and relocating in what would become British Columbia. Fort Vancouver operations began migrating to the new Fort Victoria on Vancouver Island in 1843.

The opening of the Oregon Trail in the 1840s, as the international boundary was being debated, funneled American settlers into the Oregon Territory, and introduced more cultures on the Puget Sound country. Three Native cultures – “Northern” Indians from Alaska and British Columbia, eastern plateau tribes from east of the Cascades, and the Coast Salish of the west side – contended now with mutually British traders and American colonizers. With such disparate cultures and aspirations converging in the region, conflict was predictable, but it was the arrival of American settlers, intent on permanent residence and Native displacement, that ended the possibility of peaceful multicultural coexistence.

To support American migration and settlement, and U.S. Army was sent to establish a presence in 1849 – protecting settlers from Native peoples and vice versa. Three new forts were built: the regional headquarters at Columbia Barracks (adjacent to HBC’s vacating Fort Vancouver), Fort Dalles (situates east of the Cascades on the Oregon side of the Columbia), and Fort Steilacoom (the first military presence on Puget Sound, near HBC’s Fort Nisqually). Fort Dalles was considered the “end of the Oregon Trail” as wagon passage became impossible and alternative methods of travel were required to continue westward – usually via the Columbia.

From Steilacoom, the Army responded to the pressures of conflict with indigenous tribes during the post-Treaty 1850s, both east and west of the Cascades. They also responded to conflicts on Puget Sound with “Northern Indians,” and ultimately with the British in an 1859 boundary dispute.

In 1850 the U.S. Congress encouraged displacement of the lingering British from the region in passing the Oregon Donation Land Law, an early homesteading act in effect from 1850 to 1855. The rapid influx of claimants onto the fertile coastal prairies of Whidbey Island made Penn Cove a major settlement. The first of these claimants was Isaac Ebey, who was not only a farmer, but a delegate in the Oregon Territorial Legislature. A driver of the campaign to form a new territory separate from Oregon, he became a prosecuting attorney for Island County. Appointed Collector of Customs for the Puget Sound District by President Franklin Pierce, Ebey relocated the Customs Office to Port Townsend (directly
across Admiralty Inlet from his Whidbey Island farm), making it the new Port of Entry for the United States.

Thanks in large part to the efforts of Isaac Ebe, the Washington Territory was separated from the Oregon Territory in 1853, and Island County established, with the county seat set at Coveland on the western head of Penn Cove. The potential for central Whidbey Island as a center of maritime commerce was evident. As Gail and Michael Evans-Hatch noted in the Reserve’s Historic Resource Study, Whidbey Island

“stood at the edge of channels of regional trade, where farm produce (and other natural resources) could be transported to ports on Puget Sound, and especially to larger markets on the California coast, like San Francisco. In the early 1850s, the California Gold Rush had given rise to an immense and expanding market in and around San Francisco and the Sacramento River Valley, which incubated and enormously boosted commercial agriculture throughout the Northwest, including Whidbey Island.” (Hatch: 116)

These markets were not only clamoring for Whidbey Island food, but for Whidbey Island lumber, too – for buildings, wharves, and shipbuilding. The island had a ready supply of timber, as well as the New England mariners who were able to move it around the world – from Europe to Asia.

Despite the federal land giveaways, it was not until the Oregon Land Law expired in 1855 that the first territorial governor of Washington, Isaac Stevens, treated with the region’s tribes for legal rights to the land. Treaties gave rise to conflicts with the tribes, who felt swindled by the Americans, most notably on the eastern side of the Cascades, where the pressures of the Oregon Trail migration were first felt in the Oregon and Washington Territories. From December 1854 to January 1856 Governor Stevens conducted a whirlwind treaty tour throughout the Washington Territory. On the east side of the Cascades this led to immediate conflict, especially after the signing of the Walla Walla Treaty.

The Point Elliott Treaty, signed at Mukilteo just off Whidbey Island, decided the fate of the Lower Skagit and other Coast Salish tribes between the eastern shores of Puget Sound and the Cascades. A temporary reservation – the Penn Cove Special Indian Agency – was established on Penn Cove, relocating multiple tribes from throughout the Cascade foothills to sequester any potential allies of hostile tribes east of the mountains. From 1855 to 1861, these internees awaited Congressional ratification of the treaties and relocation to permanent reservations at Swinomish and Tulalip. At its height, according to Special Indian Agent Robert Fay, the Penn Cove Special Indian Agency swelled to 2,850 refugees – all living on the shoreline in view of, at most, 125 White American settlers. (Deur: 131; Hatch: 104)

In the aftermath of Governor Stevens’ 1854-1856 treaty tour, outbreaks of violence against U.S. settlers increased along the Oregon Trail east of the mountains. From Fort Dalles on the Columbia River, Major Granville Haller (future owner of the nominated property) engaged in three campaigns amongst or against Native peoples in response to the killings of settlers and immigrants. These outings were not intended to be generally punitive, but to find individual perpetrators and take them into custody for trial. But tribes did not necessarily appreciate the distinction. The last of these outings in 1855 ended badly for the Army. Haller’s 104 men met a unified force of Yakama, Klickitat and Cayuse warriors at Toppenish Creek in the heart of Yakama country. Native numbers eventually balloonied to as many as 1,500 before the soldiers were able to beat a grueling running retreat to Fort Dalles, on the Oregon side of the Columbia River, losing five men and their howitzer. This first full engagement of the U.S. Army with the tribes in the Northwest (often called "Haller's Defeat") is considered the beginning of the post-treaty Indian Wars in Washington, which continued into 1858. The victory over Haller’s expedition reinforced Native resistance and inter-tribal cooperation in a concerted effort to drive the settlers out of their lands. This tribal cooperation spilled over to the west side of the Cascades onto southern Puget Sound as Nisqually warriors attacked American settlements in the Green and White River valleys, and as far north as Seattle.

The Army’s attention to unrest east of the mountains was soon divided by threats of hostile Northern raiding parties on the west side. With increasing numbers of settlers of Puget Sound sandwiched between the two threats, two Army forts were established along the waters of the Salish Sea to defend the region – Fort Bellingham in Whatcom, commanded by
Captain George Pickett, and Fort Townsend outside Port Townsend, commanded by Major Haller. In the absence of U.S. naval presence in the territory, the Army had to fill that role. Borrowing the Navy’s wooden auxiliary steamer, the U.S.S. Massachusetts and the U.S. Revenue’s Cutter, the Jefferson Davis which was sailed by civilian mariners, Major Haller’s I Company, 4th Infantry patrolled American waters in search of war canoes from the north. They engaged most notably and successfully with Northern raiders on Seattle’s Elliot Bay and with Nooksack raiders at Whatcom. On land, Haller and his men were sometimes called upon to police local conflicts between settlers and the indigenous S’Klallam in Port Townsend.

During the years of the “Indian Wars,” (primarily east of the Cascades and in the south Sound), Whidbey Island settlers joined Company I of the Washington Territorial Militia under the leadership of Isaac Eby, and occupied forts on the Snohomish River to protect their communities from possible attacks by Yakama or other east side tribes. But just as powerful as Whidbey Islanders’ fears of Yakama attacks from the east were their fears of Northern raiders attacking by sea. Isaac Eby established personal and business relationships with Major Haller across Admiralty Inlet at Port Townsend, under contract to supply beef and other provisions to the Army. Haller lobbied on the behalf of all the citizens of Whidbey Island to secure greater military presence from the U.S. Navy for protection from hostiles from the north, especially along Penn Cove where interned Coast Salish and Euro-American settlers alike were nervous. In December 1856 he wrote from Fort Townsend to Lt. John Nugen at Fort Steilacoom, then headquarters for the U.S. 9th Infantry Regiment:

“A large number of highly respectable citizens who have settled upon Whidbey’s Island, have accumulated considerable property, stock, &c. which with the valuable improvements on their claims, would be much exposed to the depredations of the Russian and British Indians in the event of a descent, and might tempt them to plunder the Island. This does not take into consideration the danger to life, as many would probably leave their homes. The locations of the Troops at Bellingham Bay and Port Townsend will not produce the moral effect upon these Indians, which they do upon the Indians residing in their immediate neighborhood. These Indians can approach without being seen at either station, and hastily destroying what they do not carry off, can disappear without a trace by which to pursue them. The settlers believe themselves to be very much exposed, but there is no practical harbor on the west side of that shore for a military station. . . . Should it be convenient for an US Naval Vessel to cruise among the islands north of this place, and occasionally anchor in Penn’s Cove, it would not only give a feeling of security to the inhabitants of that island, but produce a great moral effect upon those Northern Indians, if not avert the difficulty now with good reason, apprehended there and indeed throughout Puget Sound. (qtd. in Deur: 280-81)

Haller’s appeals fell on deaf ears, and in August of 1857, Isaac Eby was killed at his Whidbey home by Tlingit warriors from southeast Alaska, and his head taken as a trophy of war. Haller then stationed a number of his 4th Infantry I company men on Whidbey at Fort Nugent at Partridge Point (also a Native military lookout) in the aftermath, but both he and the local settlers knew this was too little too late without the Navy’s reinforcement (Winton: 327-28). The grisly nature of the murder of one of the territory’s most prominent citizens had a chilling effect throughout the Territory, and many settlers abandoned their claims to seek safer haven.

Despite the immediate emigration caused by the violent deaths of Eby and other settlers throughout the region, the discovery of gold in the Fraser River just north of the border reversed the trend, along with the cessation of the Yakama Wars in eastern Washington. Tens of thousands of immigrants surged into the Northwest in the next few years, bringing an increase in tensions with Great Britain over the international boundary.

The exiled Hudson’s Bay Company had established their Belle Vue Sheep Farm on San Juan Island in 1853, taking advantage of an ambiguity in the 1846 Treaty of Oregon, which left it unclear whether the San Juan Islands archipelago was located in British or American territory. Only 10 miles from Fort Victoria on Vancouver Island, the enterprise was well established at the time of the gold rush. The waves of American prospectors to the gold fields inevitably led to Americans attempting to settle on San Juan Island, bringing the San Juan Islands boundary dispute to a head.
When a “British” pig was shot by an American “squatter” in June 1859, arrest was threatened by the British, which triggered a plea by the Americans for support from the U.S. Army located at Fort Steilacoom. This plea was answered by Brig. Gen. William Harney, and soon Fort Bellingham’s Company D, 9th Infantry, under Capt. George Pickett arrived, asserting possession of the island for the United States. British warships HMS Satellite and Tribune were quickly dispatched from the British Pacific naval fleet based nearby at Esquimalt to assert dominion, and the U.S.S. Massachusetts was dispatched from Fort Townsend, with Major Haller and his Company I, to support Pickett’s company. A four-month stand-off ensued, threatening to throw the U.S. and Great Britain into their third war in 85 years. Ultimately, cooler heads prevailed with the arrival of American Secretary of War, Winfield Scott on the scene from New York. He successfully negotiated de-escalation with Governor James Douglas (of the Crown Colony of Vancouver Island) and Rear Admiral R. Lambert Baynes (Commander of the Royal Navy Pacific Station). Joint occupation of the island by both countries continued until 1872, when a commission under Kaiser Wilhelm of Germany arbitrated a settlement and granted the archipelago to the United States.

The long-awaited ratification by Congress of Isaac Stevens’ treaties with the Native peoples of the Washington Territory in 1859 marked a turning point in the political, social, and military history of western Washington. The establishment of reservations signified the closing of the Special Indian Agencies throughout the region, and the mass displacement and segregation of indigenous people away from their homelands, including Penn Cove’s Lower Skagit. The white settlers of central Whidbey Island, operating economically and politically at the eastern terminus of Penn Cove at Coveland, began to slowly move new development to the former site of the Lower Skagit village called Bdzadzale; a better port location, with better topographical access to Ebey’s Landing and Port Townsend on Admiralty Inlet.

On the military side, the onset of the Civil War in 1861 signaled a withdrawal of U.S. military forces from the region, but not before they had been largely successful, along with the British, in squelching the terror of “Northern Indians” raiding their territories. Most of the forts were closed before or just after the Civil War: Fort Bellingham in 1860 (though reconstituted on San Juan Island until 1872). Fort Townsend closed in 1861, Fort Dalles in 1867, and Fort Steilacoom in 1868. Columbia or the so-called Vancouver Barracks alone remained in operation until the end of World War II.

Stemming the wishful thinking of investors, the announcement in 1873 of Tacoma being chosen as the chosen terminus of the Northern Pacific Railroad heralded the transition of the economic center of Puget Sound southward from Port Townsend and Whidbey Island to Seattle, Tacoma and Olympia. Additionally, the movement towards land transportation for many commercial business operations dashed the visions of many settlers sealed central Whidbey Island’s fate as a rural community, which it remains to this day.

The unintended benefit of its relegation to the periphery of empire is that central Whidbey has retained, more than any other community on Puget Sound, a legacy of visual cultural references to the Territorial Era of Washington. The establishment of Ebey’s Landing National Historical Reserve has insured that the historic land use patterns and significant architectural heritage of Territorial structures survive to tell the story of this seminal era in Pacific Northwest and American history.

**SIGNIFICANCE OF THE PROPERTY FOR ASSOCIATIONS WITH REGIONAL SETTLEMENT – Criterion A**

The Haller House is historically significant under criteria A for its direct connection to the broad patterns of early settlement and development of the Washington Territory as described above. The nominated property served as the birthplace of the Coupeville’s commercial center, launched by Raphael Brunn in the 1850s.

Prior to the development of Coupeville by Euro-American settlers, the half-mile stretch of shoreline that would become the historic downtown district was the site of a the aforementioned permanent Lower Skagit Native village, called Bdzadzale. The first Euro-American incursions into Bdzadzale began in 1852 and 1853 with the first claims under the 1850 Oregon Donation Land Law by farmer John Alexander (1852) and mariner Thomas Coupe (1853). Today the shoreline ends of the two land claims continue to contain the core of the Town of Coupeville.
While Major Haller was engaged in the military distraction of the international boundary dispute on nearby San Juan Island in 1859, the first wing of his future home, his mercantile store and the town’s first wharf — was being established by Raphael Brunn. This gave birth to Penn Cove’s commercial life on the Donation Land Claim of the future Town’s namesake, Thomas Coupe. At the time, there was no town — only an intersection of footpaths and the Coupe, Dow and Alexander houses within a half-mile row. The name “Coupeville” did not appear in Territorial newspapers until 1861 when it got its own postal stop, along with Coveland. With the Skagit people slowly withdrawing from their native village, Coupeville’s superior siting as a port began to siphon the Coveland settlement eastward. Still, Front Street was not established as a county road until 1873, and the Town of Coupeville was not platted on Coupe’s claim until 1883. While the Island County court moved to Coupeville in 1881, but the town did not officially incorporate until 1910.

In 1859 Thomas Coupe sold one unimproved square acre on the northwest corner of his Donation Land Claim to the partnership of Raphael Brunn and Fowler & Co. of Port Townsend. This parcel, of which the nominated .29-acre property is the NW corner piece, is at the intersection of what are now the town’s primary arterials to and along Penn Cove – Main Street (bringing travelers into the waterfront downtown) and Front Street (traversing the length of the commercial district).

Rising in full view of the inhabitants of Bdzadzale and other internees of the Penn Cove Special Indian Agency, Brunn & Fowlers’ commercial complex quickly took shape. Within two years, the vacant property supported a residence, a mercantile store, multiple small outbuildings, and a warehouse with a wharf — the first wharf to appear on Penn Cove, and essential to building its maritime economy. It appears Brunn and his new bride, Margaret McCrohan Brunn, lived in the residence — only the fourth residence erected in the nascent town. Future Front Street mercantile competitor John Robertson lived with the Brunns and worked in the store before building his own store nearby in 1866. He purportedly built a wharf and store as well (Cook: 61).

In 1856 Lawrence Grennan and Thomas Cranney had already established a general store in nearby Coveland, three miles to the west end of Penn Cove. Just two years later, in 1858, they incorporated their lumber mill at Utsalady on adjacent Camano Island (just east of Whidbey) into this trading network, cementing an emerging maritime trade network for entrepreneurs like Raphael Brunn to tie into. Brunn could watch Grennan & Cranney’s ships, laden with timbers, spars and all manner of trade goods, passing back and forth between Coveland and Utsalady from his Front Street home, store and wharf.

Brunn’s waterfront business was the opening salvo of Coupeville’s commercial growth, anchoring the Town’s center where it remains today. But it had an inauspicious start. His partners, Fowler & Co., sold their interest in the venture to Isaac D. Jones in 1860, but by 1861 Brunn & Jones were filing for bankruptcy. Foreclosure resulted in the building’s brief ownership by multiple creditors in Victoria, British Columbia and San Francisco while litigation ensued. (Cook: 78) Reportedly John Robertson ran the store briefly during this unsettled period. Robertson had bought the adjacent parcel of Alexander’s claim in 1860, and by 1862-63 launched his own competing enterprise on Front Street — a business possibly more successful due to the inclusion of a bar in the back. It is interesting to note that records show Island County as renting the Brunn house for County business in 1863-1864, suggesting the Brunns had vacated (Cook: 62).

Despite the unsteady start, the life of the mercantile business begun by Brunn was extended when the property and venture were purchased by the partnership of Captain Edward Barrington and Charles Phillips in 1864. Included in the acquisition were the dry goods and grocery store, its stock, the wharf and warehouse for $3,817. Phillips lived in the residence during the partners’ ownership,⁵ but for reasons unknown their tenure was also short-lived. In 1866 they sold the property and business to the Haller’s. They quickly became a highly successful in this enterprise until their departure from Coupeville in 1879.

⁵ Flora Pearson Engle 16
Though the retail site had a tenuous launching, it was the acquisition of the residence and enterprise by the Haller’s that made the right recipe for commercial success there. The prime location of the compound was instrumental; Front Street was destined to be a series of wharves oriented to maritime commerce, especially that of moving the island’s agricultural production to markets. Main Street was the primary arterial to the waterfront from all land points, including the island’s farms, and the Port Townsend ferry landing on the west side of the island – Ebey’s Landing. Main Street also was the boundary dividing the Donation Land Claims of Thomas Coupe, on the east and John Alexander, on the west. Coupe’s eastern claim would be platted residential; Alexander’s would present a commercial strip on the northern edge of expansive agricultural land.

For the Hallers, the convergence allowed a handsome residential property combined with a prime business location. Best of all, it put the house on the high point of Front Street, a position that afforded a commanding view of town and cove and spoke to Haller’s status in the community. The Haller operation proved to be one of the most stable and successful of Coupeville’s general stores under their management, but it also became a social center, housing at times Coupeville’s post office, and a popular school under the direction of Haller’s niece, Nellie Moore and his daughter Mai Haller.

**Granville Owen Haller – Criteria B**

The Haller House is also historically significant under criteria “B” as a property that is directly associated with Granville O. Haller. As a career U.S. Army officer from York, Pennsylvania, Haller was an important figure in local, state, and national history. Although his roles in the settling of the Washington Territory and in national military campaigns took place prior to him purchasing the nominated house, the location fell within his sphere of action and today the home is the sole extant structure associated directly with him.

Granville Owen Haller (1819-1897) was born in York, Pennsylvania on January 31, 1819. He grew up there and attended local schools before applying to attend West Point Military Academy in the late 1830s. His appointment however was redirected to someone else with connections to the White House and Haller appealed this “theft” directly to the Secretary of War. Instead he received a direct commission as a second lieutenant in the 4th Infantry on November 17, 1839. Not quite twenty-one, he began his military career at Fort Gibson in “Indian country” of Kansas and Oklahoma, directed there by Gen. Zachary Taylor to help muster and feed the Cherokee Nation of Indians who had been forcibly moved to the area. In the fall of 1841, he and six companies of the 4th infantry were then ordered to Florida to assist in the engagement of the Seminole Tribe in what would become known as the second Seminole War. After the war he was ordered to relieve the assistant surgeon at New Orleans. Rising through the military ranks, Haller was promoted to 1st Lieutenant on July 12, 1846 and was reassigned to observation duty at the Texas and Mexico border. Engaged during the Mexican-American War which expanded the U.S. territory to the west, Haller served as Quartermaster during conflict, a task that would later benefit him when he settled in Coupeville. During the conflict, Haller handed over his staff duties to Ulysses Grant and took his company into combat, where they saw plenty of action. He was breveted Captain Sept. 8, 1847 for conduct in the battle of Molino del Rey. Five days later he was breveted Major “for gallant and meritorious conduct in the battle of Chapultepec, Mexico.” He was then commissioned Captain in January of 1848, retaining his brevet Major rank. He was officially commended multiple times, including for his conduct in the taking of Mexico City. With the southern U.S. border formally agreed upon after the Treaty of Guadalupe Hidalgo in February of 1848, Haller was then placed on recruiting duty and returned to Baltimore, Maryland.

While there he married Henrietta Hamilton-Cox in June of 1849, his sweetheart from York. Henrietta was born in Dunmanway, County Cork, Ireland, and was the daughter of an Anglo-Irish aristocrat and an American mother. The family had fallen apart upon the sudden death of Henrietta’s father, and by the age of 14, she had joined her mother in America in York, Pennsylvania.

In 1850 Haller rejoined his company at Fort Howard, Wisconsin. Then in 1852 he was ordered to the Pacific Coast. After sailing around the horn with his family, Haller reported for duty at Fort Vancouver and then was assigned to Fort Dalles on the south side of the Columbia River in eastern Oregon (1853-56). Fort Dalles was an important military and supply
outpost on the Oregon Trail, where many pioneers left the trail to proceed by water to the Willamette Valley and Portland. The aristocratic Henrietta raised her growing brood (by 1854 the Haller’s had three children) under these harsh frontier conditions but was up to the challenge. A mark of her popularity among the soldiers survives in the naming of a temporary post of “Fort Henrietta” in Echo, Oregon. The site survives today as Fort Henrietta Park, a stop on the Oregon National Historic Trail.

While at the Dalles, Haller made two campaigns into the vast area between the Hudson Bay Fort Hall and Fort Boise. On several occasions he and his men engaged local tribes including the Yakima. When hostilities west of the Cascades increased requiring more military support, Haller was ordered to establish a station at Port Townsend in order to protect the growing Euro-American population in the region. He remained in the area throughout 1859 before being ordered to Arizona to relieve a company at Fort Mojave (staying briefly at Fort Steilacoom en route). Talk of secession called his company to San Diego, California and then to Washington, D.C. Upon his arrival he was promoted to major of the 7th Infantry.

A Democrat, Haller was a defender of the Union, but not necessarily of the Republican administration. He served as the Commandant of the General Headquarters Guard of General George McClellan, Army of the Potomac, and over the course of the Civil War participated in the Maryland and Peninsula Campaigns; and had several different assignments. In June of 1863, while home on sick leave in York, Pennsylvania, Haller was alerted to the advance on Pennsylvania of Confederate forces under Generals Jubal Early and John Gordon. Called to lead local militia in defense of the region prior to the arrival of federal troops, Haller and his volunteers prevented the advance of the Confederate Army on the capitol city of Harrisburg (and potentially Philadelphia) by burning the mile-long Columbia-Wrightsville bridge over the Susquehanna River. Turned back from further incursion into the North, the Confederates instead engaged the Union Army at nearby Gettysburg days later. Family tradition holds that both Haller and his 10-year-old son George Morris followed the action to Gettysburg and observed the fateful battle.

However, as a close ally of General McClellan, Haller fell victim of Secretary of War Edwin Stanton’s anti-McClellan purge of the Army. Inspired by a fear that McClellan was planning a military coup of the government, shortly after the Battle of Gettysburg in 1863, Haller was summarily dismissed from the Army at the age of 44. His dismissal was for allegedly making disloyal statements about President Lincoln. Stanton’s political purge deprived Haller of any credit he might have received for helping halt the advance of the Confederate Army on Harrisburg, and abruptly ended his military career after 24 years.

Haller with his family returned to the Port Townsend area in 1864 as the war still raged. As a civilian, he quickly became an active agent of the political and social growth of the region, and he decided to settle on Whidbey Island. Provisioning his troops through trade with local farmers and merchants gave him ample opportunity to develop several key relationships with the civilian community. Likely bankrolled by a handsome inheritance received by his wife and business partner, Henrietta, Haller began a career of moneylending to settlers — often land-rich but cash-poor donation land claimants. Interest rates on the frontier were universally high, and Haller often received land in payment of debts, laying the foundation for an extraordinary real estate portfolio.

Opportunities for both nation-building and acquiring personal wealth must have inspired Haller’s serious commitment to the Washington Territory. Before he left the Northwest in 1860 en route to duty in the Civil War, Haller had invested in the Hoff Lumber Mill at Chimacum Creek near Port Townsend, an enterprise he would eventually own outright. He also took possession of a farm on Whidbey Island’s Crescent Harbor, acquired as payment for a loan. Christening it “Meadowside,” he leased it out and left it in the hands of a property manager, Winfield Ebey — Isaac Ebey’s brother.

Initially the family settled on land in Crescent Harbor property (near the present-day city of Oak Harbor) — raising livestock, operating a dairy and growing hay, barley, and oats. Shortly thereafter Haller realized that the eventual relocation of the county seat from Coveland to Coupeville would enhance his business prospects. By then he had also formed a partnership in the establishment of a mercantile store in Port Townsend with J. F. Blumberg (a San Francisco
merchandising. His business interests were of a character which contributed to the settlement, upbuilding and improvement of the district in which he lived. He was very liberal in giving credit, which was given by Haller to a degree that for a time endangered his financial standing, but he survived, and in the end his confidence proved most profitable. Scores of settlers have being without funds required credit, which was given by Haller to a degree that for a time endangered his financial standing, but he survived, and in the end his confidence proved most profitable. Scores of settlers have testified to the fact that they were given their start in life by the extended credit and leniency of Col. Haller.” (Haller: 108)

Haller continued to lend money to both individuals and budding commercial entities serving as an early bank. As his real estate holdings increased, he continued to invest as well. In 1867 he purchased another sawmill at Seabeck on the Olympic Peninsula’s Hood Canal, however he showed keen interest in agricultural endeavors and continued to invest in farms throughout the region, especially on the surrounding mainland in La Conner, Stanwood, and Samish. Long after leaving Whidbey Island, Haller would continue to invest in farmlands and to study/experiment in agriculture for the rest of his life.

Noted early Washington historian Clarence Bagley described Haller’s interest in model farming:

“His work demonstrated the possibilities of Washington for the production of nearly all kinds of agricultural and horticultural products and the example which he set in this direction had proven of immense value to the state, being followed by others. He also gave attention to the manufacture of lumber and likewise engaged in merchandising. His business interests were of a character which contributed to the settlement, upbuilding and improvement of the district in which he lived. He was very liberal in giving credit to the settlers who wished to buy provisions and implements and thus enabled many to gain a good start.” (Bagley: 746)
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE

Haller’s burgeoning empire eventually would move its base of operations to Seattle, but during the 1860s and 1870s his life was centered in Coupeville. In 1868 he was appointed Coupeville Postmaster for two terms (housing the post office in his store), and then again in 1876. He also served as Island County Treasurer in 1870-71 and was the first grandmaster of Whidbey Island’s Masonic Lodge #15, as well as a grandmaster of the parent Grand Lodge of Washington, Free and Accepted Masons.

At home, Henrietta, their two daughters Charlotte and (Alice) Mai, and their niece Nellie were engaged in the development of education on the frontier. While still in Pennsylvania in 1863, Haller agreed to send his niece, Nellie Moore, to an elite academy in Baltimore if she would agree to come west after completing her studies to educate his children. She agreed, and ultimately ran an academy out of the Haller home from 1866-1871 that attracted (and boarded) students from as far as Bellingham. Here students could learn not only the basics, but Latin, botany, geology, music and painting as well. Her student cousins, Charlotte and Mai Haller, were soon taking on the pedagogical mantle as well, disseminating knowledge through the community themselves. Charlotte became a teacher in Coupeville’s Education District No. 1, and Mai, in addition to assisting at the Nellie Moore’s Haller House school, she also taught students at the family’s Crescent Harbor farm “Meadowside” – conducting lessons by subscription in a loft over the farm shop (Bowden: 273, 277). Moore herself eventually married local Thomas Coupe, Jr., and moved to the town of Lynden, where she became the first superintendent of Whatcom County schools in 1883.

Also in the domestic sphere were the Hallers’ revolving hired help, such as young Irish immigrant Mary Pigott, who at the age of fourteen emigrated to New York to aid family. Within six years, she was traveling around Cape Horn with the Hallers in 1853 as a frontier nanny. Also hired by the Hallers was Emma Coots, borne of a Euro-American father and a Native woman. At the time of the 1870 census, Emma was working in the Haller household when she was only ten years old. Her story is but one of countless “peace-weavers”6 – Native and mixed-race women who, straddling two worlds, knitted bicultural communities in conflict, and insured the survival of the new Territory.

In 1879, after sixteen years of doggedly lobbying Congress for a formal court-martial to clear his name of the 1863 charge of disloyalty, Granville Haller’s case was finally heard. Shortly thereafter he was exonerated and re-instated in the Army as a colonel – the rank he presumably would have attained had he not been dismissed. This vindication marked the end of his civilian life on Whidbey Island as well as his tenure in the nominated house. The Hallers sold the Coupeville home and store and divested of their lumber interests. Col. Haller briefly returned to his old command at Fort Townsend, and from 1879 to 1882, he commanded the 23rd regiment, overseeing a number of forts from Kansas to New Mexico – before retiring to Seattle. Henrietta Haller and daughters Mai and Charlotte accompanied him during this service.

Having acquired a substantial wealth, the family settled into a new 18-room Second Empire style mansion in 1883. The house, called “Castlemount,” was located at SE corner of Minor & James Streets and was the first of the so-called mansions on Seattle’s exclusive First Hill neighborhood. Despite the stout and opulent nature of Castlemount, it was demolished in the 1950s, now replaced by Swedish Medical Orthopedic Center. Only the Coupeville house remains as evidence of Haller’s career and his commercial empire.

Haller continued to invest in real estate and infrastructure with his grown sons, George Morris and Theodore. Notably, the family were sizable investors in the Seattle, Eastern, Lake Shore, & Canadian Railroad, and later in the Seattle-Spokane Railroad. His last public role was as adjutant general of the Seattle Home Guard during that city’s 1886 Anti-Chinese riots. Washington Governor Watson Squire called Haller out of retirement and appointed him Colonel of the Washington National Guard. In this role he led the Guards, charged with protecting Chinese residents, restoring order, and enforcing martial law during three days of mob violence.

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Haller died in Seattle on May 2, 1897. As an active participant and able reporter of his experiences in the dramas of Northwest history, Haller left several deep literate and analytical chronicles of the events that defined the establishment and growth of the Washington Territory. His writings, held at the University of Washington Special Collections, include:

- "The Indian War of 1855-56 in Washington and Oregon"
- "Kamiakin in History"
- "San Juan Imbroglio"
- "The History of the North-West Boundary of the U.S."
- "Where Rolls the Oregon!"

Over the course of his career, Haller was a complex and insightful witness of his time, and his experience as a military officer enabled him to be frontline field reporter of conflicts with three distinct cultures which he was in the Washington Territory. He was one of the only officers engaged in military action with Native peoples in both the eastern and western regions of the Washington Territory, and took part in the international conflict with Great Britain over the international boundary disputes in the San Juan Islands.

ARCHITECTURAL SIGNIFICANCE – Criterion C
Architecturally the nominated house serves a rare surviving resource that embodies the distinctive characteristics of its period of construction and demonstrates the evolution of building technology in the Northwest. Only a handful of Territorial era structures survive statewide. The two sections of the nominated home bring together two of the state’s early building systems; plank framing (also called Box frame) and balloon framing. The original 1859 Brunn portion of the house is one of a few known examples of plank-frame construction surviving in the state. The 1866 Haller addition is a notably early example of balloon framing in the Northwest, its popularity growing later towards the 1880s. Of particular note is the Haller addition design which utilized a dwelling form called an “I-house” – an aspirational and adaptable two-story form that was carried westward from the east by American settlers.

During the early settlement period of Washington State, plank framing was the most commonly used construction method in the state. Dating from the mid 1850s to 1890s, this type of framing consists of one-to two-inch thick boards of various widths which are set vertically and nailed directly to sills and top plates, or fit into dados cut into the horizontal structural pieces. Typically constructed without posts, studs or other vertical structural members except at the corners, plank walls were directly nailed into sills and plates, and relied heavily on the shear strength of nails for structural integrity. Plank buildings may have either a single or double layer of structural boards and were often finished with battens nailed over the cracks or applied horizontal siding.

Plank frames were relatively quick and easy to build, requiring less labor and considerably less skill than heavy framing systems. They also used less material than other construction methods. This method of construction was well suited to settlement builders interested in erecting a finished house quickly, whom had limited access to skilled labor and building material.

Balloon-framing, a system of thin, dimension-cut, closely set studs first developed in the Mid-west in the 1830s. As mills became more prevalent in the Pacific Northwest, it quickly became the preferred method of construction. In the second half of the 19th century increasing availability of mass-produced standardized lumber and machine-made nails enabled the development of this framing technique on a national scale, which, like plank construction, was less labor intensive than heavier framing methods, used less material, and was quicker and easier to build. Walls of light sawn studs, continuous from foundation to roof, were nailed to sawn sills and top plates, which connected to sawn rafters. Skip sheathing, and split shakes or sawn shingles completed the roof. Not only was balloon-framing more efficient in terms of

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7 Sardell Thesis
labor and materials, it was a highly adaptable framing system, responsive to more complex building forms and styles. Balloon-framing began to be used on Whidbey Island in the mid-1860s, primarily in larger houses.

As noted in the architectural description, the original 1859 Brunn portion of the house retains a moderate level of integrity, with many of the original materials (exterior and interior) obscured and in some areas replaced, by contemporary alterations. Remaining are most of the original building envelope, including plank interior and exterior walls, north entrance door and casings, and roof framing. Original interior doors, some plank flooring and all plank ceilings survive. The existing window sash date from early in the historic period, but whether all or some are original is difficult to discern.

According to the historic structures report completed in 2014, the 1866 Haller addition retains a high level of integrity and visibility of original materials” (Artifacts: 14). The Haller portion of the house retains its original building envelope including balloon framing, bay windows, front and west porches, exterior doors, window sash, frames and casings, chimney, foundation, and roof framing. Inside, the Douglas fir flooring, fireplaces and one mantel, framing, and casings all survive. Ample extant samples of wallpaper and faux finishes can either be rehabilitated or faithfully reproduced, conveying the fashionable aspirations of a pioneer family on the rise.

Other early territorial dwellings on the island include the Jacob Ebey -1856, the Ferry House (1860), both of which have a high level of architectural integrity and serve as house museums. The Power House (1860), and the Grennan & Cranney Store / Island County Courthouse (1851) are highly altered but date to the era. All of these buildings exhibit plank frame construction. Other examples of Plank frame construction can be found scattered across the state with several directly tied to former military ownership.

To build the home, Haller most likely tapped into his network of resources. As the officer responsible for siting and building Fort Townsend across Admiralty Inlet, he had developed relationships with mill owners, carpenters, and all manner of tradesmen. He was also part owner of the Hoff Lumber Mill in Chimacum (south of Port Townsend) since before the Civil War, and he became actively involved in its management upon his return to the region in 1863. It seems likely that the lumber to build the addition to his home came from the Hoff Lumber Mill on the Olympic Peninsula.

Note that the 1866 addition was built upon on a series of thirteen, sandstone piers, of differing heights to accommodate the slope of the landscape. Such stone were not available locally and these hand-cut sandstone piers likely came from Henry Roeder’s Chuckanut Stone Quarry near Bellingham. Established in 1856, Chuckanut sandstone would play a crucial role in building the earliest towns and cities of the Pacific Northwest including Seattle, Tacoma, Port Townsend, Olympia and Portland. Haller knew Henry Roeder as a fellow entrepreneurial pioneer, and Roeder eventually sent his son John to Coupeville to attend Nellie Moore’s school on Haller’s property.

Who actually constructed the Haller House (and Brunn house before it) is unknown. Builders during this period were typically unknown, unless they were mentioned in newspaper articles, letters, or contemporary journals of the day. Builders learned their craft through apprenticeship training, repeated experience, and slowly adapted and/or adjusted the cultural forms of their predecessors. Builders brought with them building traditions and designs from their home states, and shared with each other. They built what they knew, using the forms and styles that had meaning for them, and adapted in small ways as necessary or desirable.

In fact, the Haller House is a building form familiar to anyone coming from the east coast, or through the mid-west and made its way to the Pacific Northwest. Named the “I-House” by cultural geographer Fred Kniffen, for its ubiquity throughout the states beginning with the letter “I” (Indiana, Illinois, Iowa), the “I-House,” which was called by some as the “Farmer’s Mansion,” was an adaptation of the more formal hall-and-parlor house, which shared its basic floor plan. Two stories tall, two rooms wide and one room deep, with a side facing gable roof, I-Houses were generally symmetrical
with a central entry on a three to five bay plan. Adaptable to any construction technique, the “I-House” lent itself to innumerable design modifications, additions, and style signatures. The addition of a back ell (in this case the addition of the earlier Brunn House to the new Haller I-House) was typical, adding living space without removing one advantage of a one-room deep floor plan: light continued to come into both ends of the formal east parlor.

The I-House could be found throughout the East in the nineteenth century and was especially popular in the Tidewater South. Its popularity increased and its range expanded throughout the Midwest (to the “I” states) and on to the Pacific west coast, carried by westward migration and the rolling out of the railroad (McAlester: 142). It no doubt appealed to the aspiring Hallers. For many “the I-House became a symbol of economic attainment in an agriculture-based society and was generally regarded as a move up the housing hierarchy.” It declared that one had arrived as a member of the upper middle class, the agrarian gentry.

Stylistically the Haller I-House is a simple, vernacular house, not highly stylized with ornament. It embodied a modest Georgian arrangement and features, such as the 3-light transom windows over the front and side doors. Its windows exhibit delicate muntins and larger lights characteristic of the Federalist style. The central chimney reflected the Georgian tradition in the North, whereas end chimneys were more common in the South. Though the Hallers might have been more familiar with the common stone exterior of Pennsylvania I-Houses, the plentitude of lumber in the Northwest made cedar clapboard siding a logical regional choice.

Combining a new building construction technology with an older tradition, the Haller’s added novel bay windows to their home on the main facade. The house boasted two 5-sided bay windows on the north and south facades of the east parlor, a unique adaptation to the I-House model made possible by the balloon framing technology; plank and timber framed houses could not support such a feature. Bay windows did not define cities like San Francisco for another two decades, so it may have been a feature desired by Henrietta Haller. As an Anglo-Irish aristocrat raised on a manor estate, she was familiar with variations on bay windows in the mansions and manor houses of her homeland, where bay windows had already been announcing status for two centuries. Especially suited to increase daylight into the house in a gray and misty climate, the form reached its ultimate expression in Coupeville when the Hallers added a larger 5-sided conservatory bay onto the west façade of the Brunn ell in the early 1870s. These design features presented an expression of the Hallers’ status—an announcement of their east coast and European sophistication.

PROPERTY HISTORY
The nominated property, original a one-acre parcel, was carved off of Thomas Coupe’s original 1853 Donation Land Claim in 1859 and sold to entrepreneur Raphael Brunn. Originally it extended into Penn Cove to the north and was bounded by the John Alexander land claim on the west. That boundary today Main Street, which at the time the home was built was a trail, the main east-west path the crossed the Coupe claim. The path became Front Street. This location at the intersection of the settlement’s future primary arterials—Main and Front Streets—positioned it favorably to support a maritime-based mercantile venture with its own wharf and warehouse—the first wharf built in Coupeville.

The residential-commercial compound of the nominated site quickly changed hands multiple times to multiple investors over the next five years, until Granville and Henrietta Haller purchased the home and business in 1866. After their purchase, the footprint of the property underwent multiple boundary changes. In 1871 the Haller’s increased the lot by purchasing an additional 1-1/8 acres from Thomas & Maria Coupe. That configuration extended the eastern boundary to Center Street and the southern boundary to today’s 9th Street.

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8 Three other I-Houses of Whidbey’s Territorial period survive on Ebey’s Reserve, all using a different construction technique. In addition to the balloon-framed 1866 Haller House, the 1855 Island County Courthouse (originally built as a house and store for Grennan & Cranney, located at 2251 Madrona Way) has heavy-braced framing. The c. 1860 Isaac & Martha Power House (865 N. Zylstra Rd) is made of plank construction.
In 1890, after the Hallers’ departure, the mercantile was demolished when Island County widened Main Street; however, sometime before 1909 a new commercial building was constructed in its place (as seen on the 1909 Sanborn map). In 1902, subsequent owners began subdividing the property and selling pieces to other owners. At least part of the eastern half of the block was sold to the Island County Bank in that year and piecemeal division of the waterfront began, a process that continued in 1917 until the entire shoreline footage was separated from the house lot. In 1923 the northwestern parcel upon which the mercantile store sat was short-platted and sold away from the house, and in 1931 a small driveway was parceled off of the south end of that mercantile parcel to allow access to the house parcel from Main Street. It appears the southern part of the house lot, south of where Coveland Street abuts the property, was sold off in 1923 as well, defining the southern boundary of the property that exists today.

In the 1920s, the commercial building that had replaced Haller’s mercantile was converted into “The Circuit” movie theater, the only cinema Coupeville has ever had. It was operated by G.W. Hesselgrave, who ran it from 1929 to 1939. It was during the era of the theater that the Hallers’ conservatory was removed, sometime after 1937 (note that HABS photo shows it in place), during an expansion of the theater, as it intruded over the property line and restricted access to the DC powerhouse that supported the theater. Theater operations ended with the start of World War II, and the building was razed by the Coupeville Fire Department in 1954, ending commercial use of the original Brunn & Haller property.

In 1947 the three parcels south of Front Street were reunited when they were purchased by George White. He in turn sold the reunified property to the Willhights in 1952, who lived in the house until 2004. In 1977 the Willhights purchased back part of the waterfront, directly across from the home; this temporary union was again broken in 2018 when Historic Whidbey purchased the 3-parcel house lot south of Front Street, and the National Park Service purchased the fourth parcel of waterfront to protect the shoreline. Today the house lot is reduced to .29 acres running east and south of the arterial intersection.

The Haller House is owned by Historic Whidbey, a 501(c)3 nonprofit based in Coupeville, Washington. The house is a contributing property in the Central Whidbey Island Historic District (CWIHD) – included on the National Register of Historic Places for its national significance in 1973. In 1978 Congress established Ebey’s Landing National Historical Reserve (Reserve) as a partnership unit of the National Park Service (NPS). It was created as an experimental model for community management of cultural landscapes. A Trust Board, comprised of representatives of the Town of Coupeville, Island County, Washington State Parks and NPS manage the Reserve, the boundaries of which were overlaid on the CWIHD.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


“Col G.O. Haller’s Funeral” *Seattle Times*, May 4, 1897.


HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE  
ISLAND CO., WA

Name of Property  
County and State


Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67 has been requested)
- [X] previously listed in the National Register Central Whidbey Island Hist. Dist.
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [X] recorded by Historic American Buildings Survey # HABS WA-121
- [ ] recorded by Historic American Engineering Record #
- [ ] recorded by Historic American Landscape Survey #

Primary location of additional data:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository: ____________________________

Historic Resources Survey Number (if assigned): ____________________________
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE  
ISLAND CO., WA

10. Geographical Data

Acreage of Property  Less than one acre  
(Do not include previously listed resource acreage.)

UTM References  ___NAD 1927  or  X  NAD 1983  
(Place additional UTM references on a continuation sheet.)

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Or Latitude/Longitude Coordinates  
(enter coordinates to 6 decimal places)

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Verbal Boundary Description  
(Describe the boundaries of the property.)

The nominated property sit on the southeast corner of the intersection of Front and Main Streets in Coupeville’s historic downtown, overlooking Penn Cove to the north. It spans the equivalent of one town block on the north-south axis, and one-half block on the east-west. Legally it is described as: 55 COUPE DC - BG 429’S & 62’E of NW CR SD DLC E65.31 N251.2’ to Front St WLY ALG ST 66.78’ S265.02’ TPB EX TL60 & 70. It is otherwise identified as Tax Lot No. 709353

Boundary Justification  
(Explain why the boundaries were selected.)

The nominated property encompasses all the property that is currently associated with the Haller House. It is approximately .29-acres.

11. Form Prepared By

name/title  Lynn Hyde, Executive Director  
(Edited DAHP Staff)
organization  Historic Whidbey
street & number  82 S. Ebey Rd.
city or town  Coupeville  
state  WA  
e-mail  historicwhidbey@comcast.net
Haller House
Google Earth Map
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE

Name of Property

ISLAND CO., WA

County and State

Haller House

Island County Assessor Map

Downloaded August 2022
Haller House
Site Plan
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
ISLAND CO., WA

Name of Property
County and State

Haller House
Floor Plan
1st Floor
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
ISLAND CO., WA
Name of Property
County and State

Haller House
Floor Plan
2nd Floor
Haller House
Sanborn Map
1930

Haller House
GLO Map
1863
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE  
ISLAND CO., WA

Haller House
c.1870, note presence of telescoping ell to the rear of home (far right).

Haller House
c.1876, note addition of conservatory bay window to the rear ell of home.
**HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE**

**HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE**

Name of Property

**ISLAND CO., WA**

County and State

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**Haller House**

c.1876, note addition of conservatory bay window to the rear ell of home and missing secondary telescoping ell.

Image courtesy of University of Washington Libraries. PH Collection 376

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**Haller House & Associated Buildings**

1884
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
Name of Property

ISLAND CO., WA
County and State

Haller House HABS photos ca. 1936 –
Top left - House from N, Bottom left – House from SE, Top right – House from NE, Bottom right – House from SW

Undated portraits of Col. Granville and Henritta Haller. c. 1850
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE

Name of Property

ISLAND CO., WA

County and State

Haller's House known as "Castlemount" – 606 Minor Ave, Seattle (SE corner of Minor & James St)

Undated photograph of Granville O. Haller
Seattle Times – October 29, 1944

Obituary photograph of Henrietta M. Haller
Seattle Times – May 10, 1910
**Photographs:**
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Haller House

**City or Vicinity:** Coupeville

**County:** Island  
**State:** WA

**Photographer:** Lynn Hyde (1-7), Benjamin Benschneider (8 & 9), Gary Tarleton (10-13)

**Date Photographed:** December 2021

**Description of Photograph(s) and number:**

1 of 13. **Description of Photograph(s) and number:** WA_Island_Haller_House_0001.tif

View from NW corner: 1866 Haller House, added to 1859 Brunn House, presents as primary structure

**Photographer:** Lynn Hyde

**Date Photographed:** 12/23/2021
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
ISLAND CO., WA

Name of Property

County and State

2 of 13. Description of Photograph(s) and number: WA_Island_Haller_House_0002.tif View from N

Photographer: Lynn Hyde
Date Photographed: 12/23/2021

3 of 13. Description of Photograph(s) and number: WA_Island_Haller_House_0003.tif View from NE corner

Photographer: Lynn Hyde
Date Photographed: 12/23/2021
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE  
ISLAND CO., WA

Name of Property  
County and State

4 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0004.tif View from SE, showing 1859 plank Brunn House as ell

Photographer:  Lynn Hyde  
Date Photographed:  12/23/2021

5 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0005.tif View from S, Brunn ell

Photographer:  Lynn Hyde  
Date Photographed:  12/23/2021
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE

Name of Property: HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
County and State: ISLAND CO., WA

6 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0006.tif View from SW, Brunn ell

Photographer:  Lynn Hyde
Date Photographed:  12/23/2021

7 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0007.tif View from E: Haller house to left; Brunn ell to right

Photographer:  Lynn Hyde
Date Photographed:  12/23/2021
8 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0008.tif View from NW close-up

Photographer:  Benjamin Benschneider (Seattle Times)
Date Photographed:  February 2016

9 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0009.tif Interior east parlor Haller House

Photographer:  Benjamin Benschneider (Seattle Times)
Date Photographed:  February 2016
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
ISLAND CO., WA

Name of Property
County and State

10 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0010.tif View from N

Photographer:  Gary Tarleton
Date Photographed:  7/14/2015

11 of 13. Description of Photograph(s) and number:  WA_Island_Haller_House_0011.jpg West parlor door detail, showing original backplate and faux wood-grain painting

Photographer:  Gary Tarleton
Date Photographed:  7/14/2015
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE  
ISLAND CO., WA  
Name of Property  
County and State

12 of 13. Description of Photograph(s) and number:  
WA_Island_Haller_House_0012.jpg West parlor door detail,  
showing original ornamental iron escutcheon  
Photographer:  Gary Tarleton  
Date Photographed:  7/14/2015

13 of 13. Description of Photograph(s) and number:  
WA_Island_Haller_House_0013.jpg Interior west parlor Haller  
House  
Photographer:  Gary Tarleton  
Date Photographed:  7/14/2015
HALLER, COL. GRANDVILLE & HENRIETTA, HOUSE
ISLAND CO., WA

Name of Property
County and State

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

name
Historic Whidbey

street & number
PO Box 1123

telephone


city or town
Coupeville

state
WA

zip code
98239

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.