

# FALLER HOUSE

COUPEVILLE, WASHINGTON

## HISTORIC STRUCTURES REPORT

Project made possible through funding from Historic Whidbey.

Cover image features a January 1909/August 1930 Sanborn Fire Insurance Map and an undated historic photograph of the Haller House, courtesy of the Island County Historical Society.

Published June 10, 2014.



# CONTRIBUTORS

The authors of this report wish to extend our gratitude and appreciation for the efforts of the following persons and organizations, without whom preparation of this report would not have been possible: Historic Whidbey members for their volunteered time: Lynn Hyde, Harrison Goodall, Sarah Steen, and Lee Williamson. The volunteers contributed their time and expertise in assessing the house and understanding past occupants and changes over time. The drawings prepared by Claudia Kiyama provided the base drawings for floor plans in this report.

## PROJECT TEAM

Project team members consisted predominately of Artifacts Consulting, Inc. staff. Michael Sullivan, principal, provided project coordination and vision. Spencer Howard, managing partner, provided project management, field work coordinating, photography, and writing. Katie Chase, partner, assisted in field work, photography, writing, and report design and layout. Susan Johnson, associate, conducted archival research and writing.

# ADMINISTRATIVE DATA

## Historic Names

Major Granville O. Haller House; 2nd residence of Major Granville O. Haller

## Current Name

Haller House

## Address

1 NE Front Street

Coupeville, Island County, Washington 98239

## GPS & UTM Location

Latitude: 48° 13.241'N Longitude: 122° 41.149'W

Zone 10 U 523336.50 m E 5340875.81 m N

## Proposed Treatment

Rehabilitation

## Owner

McPherson JTWROS, DJ & JH

## Owner Address

c/o D. Wolfe & M. McPherson, PO Box 235, Coupeville, Washington 98239

## Tax Parcels & Legal Description

The overall site consists of four parcels. Refer to the property ownership map. The parcel with the building is in **bold**.

GeoID	Parcel	Legal	Square feet
NE: R13233-398-4080	28632	12 COUPE DC - BG NWCR SD DC S TO ST ELY ALG ST 77'TPB ELY ALG ST TO WLN TR 82D446 N TO ML WLY ALG ML TP N OF TPB S TPB	8000
SW: R13233-380-4010	28516	53 COUPE DC - BG 157.82'S & 33'E OF NW CR SD DLC S135. 59' E29' N129.43' TO FRONT ST WLY ALG SD ST 29.65' TPB	3842
<b>SE: R13233-379-4060</b>	<b>709353</b>	<b>55 COUPE DC - BG 429'S &amp; 62'E OF NW CR SD DLC E65.31</b>	<b>8250</b>
Small one: R13233-372-4010	28437	69 COUPE DC - N12' OF:BG 343'S & 33'E OF NW CR COUPE DC N49.59' E29' S70.19' N54 W35.6'TPB SEE BDY LN AGREE A# 93796 AF# 356640	370.26

**Zoned**

Retail Commercial

**Total Acreage**

0.47 acres<sup>1</sup>

**Township/Section/Range**

Township 32, Section 33, Range 1

**Builder**

Unknown

**Landmark Status**

Contributing property in the National Register of Historic Places listed Central Whidbey Island Historic District

Brunn portion built 1859

Haller portion built 1866

Within Ebey's Landing National Historical Reserve

**Contemporary Related Studies**

National Register of Historic Places nomination, Central Whidbey Island Historic District, 1972.

Ebey's Landing National Historical Reserve, Historic Resources Inventory, 1983.

Haller House, Landscape Maintenance Plan, Phase I

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<sup>1</sup> Lot size not given in parcel data from Island County Assessor website. Acreage taken from data sheet on the house on file with the Washington Trust for Historic Preservation.

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**EXECUTIVE  
SUMMARY**

# INTRODUCTION

A contributing property in the Central Whidbey Island National Register of Historic Places district, the Haller House occupies a prominent location within Coupeville's downtown. The territorial era building contains two of the rarest building construction methods: vertical plank and balloon framing. The grounds around the house are a rare example of an intact, mature late 19th Century and early 20th Century residential landscape. The house is significant for its association with Haller family. The building and landscape retain a high level of integrity.

The overall recommended treatment for the Haller House is rehabilitation. The recommended period of significance is 1859 to 1879, encompassing construction and the Haller period of occupancy.

Throughout this report the term Haller House refers to the collective 1859 Brunn portion, Kitchen addition attributed to pre 1866, and the 1866 two-story Haller portion. The catalog addresses first landscape, then the 1859 Brunn portion, followed by the 1866 Haller portion. The Kitchen addition is included within the 1859 Brunn portion discussion. A former south extension existed off the south end of the Brunn portion, and was removed by 1909.

# WHAT IS A HISTORIC STRUCTURES REPORT?

A Historic Structures Report (HSR) is a written and illustrated reference document that provides a thorough historic and architectural evaluation of a building, site, or structure. It identifies significant original and subsequently added features and spaces, existing appearance and condition, and historic events associated with the structure. The purpose of this evaluation is to provide a basis for making decisions relating to maintenance, restoration, or rehabilitation of the building or structure. An HSR is usually prepared prior to planning interpretation, and any alterations, additions, rehabilitation, or restoration for buildings, structures, objects, or sites that are either on or eligible for listing to the National Register of Historic Places. The report is used to guide contemporary modifications, reuse, or restoration of the property. Under the direction of the United States Department of the Interior, the National Park Service establishes specific content guidelines for the creation of Historic Structures Reports and suggests when a report should be prepared. These reports are required when performing work on federally owned historic buildings or structures and recommended for other buildings and structures that have considerable historic significance and community value.

## PURPOSE OF THIS REPORT

This Historic Structures Report serves as a repository of information concerning the materials, spaces, and historic and architectural significance of the Haller House. The report is prepared for the purpose of providing the basic information needed to make decisions related to interpretation, maintenance, modifications, and continued use of the building. In narrative form, the document presents the architectural and historical significance behind the treatment levels ascribed to the building's spaces, materials, and structural system. Identification of these spaces and features facilitates their incorporation into future planning. This report is based on a survey and inventory performed to investigate the historic character of the building and to identify original, intact, significant elements of the territorial era architecture and historically significant changes on all floors and the building exterior. This work was conducted with the help of Historic Whidbey volunteers who contributed their extensive knowledge of the building, construction chronology, and condition issues. Each space and building feature was examined and photographed, and the current use and defining physical characteristics and condition was noted. Then, each character-defining feature and volume was categorized by architectural and historical significance. No destructive investigation measures were employed.

The content of this HSR provides an understanding of the building as a rare territorial era property and is organized to facilitate the use of this report as a development and rehabilitation planning tool. Treatment recommendations incorporate an understanding of historic preservation design guidelines, such as The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995).

# SUMMARY OF REPORT CONTENTS

This report uses the conventions for content and organization of a Historic Structures Report (HSR) identified in the National Park Service Preservation Brief No. 43, *Preparation and Use of Historic Structures Reports* (2005). This report was developed as a small HSR. All of the key content items of a full HSR are addressed; however the depth and detail of information is scaled to address the immediate stabilization and rehabilitation needs understanding that future work will continue to expand the historic background. This report includes the following subjects and chapters:

**Executive Summary:** This chapter provides an executive summary for rapid consultation purposes. Sections include the following: What is a Historic Structures Report, Purpose of This Report, Summary of Report Contents, and Summary of Report Findings. The first two sections introduce users to the form and function of this planning document in order to facilitate its use during long-term planning. The two summary sections provide an overview of the report's contents and critical data derived from the analysis of original design intent, changes over time, current condition, and extent of original character-defining features and spaces.

**History:** This chapter includes the following sections: Significance Statement and Development Chronology. The development chronology provides an overview of key events, businesses, and individuals associated with the planning, construction, alterations, and use of the building.

**Physical:** This chapter addresses the building's character-defining spaces and features. Sections in this chapter include the following: Physical Description, Catalog of Spaces, and Catalog of Features. The Physical Description presents a brief narrative overview of the building, its structural system, and interior organization to help navigate the following catalogs. The space catalog addresses individual spaces within the building, providing a narrative summary, list of character-defining features, list of alterations, and a list of condition issues. Levels of architectural significance and original public visibility assigned in each catalog are based upon the period of significance, integrity, and role in the original building design.

**Findings:** This chapter provides the tools for guiding stabilization and rehabilitation efforts that will respect and balance the historical significance of the building's original design, character-defining features, circulation patterns, and spaces while maintaining and improving functionality for building users. These tools, organized by section, consist of a Summary of Findings, Analysis of Significance, Analysis of Public Visibility, Decision-Making Matrix, and Treatment Recommendations. Maps and coded drawings included in the sections on Analysis of Significance and Analysis of Public Visibility illustrate the relative architectural significance, historic importance, and level of original public visibility.

**Supplemental:** This chapter presents reprints of digitized historic records and provides a summary of resources consulted. Sections include the following: Historic Photographs, Condition Photographs, As-Built Drawings, and Bibliography. Digital versions of drawings and photographs scanned to illustrate the report, as well as all contemporary digital photographs taken during field survey, are stored on an accompanying DVD containing the Project Archives. The Bibliography provides a detailed list of primary and secondary sources consulted for the project.

# SUMMARY OF REPORT FINDINGS

The following summarizes report findings for quick consultation. Refer to “Findings” for further information.

The building is a contributing property in the National Register of Historic Places listed Central Whidbey Island Historic District. The Ebey’s Landing National Historical Reserve PNRO Inventory form (No. 15-376) identifies the applicable NRHP criteria and integrity level to guide stewardship and interpretation priorities:

- Criterion A, (association with historic events) for association with “early Euroamerican settlement in the Pacific Northwest and the Donation Land Claim Laws, in the period between 1850 and 1870;
- Criterion C (embodies the distinctive characteristics of a type, period, or method of construction) for its “distinctive characteristics of architectural expressions and methods of construction that represent the period of early Euroamerican settlement in the Reserve beginning in the 1850s through 1870.”

The building “retains integrity of location, setting, materials, design, workmanship, feeling, and association.”

## *Degree of Extant Character-Defining Spaces and Features*

The building, its spaces and features, remain remarkably intact. They offer visitors an opportunity to step back through time and connect with the building’s historic associations and two important building construction types.

The 1859 portion retains a moderate level of integrity, with many of the original materials (exterior and interior) obscured by contemporary alterations, while the 1866 portion retains a high level of integrity and visibility of original materials. The landscape remains intact; however several decades of deferred maintenance contributed to the propagation of many of the original plantings in unintended locations. There are no furnishings or collections, with the exception of one chair.

## *Condition Assessment Findings*

Overall the building and landscape remain in good condition.

## *Programming*

The prioritized long-term programming goals for the building:

A visitor information center and educational venue within Ebey’s Landing National Historical Reserve

- With the building owned by the non-profit Historic Whidbey.
- With the building possibly donated to and owned by the National Park Service (NPS) in the future.

Both options include the option of operating a small service based commercial function from the 1859 portion. The commercial function would complement public use of the building. Revenue would support ongoing building operation and maintenance.

## *Design Authenticity and Future Modifications*

No additions are anticipated under the rehabilitation treatment approach recommended for the building, based upon its historical significance and siting. Future modifications to the building present an opportunity to reverse previous alterations and enhance the building’s visual character.

## *Building Systems and Security*

The building does not have sprinklers, and alarm, or smoke, fire, or carbon dioxide detectors. Fire extinguishers

are located in each room. The building does not have an electrical connection. There is no security system. Not all of the doors have working locks, some are braced from the interior with boards.

### *Collections*

The only collection item in the building is a chair stored in the attic of the 1859 portion. The chair appears to date from the Haller occupancy; however the legs have been cut short and one arm is missing.

The Museum of History and Industry in Seattle maintains a Haller collection that could be considered for display in the Haller House providing suitable environmental and security conditions.

### *Energy Conservation*

Energy conservation measures are non-existent in the 1866 portion, and incompatibly and incompletely added to the 1859 portion. The only heating system for the house are the two fireplaces in the 1866 portion. Rehabilitation, coupled with the loss of interior plaster, provides a unique opportunity to improve on the building's energy conservation.

### *Hazardous Materials*

Hazardous materials are a common issue for historic buildings. Based upon age, paint finishes throughout the building, interior and exterior, are assumed to contain lead. These layers are historically significant for types of finishes used, colors, frequency of application, and changes over time. No testing was conducted.

Asbestos containing wraps were not observed. Wall insulation consists of contemporary fiberglass batt insulation. No wraps were observed on the plumbing lines.

### *Seismic*

The 1866 building portion has stood for nearly 150 years, and the 1859 for over 150 years, through several earthquakes. Any seismic retrofits must look at the whole building system in a different way from standard new construction. Seismic upgrades will need to be coordinated between the 1866 and 1859 portions. Each have a separate and distinctly different framing system.

Structural settlement issues must be addressed prior to, or in conjunction with, retrofitting the building. The cause of settlement along the south facade and southeast corner needs to be evaluated by a structural engineer.

The current state of the building, with the plaster missing, failing, or extensively altered in the 1866 portion and the extent of contemporary interior finishes in the 1859 portion that need to be removed present the optimal conditions for realizing connections between the floors and perimeter walls prior to restoring interior finishes.

### *Universal Access*

Overall there are several opportunities and constraints for providing universal access per the American Disabilities Act (ADA), Architectural Barriers Act (ABA), and International Existing Building Code (IEBC). The key issues are the site slope and resulting grade difference along the front north side of the building.

Based upon the following constraints and the building's status as a qualified historic building the recommended approach is interpretation of the building and its role in the community from the first floor. The recommended approach to maximize access while preserving historic character is from the south doorway in the 1859 portion with access through to the 1866 portion.

### *Viewshed*

Views represent an integral part of the experience of the house and site. The house' placement along the hill side overlooking Penn Cove provided an important visual connection between the family living in the house and

their perceived prominence in the community. They also help convey the role water transportation had in shaping development on Whidbey Island.

### *Prioritized Recommendations*

The recommendations in this report cover a wide variety of future work necessary to stabilize, rehabilitate, and maintain the building, and that range in difficulty and expense. Recommendations are tailored toward the long-term goal of rehabilitating the building and landscape for visitor center use as identified under programming above.

Establishing this organized approach is necessary to facilitate fund-raising and ensure that work proceeds in a logical sequence of mutually supportive tasks rather than compounding future projects through repetition or reversing previous work. Tasks can be undertaken on an individual basis as funding permits or folded into a larger set of projects. It is also necessary to match specific tasks with the available skills of volunteers and contractors.

The general approach is to:

- Address immediate building envelope issues
- Place the building on a stable foundation
- Selective demolition to provide guidance
- Develop building and landscape rehabilitation plans and implement

*H*ISTORY

## SIGNIFICANCE STATEMENT

The building is a contributing property in the National Register of Historic Places listed Central Whidbey Island Historic District. The Ebey's Landing National Historical Reserve PNRO Inventory form (No. 15-376) identifies the applicable NRHP criteria and integrity level to guide stewardship and interpretation priorities:

- Criterion A, (association with historic events) for association with “early Euroamerican settlement in the Pacific Northwest and the Donation Land Claim Laws, in the period between 1850 and 1870;
- Criterion C (embodies the distinctive characteristics of a type, period, or method of construction) for its “distinctive characteristics of architectural expressions and methods of construction that represent the period of early Euroamerican settlement in the Reserve beginning in the 1850s through 1870.”

The building “retains integrity of location, setting, materials, design, workmanship, feeling, and association.”



Circa 1936 view of northeast corner.  
Source: Historic American Buildings Survey.

# DEVELOPMENT CHRONOLOGY

The following chronology provides an overview of construction, alterations, and changes in use over time for the building.

**1839** Haller commissioned a 2nd lieutenant in the 4th U. S. Infantry and subsequently served in the Seminole War in Florida during the early 1840s. Promoted to 1st lieutenant in 1846, breveted major in 1847, and commissioned a captain in 1848.

**Ca. 1849** Granville Haller married Henrietta M. Cox of York, PA.

**1852-53** Haller and his company sailed via Cape Horn for Washington Territory on a government store ship. Arrived June, 1853 in Vancouver, departed soon after to command Fort Dalles, OR.<sup>1</sup> His wife, Henrietta M. Haller, and their children traveled with Haller. The daughter was age 2, and son age 10 days. By the time they arrived at Fort Dalles, Henrietta was pregnant with their third. In 1856, Haller sited, built, and commanded Fort Townsend, just south of Port Townsend, and was involved in the Pig War in 1859. Haller, his wife, and their four children were in the Pacific Northwest for six years during this period of time.

**1859** Earliest attributed year for the Brunn portion of the house built on a two and an eighth acre parcel sold by Thomas Coupe to Fowler & Company.<sup>2</sup>

**1860** Fowler & Company sold the entire property, including land, house, store, warehouse, wharf and more to Isaac Jones. In 1861, the property was foreclosed.<sup>3</sup>

**1861** Haller sent back to serve in the Union Army during the Civil War. Commissioned as a major in the 7th Infantry, Haller served as the commandant of the General Headquarters under General George McClellan in the Peninsular and Maryland campaigns.

**1863** The U. S. Army summarily dismissed Major Granville O. Haller, without charges or court martial, following a fellow officer's charge that Haller [allegedly] made an anti-Lincoln toast.<sup>4</sup> He returned to Whidbey in 1864 with his family and lived on a farm at Crescent Harbor and, briefly, had a store in Port Townsend. His wife then purchased the Brunn property and



View of northwest corner, before the west semi-circular addition and showing additional extension to south; man on steps presumed to be Haller, dating the image to between 1866 - 1879.

Source: Washington Trust for Historic Preservation.

1 "Early Day Mansions, No. 9 – Col. Granville O. Haller," *Seattle Daily Times*, 29 October 1944, 34.

2 Land information courtesy of Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/haller-house.html> (accessed March 20, 2014).

3 Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

4 Much of the information about Haller obtained from Historic Whidbey has been summarized from a self-published book, *Granville Haller: Leader*, written by a descendant of Haller, Martin N. Chamberlain, published through Trafford Publishing, 2005.

the store.

**1866** Construction of the two-story north portion abutting the 1859 portion. The 1866 portion features balloon framing.

**1879** The U.S. military reinstated Colonel Granville O. Haller to service, and Haller reported to the Department of the Columbia.<sup>5</sup> He left Whidbey Island. Mrs. Haller moved to Seattle at that point.

**1879** Haller sold the house to Daniel Pearson.<sup>6</sup> Pearson owned the house for an unknown period before selling it, and then the house went through a series of unknown owners, per the Ebey's Landing documentation. According to Historic Whidbey, Daniel Pearson sold the inventory of [Haller's] store to O.A. Dresser; previously, Henry Landis had run the store.<sup>7</sup> A sign on the roof in a photograph taken between 1879 to 1880 advertises a hotel in the building; however no further evidence has been found.

**1887** County Commissioners started the process of "removing obstruction" (Haller's store) to widen Main Street.<sup>8</sup>

**1889** County road crew removed the west side of the store. After [the storekeeper] Mr. Gaston went bankrupt, the remaining half of the store was demolished.<sup>9</sup>

**1892** A. H. Ludington purchased part of the property; Ira Todd purchased the remaining property in 1903 and subsequently sold to G. F. Hesselgrave.<sup>10</sup>

**1909** By 1909, there was again a store, specifically a hardware store, operating next door. It was located immediately to the northwest of the house, at the southeast corner of Front and Main streets.<sup>11</sup>

**1913** Hesselgrave sold back to Ira Todd, who partnered with C.F. Coates to form Whidbey Mercantile.<sup>12</sup>



Post 1946 view showing the northwest corner of the Granville Haller house and the 1859 portion.  
Source: University of Washington Libraries, Special Collections Division, negative UW19496.

5 "Army and Navy Intelligence," *New York Times*, 8 July 1879, 4.

6 According to the 1983 Ebey's Landing National Historical Reserve Inventory, the Haller Store was located on the same property as the house by at least 1879 but part of it was lost to the construction of Main Street in the 1880s.

7 Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

8 Ibid.

9 Ibid. Also, "Recollections of Early Days on Whidby Island" by Flora Augusta Pearson Engle (2003).

10 Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

11 January, 1909 Sanborn Fire Insurance Map of Coupeville.

12 Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

- 1918** R.M. Hastie bought the land where the [original] store had been.<sup>13</sup>
- 1926** Hesselgrave bought the store building and converted it into a cinema, The Circuit.<sup>14</sup>
- 1939** Hesselgrave leased out the cinema.<sup>15</sup>
- Early 1940s** Fire damaged the Haller House, followed by a period of vacancy (about 10 years).<sup>16</sup> The fire began in the main chimney and resulted in the removal of ceiling plaster from the first floor's east room.<sup>17</sup>
- 1952** Stanley Willhight (father) purchased the Haller House and died ca. 2004.<sup>18</sup>
- 1954** Hesselgrave heirs razed the cinema building.<sup>19</sup>

### Latter half of the 20th century

Some updates or retrofits performed, including addition of stud walls and partially completed sheetrock wall treatments to reinforce the 1859 portion; wall and ceiling insulation installed but without weather protection (moisture and mold issues resulted) – specifically, fiberglass insulation added to walls of the shed addition and the house attic.

- 2006** Stanley V. Willhight (son) sold the property to the McPhersons (JTWROS, Donald J & J), deed number 4183608 dated October 4, 2006. Warranty and Grant Deed.<sup>20</sup>

### Undated

Foundation upgrades

Installation of a flushable toilet (house is currently without running water)



View of northwest corner, taken during territorial days showing the conservatory addition added by the Haller's.  
Source: Island County Historical Society.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid. Also, January, 1909 Sanborn Fire Insurance Map of Coupeville, with updates through August, 1930.

<sup>15</sup> Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

<sup>16</sup> Ebey's Landing National Historical Reserve Inventory, National Park Service, Pacific Northwest Region, Cultural Resources Division, 1983.

<sup>17</sup> Data sheet (n.d.) on Granville Haller House, compiled by the Ebey's Landing National Historical Reserve and accessed from the Washington Trust for Historic Preservation ([http://preservewa.org/FileLibrary/file/BoardMembers/Executive Committee/2013 March Meeting/5. Granville Haller House Information.pdf](http://preservewa.org/FileLibrary/file/BoardMembers/Executive%20Committee/2013%20March%20Meeting/5.%20Granville%20Haller%20House%20Information.pdf)).

<sup>18</sup> Ebey's Landing National Historical Reserve Inventory, National Park Service, Pacific Northwest Region, Cultural Resources Division, 1983.

<sup>19</sup> Historic Whidbey's History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

<sup>20</sup> According to the Island County Assessor, current parcel information ([http://assessor.islandcounty.net/propertyaccess/Property.aspx?cid=0&year=2013&prop\\_id=709353](http://assessor.islandcounty.net/propertyaccess/Property.aspx?cid=0&year=2013&prop_id=709353)).

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*P*HYSICAL

The Haller House is located in Coupeville, Island County, Washington within Ebey's Landing National Historical Reserve. The building is a contributing property in the National Register of Historic Places South Whidbey Island Historic District. The former single family residence prominently anchors the corner of Main Street and Northeast Front Street, at the east end of the commercial district. The house stands on a gently sloped site dropping down to the north. Oriented 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.

The house is centered within the landscaped grounds, affording privacy from Main Street and Northeast Front Street. Driveway access off the southwest corner provides automobile access from Main Street to the garage in the southeast corner of the site.

The building consists of three major portions bringing together two of the state's rarest building systems.

- The original one-story 1859 portion featuring a vertical plank frame structure. This consists of approximately one inch thick by 12 to 16 inch wide planks attached to a sill plate at the bottom and a collar at the top. This thin walled structure features gable roof. A central, ridge line chimney serviced the two interior rooms for heating and cooking. This report utilizes the 1859 date attributed to construction; however, future archival research may push this date back to the mid-1850s. A former south extension evident in a photograph from the Haller residence period may also have dated to the original Brunn portion construction, which would help in understanding spatial functions within the original Brunn portion. This south extension remained until the early 1900s. In a 1909 Sanborn map, the extension has been removed.
- The kitchen expansion added a vertical plank, shed roof enclosure to the east wall of the original portion attributed to prior to 1866. Although this addition utilizes vertical 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. The kitchen function came later with electrification of the building. The south end of this addition original featured a covered stoop. Since the property was foreclosed on in 1861, and any later additions would have utilized the balloon frame system, this suggests this addition was added soon after completion of the 1859 Brunn portion, or that the original Brunn portion is older than 1859 allowing more time for the kitchen expansion to have been added prior to the 1861 foreclosure.
- The two-story 1866 Haller portion featuring a balloon frame structure with a side gable roof and central chimney. A post and pier foundation supports the balloon frame structure. Diagonal sheathing clads the walls below the horizontal clapboard siding. Wood sash windows provide daylighting and ventilation for interior spaces. The interior features fireplaces servicing the large east and west first floor rooms. A front foyer links the north entrance to these two spaces. A side, west entrance opens to the main stairway leading up to the second floor. The stairway width and upper story detailing suggest this stairway was widened during the building's brief use as a hotel. The second story features three main rooms, consisting of east and west bedrooms and a north room. The bedrooms each feature a closet. The hotel use of the upper story partitioned the bedrooms into smaller rooms. Partition wall remnants remain evident above the ceiling; however it is not known if these are original or later additions. Based on connection to the ceiling framing and placement relative to the gable end windows, they are attributed to later additions.

Throughout this report the term Haller House refers to the collective 1859 Brunn portion, pre 1866 Kitchen addition, and the 1866 two-story Haller portion.

# CATALOG OF SPACES

The purpose of the following catalog of character-defining spaces is to facilitate compliance with the two core goals of the Secretary of the Interior's Standards for the Treatment of Historic Properties:

- Preserve the building's historic spaces
- Preserve the building's distinguishing visual and physical character

The approach employed by Artifacts Consulting, Inc. in developing this catalog follows guidelines established in the National Park Service Preservation Brief 17, "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character." This catalog can serve as a quick reference during space programming for rehabilitation projects in order to identify which spaces remain intact and are important to maintaining the character of the building, and which have been altered and are more adaptable to new uses. The building's floor plans, spatial types, and individual spaces serve as the organizational framework for this catalog. Within each grouping, spaces are listed alphabetically according to their original function. The data on each space provides information on general description, changes when known, level of significance, and images for identification.

The vast collection of character-defining spaces fall into two main groupings:

- Key spaces individually attributed to the building's character and historical significance such as the front main room and the west room
- Spaces contributing collectively to the building's character and historic function(s) such as the upstairs bedrooms

Throughout this report the term Haller House refers to the collective 1859 Brunn portion, pre 1866 Kitchen addition, and the 1866 two-story Haller portion. The catalog addresses first landscape, then the 1859 Brunn portion, followed by the 1866 Haller portion. The Kitchen addition is included within the 1859 Brunn portion discussion. A former south extension existed off the south end of the Brunn portion, and was removed by 1909.

Note that on all plans shown in this catalog, north is always at the right.

## LANDSCAPE

### *Primary | Public to Private*

The landscape wraps around all four sides of the house and serves a prominent visual function. The landscape consists of a main front yard, narrow side yards, and a private back yard.

Susan Dolan, Historical Landscape Architect with the National Park Service toured the landscape briefly in 2010 and shared the following informal observations. Additional notes from her site visit are included in the character-defining features, condition, and alterations lists below.

Ms. Dolan noted that: overall, the plant selection and the arrangement of plantings all speak to a distinct period in rural domestic landscape history in the Pacific Northwest. What's special about the Haller House yards, from a historic preservation perspective, is that they reflect the late 19th and early 20th century period of domestic yards in the Pacific Northwest, a perfect complement to the period of the house.

### **Character-defining Features:**

- The yards are composed of a blend of native and non-native plants, both edible and ornamental, with several layers of plantings, from bulbs and herbaceous perennials, to shrubs and trees. It is impressive that these layers remain in such a mature yard (generally the lower layers are lost as the tree canopies out shade the lower plants). All of the species found are typical of yards of the period in the Pacific Northwest.
- The major trees are native - grounding the character in the Northwest (Douglas Fir and Big Leaf Maple).
- The slightly smaller trees are fruit trees, giving domesticity to the character (Pear, Plum, Fig).
- The shrubs are a mix of native (Oregon Grape, Red Currant, possibly Snowberry and Nootka Rose) and old fashioned non-natives (Lilac, Raspberry, and possibly Quince). This blend of native and non-native shrubs is very characteristic of the rural Pacific Northwest around the turn of the 20th century.
- The herbaceous layer is made up of natives (Sword Fern) but mostly non-native plants (Tulip, Forget-Me-Not, Bluebell, Wallflower, Vinca, and Artichoke or Cardoon). The edible plants are more predominant on the side and rear of the house, with more ornamentals in front, which is to be expected.
- What's very special is an extremely old plum tree right at the side of the house [off the southwest corner of the Brunn portion] (way too close to the house for

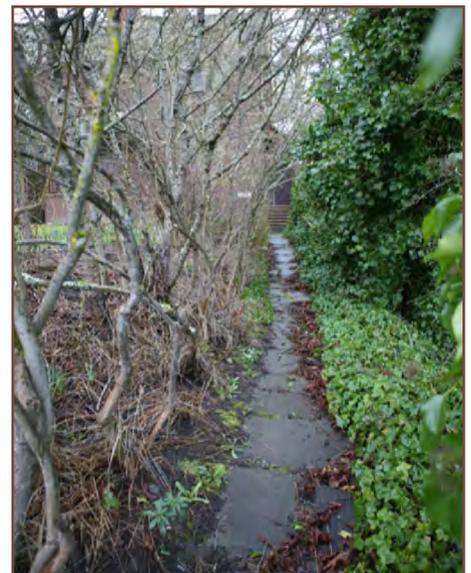
comfort, in fact). The plum tree had split and had a lot of dead wood in the canopy in 2010. The tree appears to be at least 100 years old - the upper limit of longevity for plum trees. The islands of the Puget Sound were a major plum growing area from 1880 to 1910, before fruits were widely available from the mainland. Plums are one of the most versatile fruits and grew extremely well on the islands.

- The plantings tend to outline the periphery of the spaces - around the house foundation, around the edge of the front upper lawn, along the street sides, which is more of a late 19th/early 20th-century style than what came earlier - in the 1850s-80s there was a heavy reliance on singular shrubs planted as isolated features in lawn (sort of a petty zoo of shrubs effect). The Haller House yards have more continuity in their plant beds (drifts of plants) which are a little later refinement.
- A remnant picket fence gate remains at the front. Historically a picket fence extended along the west side of the site. Early 1900s versions replaced the picket fence with posts with a top rail and wire between the panels.



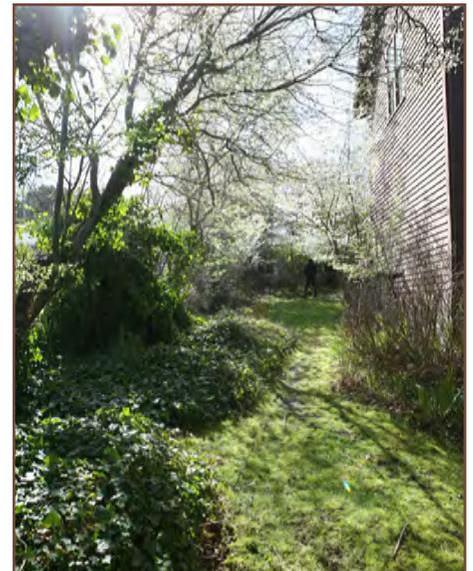
### **Condition:**

- Within the yards there appear to be no additions of more contemporary vintage plantings (for example, no purple-leaved foliage - fashionable from the 1970s onwards, no Japanese Maples or Azaleas - fashionable from the 1940s onwards), no Junipers or Mugo Pines (fashionable from the 1950s and 1960s onwards), no Day-lilies, Hellebores, Bunchgrasses, Sedges, or hybrid Hydrangeas- the contemporary vogue in domestic yards.
- Deferred pruning of trees and shrubs within the site.
- Deferred weeding within the planting beds



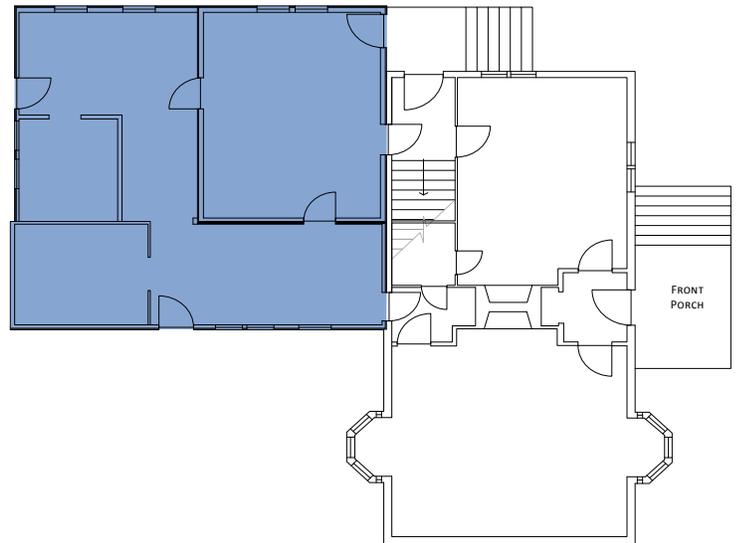
### Alterations:

- The Haller House yards have numerous seedlings plum trees - probably offspring of the historic tree.
- Extensive English Ivy growth encroaches on the landscape and has grown up into several of the trees.
- Uneven settlement in the concrete walkway leading from the north and west entrances to the sidewalk.
- An added contemporary fence along the north, east and most of the west side, consisting of rectangular sheep wire supported on metal fencing posts.
- Contemporary concrete sidewalk to the entry through the west side of the site
- Contemporary fire hydrant in the northwest corner of the site.
- Foundation remnants in the northwest corner of the site from the former store building (which became a cinema) demolished in 1954
- Concrete retaining wall along the south side of the site



## BRUNN PORTION

The Brunn portion of the building encompasses the southern, single-story plank frame house constructed by Raphael Brunn by 1859. It features a main floor with two large rooms, and east kitchen and porch addition, and a small southeast room addition.



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## STRUCTURE

The building consists of a vertical plank structure clad with added horizontal siding. A post and pier foundation supports the structure. A side gable roof covers interior spaces.

### *Key spaces*

- Foundation
- Exterior Walls
- Roof



## FOUNDATION

*Secondary | Private*

The foundation consists of a post and pier system. The crawl space below the house was not inspected.

### Character-defining Features

- Wood beams and girders

### Condition

- Overall in poor condition
- Due to the site's sloped grade surface storm water flows beneath the house from south to north.

### Alterations

- Plumbing runs through the foundation crawl space
- Added plywood skirting along east side
- Added plumbing exiting from below the kitchen space to the east below grade. The termination point of this line is unknown.



## EXTERIOR WALLS

### *Primary, Secondary, and None | Public, Semi-Public, and Private*

The building exterior consists of the four main walls. The north facade abuts the 1866 Haller portion. The west entrance porch to the 1866 Haller portion also provides access to the north doorway of the 1859 Brunn portion. A rear south and east doorway also provide access to the building interior. Added horizontal wood siding with corner boards clads the building's original vertical plank structure. Metal downspouts connected to the gutters attach to the corner boards.

### Character-defining Features

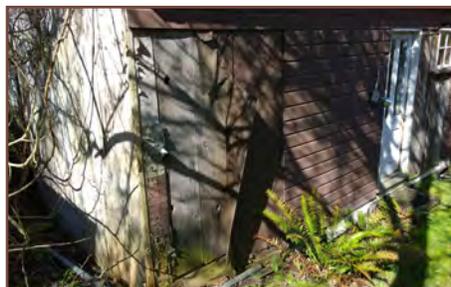
- Horizontal wood siding, painted and attached with square nails. Horizontal drop siding along the rear south and east side facades. Horizontal clapboard along the north and west facades, matching that of the 1866 Haller portion.
- Corner boards, painted and attached with square nails
- Wood casings and sills at window openings, painted.
- Front entrance door, refer to Main Floor, North Room
- Windows, refer to Main Floor, North and South rooms
- Wood enclosure around the wood panel box added after the 1930s. The knob and tube wiring for the house above the panel box off the south side of the house above the upper west corner of the rear entrance existed by the 1930s.

### Condition

- Overall fair condition
- Exposed sections of vertical planking along the south portion of the east facade

### Alterations

- Metal downspouts added
- All exterior elements repainted
- Exterior shed roof at grade off the west side of the building at the added electrical drop
- Added electric meter, telephone or cable box connection on the south facade
- Added contemporary wall sconce on the south facade
- Added shed roof canopy and casings at the south entrance
- Enclosure of southeast porch. By the 1930s this porch had been enclosed, the existing enclosure however is contemporary and replaced the previous enclosure materials
- Conservatory added off the west side of the house attributed to the Haller occupancy period and remaining through the 1930s. This conservatory was not added immediately, as evident in an undated photograph taken during the Haller occupancy that shows the Brunn portion without the conservatory. The conservatory is evident in a 1890 photograph of the house.
- South extension to the Brunn portion removed by 1909. This south extension consisted of a side gable extension with a west, sidewall chimney. Historic photographs suggest the chimney was relocated by 1890 to the front north end of this extension. This extension existed by 1866.



## ROOF

### *Primary and Minimal | Public and Private*

A side gable roof with a center, ridgeline chimney shelters the interior spaces. The roof features minimal eave and gable overhangs. Wood gutters collect rain water and connect with added metal downspouts. Sheet metal flashing runs along the ridgeline and occurs at the chimney/roof junctions. A shed roof projects off the east side from the base of the east roof slope. This shed roof shelters the east addition spaces.

#### **Character-defining Features**

- Gable and shed roof forms
- Wood gutters
- Wood shingles
- Sheet metal flashing at the chimney and ridgeline
- Red brick chimney
- Skip sheathing and roof framing

#### **Condition**

- Overall poor condition
- Water enters through the top of the chimney penetrating to the building interior
- A hole in the west slope at the south end of the roof allows water into the attic and ceiling framing
- Biological growth on the wood shingles
- Damaged gutter on the east addition shed roof that spills water against the building

#### **Alterations**

- Original chimney cap and upper chimney portion missing

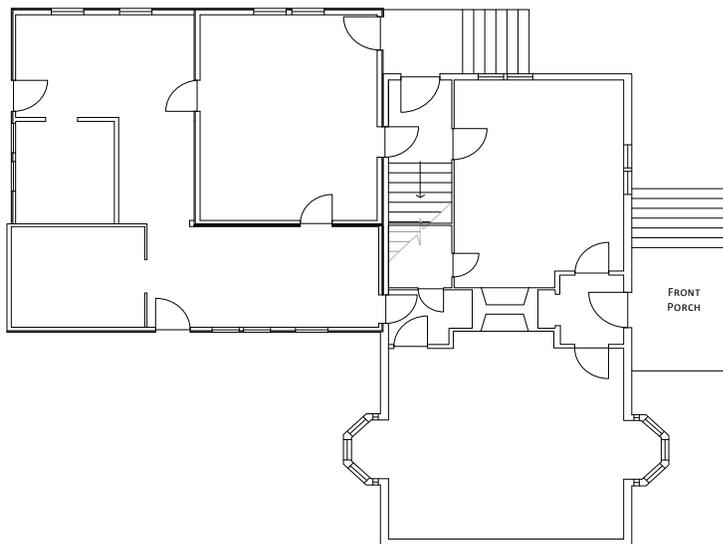


## MAIN FLOOR

### OVERVIEW

The main floor contains two main rooms – the front north room and the south room – accessed via the front north entrance and rear entrance, respectively. Originally a central chimney serviced stoves in each room. The original division of functions between these two rooms is unknown. The living conditions were quite remarkable considering the house structure consists only of vertical plank exterior and an interior partition wall. Contemporary uses added the southeast room as a work space. A historic photograph taken during the Haller occupancy period shows a single story building connected to the south end of the 1859 Brunn portion, with its own west, sidewall chimney, the uses of this former space are not known.

The east kitchen and porch addition prior to 1866, continued the vertical plank construction. The kitchen designation stems from contemporary use patterns and it is unknown how this room functioned relative to the Brunn portion and to the later Haller portion. A west doorway from the kitchen connected to the front, north room of the Brunn portion. A north doorway, added as part of the Haller portion addition, opened to the south vestibule of the Haller portion. Archival records indicate a former covered porch at the south end of the kitchen addition through the 1930s, which was later enclosed.



### Key spaces

- North Room
- South Room
- Kitchen
- Former Porch
- Attic

## NORTH ROOM

### *Primary | Semi-private*

This is the main room and is entered from the front entrance to the house. It is unknown if the current north doorway is in its original location. There are no historic photographs of the Brunn portion prior to the 1866 Haller portion addition. This room consists of a rectangular volume bounded by vertical plank walls. Fixed sash windows on the west wall provide day lighting. A tongue and groove wood floor and ceiling finish the space. A south door leads to the south room, with an east doorway opening the Kitchen addition. A north, central doorway opens to the side foyer in the 1866 Haller portion addition. Contemporary wood stud framing clads the interior walls and added wood bracing supports the brick chimney above the ceiling. A conservatory addition attributed to the Haller's previously extended off the west side of this room; however this addition was removed after 1930.



### Character-defining Features:

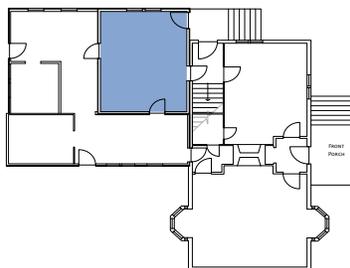
- Overall volume
- Vertical plank walls along the north, south, east, and west sides of the room
- Douglas fir flooring (three inch width), running north/south
- Front door, four panel with original lockset and historic deadbolt. Casings and pedimented header at door with three-light transom above are historic. It is unknown if these were original to the Brunn portion or added as part of the 1866 Haller portion addition, or at another time.
- Casings at doorway into two-story volume
- Ceiling, five to six inch wide, tongue and groove boards, running north/south
- East door, four panel, with faux wood grain below added paint layers. Based on the wood graining, the door dates to the 1866 Haller portion. Door features new hinges and a historic escutcheon and knob, no lockset, marks from previous strap hinges.
- Two doors stored within the added framing supporting the attic chimney. Both feature faux grain, original to the

1866 Haller addition. One matches the detailing of the front, north door.

- Windows, pair of four-lite wood sash in the west facade. Both missing their original frames and trim.
- South door original to 1866 Haller addition with faux wood grain, extensive damage to faux wood grain finish from previous sanding efforts and added paint layers; older knob, escutcheon, and lockset, with new hinges.

### Condition:

- Front door appears to not be operational due to hinges missing hinge bolt
- Previous water infiltration at ceiling, some passing through chimney to ceiling as there is no cap on the chimney
- Extensive wear at wood flooring
- Ceiling framing stressed below attic chimney due in part to chimney mass and deterioration of wood members due to water infiltration through chimney



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### Alterations:

- Particle board patch at north threshold and contemporary sheet metal flooring flashing along base of wall to east and west of north door
- Front door features tape residue from previous weather stripping efforts, multiple holes, a new threshold, added metal sweep attached to inner face
- Added two by four framing added below the chimney to support the brick chimney in the attic
- All four walls clad with added two by four stud framing with fiberglass batt insulation between studs and sheetrock over the studs
- Holes in sheetrock from previous wiring effort

## SOUTH ROOM

### *Secondary | Private*

This is the secondary room and is entered from both the front room and the rear of the house. It is unknown if the current doorway to the north room is original. There are no historic photographs of the Brunn portion prior to the 1866 Haller portion addition. This room consists of a rectangular volume bounded by vertical plank walls. Fixed sash windows on the west and south wall provide day lighting. A tongue and groove ceiling runs above the space. An added contemporary room occupies the southeast portion of the space and created hallway along the north side of this space. An east doorway opens to the Kitchen addition and former enclosed porch. A south doorway opens to the back portion of the site. Prior to removal of the former south extension, this could have been an interior door. The former south extension used to connect to this space. Contemporary wood stud framing clads the interior west and south walls.

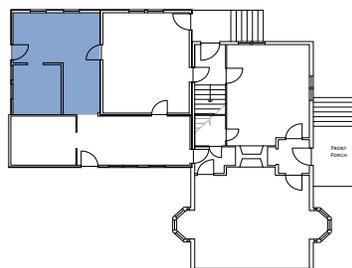


#### Character-defining Features:

- Overall volume
- Vertical plank walls along the north, south, and west sides of the room; possible former doorway in filled with vertical planks at east end of the north wall. Where visible, planks appear to have been previously covered with wall paper.
- Ceiling, five to six inch wide, tongue and groove boards, running north/south
- Windows, pair of four-lite wood sash in the west and south facade. All missing their original frames and trim.
- South door to exterior, original to 1866 Haller addition with faux grain; new frame, hinges, knocker, peep hole, and knob.
- Door opening to the added southeast corner space consists of a five horizontal wood panel door. This door may predate the 1866 Haller addition. Original knob and lockset, and new hinges.

#### Condition:

- Vertical wood planks visible at the north wall remain in good condition.
- The original flooring appears to be missing or deteriorated to the point requiring the added plywood layers.
- Water infiltration at the ceiling near the chimney location. See the north room for details.



#### Alterations:

- Southeast room added within the south space. The room addition appears to date from the 1950s to 1970s. Plywood flooring and painted particle board walls and ceiling. The space served as a watch repair workshop. New trim at windows, cove trim at wall corners and bullnose trim at wall/ceiling juncture. Contemporary main single fixture electric light, with an older single bulb suspended from the ceiling in the northwest corner of the space.
- Wood ceiling framing added between the southeast room addition and the north wall.
- Wood framing for east doorway.
- West and south walls clad with added two by four stud framing with fiberglass batt insulation between studs
- Plywood flooring added throughout the space. Unknown if this covers the original wood flooring or if the original wood flooring was removed or extensively deteriorated.
- Electrical panel added on west wall between the windows. Power was never connected to this panel.

## KITCHEN

*None | Private*

Attributed based on construction materials and relation to adjoining spaces as added by 1865, this space features vertical plank walls along the east side with horizontal tongue and groove boards added along the former exterior vertical plank framing of the west wall. The original function of this space is not known. Contemporary use consisted of kitchen functions for the house with built in cabinets and counter along the east side of the space. The space connects to the north and south rooms, as well as the former porch and, on the east side, to the exterior.



### Character-defining Features:

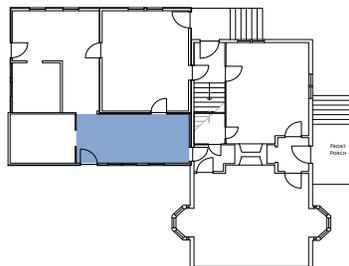
- Overall volume
- Vertical plank framing along the east and north walls
- Tongue and groove horizontal wood siding along the west wall
- Wood flooring beneath the added vinyl flooring
- East door to the exterior, consisting of four panels with the upper two having glass lites. Historic small round brass knob and escutcheon. New hinges and deadbolt.
- Historic north door with escutcheon, knob, and hinges.

### Condition:

- East door hinges and knob were previously on the opposite side of the door; former holes remain at these locations.
- North door, extensive damage to stile from dog claws

### Alterations:

- Sheet vinyl added over wood flooring
- Built in cabinets, sink, and counter along east side
- Hooks added in ceiling
- Added paneling at north end
- Sheetrock added on west wall
- North doorway to the 1866 Haller addition cut through vertical plank walls with new header, while sides of frame appear to be original to the door installation; threshold is not original



## FORMER PORCH

*None | Private*

Added by 1865, this space consisted originally of an open porch with a shed roof covering. The former south extension would have enclosed the south side of this porch area. The porch is evident in Sanborn Fire Insurance maps from 1909 through 1930 before being enclosed. 1930s HABS photographs show the south side of the former porch enclosed with vertical planks. Portions of vertical plank framing remain along the east side; however it is unknown how far south this plank framing continues due to added contemporary finishes. The south and west walls consist of contemporary two by four framing.

### Character-defining Features:

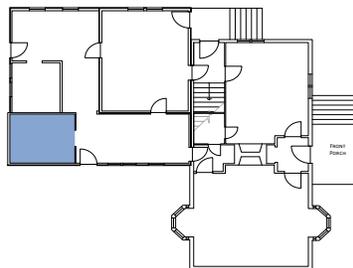
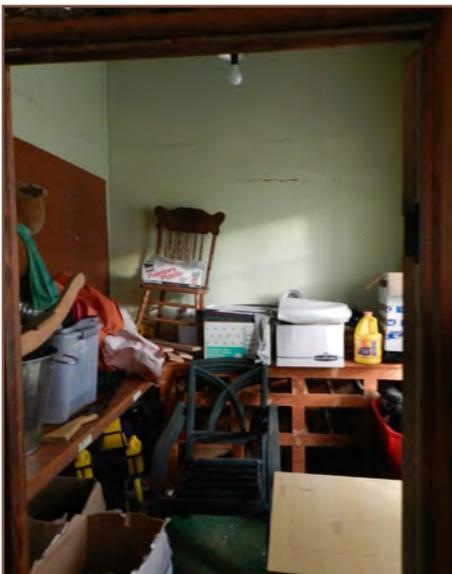
- Vertical plank framing along the east side.
- Wood flooring below added vinyl flooring

### Condition:

- Overall poor condition

### Alterations:

- Added vinyl flooring
- Added two by four framed south and west walls
- New light fixture, wiring, and dryer connection
- Added ceiling framing and sheetrock
- Removal of the south extension prior to 1909



## ATTIC

### *Minimal | Private*

This space is accessed from the second story of the 1866 Haller portion. The open attic extends the full length of the 1859 Brunn portion.

#### Character-defining Features:

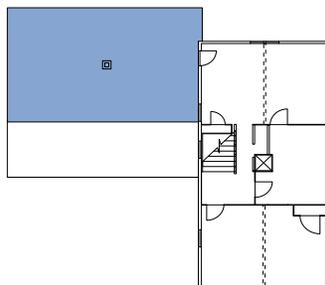
- Rough sawn rafters and skip sheathing
- Brick, ridgeline chimney
- Historic chair stored in the attic. The chair has lost one arm and the legs appear to have been cut down.

#### Condition:

- Overall fair condition
- Water entry through chimney and through a hole in the roof (at south end of west slope)
- Boards beneath chimney are buckling under weight of chimney

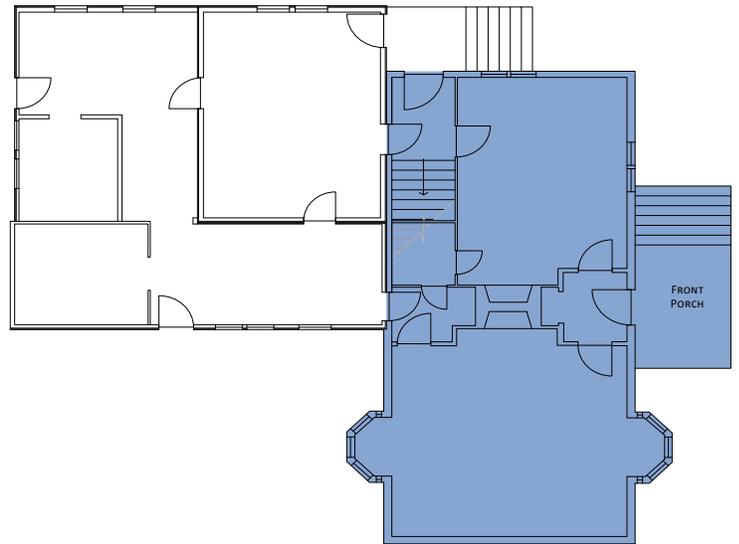
#### Alterations:

- Added fiberglass insulation between rafters



## HALLER PORTION

The Haller portion of the building encompasses the northern, two-story I-house constructed by the Hallers in 1866. It features a first floor with two main rooms and a wide stair hall, situated along the rear (south) wall of the house and leading to the second floor. Bedrooms comprise the second floor.



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## STRUCTURE

The building consists of a balloon framed structure clad with added horizontal siding. A post and pier foundation supports the structure. A side gable roof covers interior spaces.

### Key spaces

- Foundation
- Exterior Walls
- Roof

## FOUNDATION

*Secondary | Private*

The foundation consists of a post and pier system. Large, hand cut granite piers support the east and west ends of a central beam extending from the central masonry fireplace foundation. An assortment of wood piers support the perimeter girders and secondary beams. A crawl space extends under the building.

### Character-defining Features

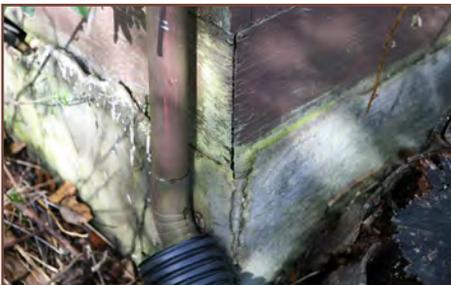
- Granite piers
- Masonry fireplace foundation
- Wood beams and girders

### Condition

- Overall in fair condition
- Settlement in the southeast corner and along the south side resulting in uneven flooring within the house
- Due to the site's sloped grade surface storm water flows beneath the house from south to north

### Alterations

- Pre-cast concrete footings below
- Plumbing runs through the foundation crawl space
- Added cementitious skirting around the east and north side to the east of the porch, and on the east side of the house. The west side and remainder of north side are plywood skirting.



## EXTERIOR WALLS

### *Primary | Public and Private*

The building exterior consists of the four main walls. The 1859 Brunn portion abuts part of the south facade. A front north and side west entrance porches provide access to the building interior. Horizontal wood siding clads the building's balloon frame structure, with corner boards, water table, and a fascia below the roofline. Metal downspouts connected to the gutters attach to the corner boards.

### Character-defining Features

- Front porch consisting of a rectangular porch with stairs descending to the west. Slender wood posts with chamfered corners and decorative crown moldings support a frieze below the hipped roof framing. A painted wood railing extends along the east and north sides. Vertical wood skirting wraps along the outer edge of the porch and stairs.
- Side porch matching the materials and detailing of the front porch. This smaller porch features a landing with stairs descending to the north. This porch provides access to both the 1866 Haller portion and the 1859 Brunn portion.
- Horizontal wood siding, painted and attached with square nails. Siding attached over diagonal wood sheathing.
- Water table, painted and attached with square nails
- Corner boards, painted and attached with square nails
- Fascia along the upper edge of the walls, below the eaves
- Front entrance door, refer to First Floor, Entry Vestibule
- Side entrance door, refer to First Floor, West Room
- Windows type A and B, refer to First Floor, Front Main Room and Second Floor, Bedroom (East)
- Wood casings and sills at window openings, painted
- Wood casings at door openings, painted

### Condition

- A panel of the railing is missing

### Alterations

- Metal downspouts added and connected to plastic drainage tubing directed away from the building foundation
- All exterior elements repainted



## ROOF

### *Primary | Public and Private*

A side gable roof with a center, ridgeline chimney shelters the interior spaces. The roof features eave and gable overhangs with enclosed eaves. Wood gutters collect rain water and connect with added metal downspouts. Sheet metal flashing runs along the ridgeline and occurs at the chimney/roof junctions.

### Character-defining Features

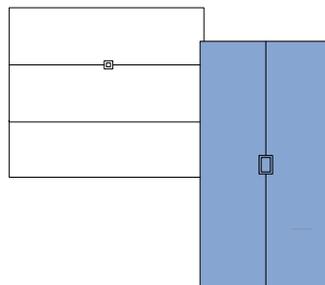
- Gable roof form
- Wood gutters along the north and south sides
- Gable molding along edge gable ends
- Wood shingles
- Sheet metal flashing at the chimney and ridgeline
- Red brick chimney portion above the roofline, including corbeling along the top portion of the roof. The north, water side features prominent arches.

### Condition

- Overall fair condition
- Water enters through the top of the chimney penetrating to the building interior
- Biological growth on the wood shingles

### Alterations

- Plywood soffit added

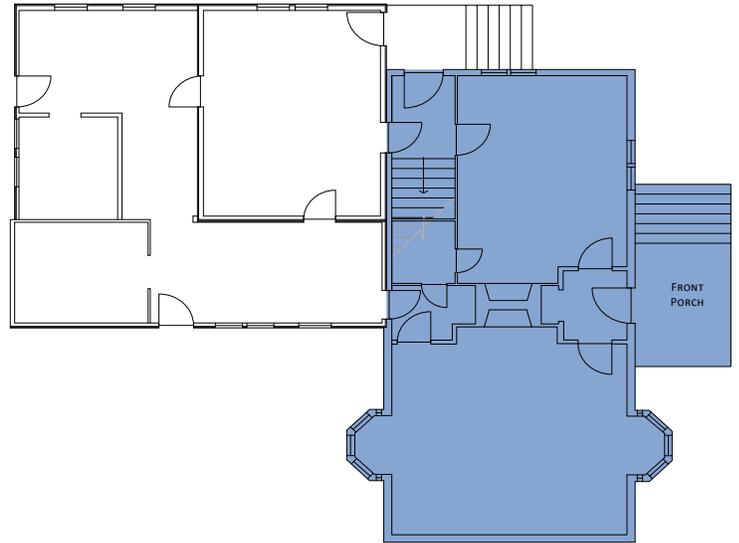


# FIRST FLOOR

## OVERVIEW

The first floor contains two main rooms – the front main room and the west room – accessed via the entry vestibule. When the building functioned as a residence, the owners would likely have received and entertained guests in these rooms. The first floor also contains private spaces, including a small closet off the entry vestibule, the stairwell and vestibule, a pass-through between the front main room and the kitchen addition, and an added bathroom beneath the stairs.

The first floor of the Haller portion features two entrances: the primary, public entrance via the entry vestibule and a side (north) entrance from a side porch into the stair vestibule. The entry vestibule provides access to the front main room, the west room, and a small closet. Doors provided separation between these spaces. A small bathroom with just a toilet, likely added during the Willhight's ownership (1952-2006), serves as a pass-through between the west room and the passageway between the front main room and the kitchen addition. The building's main (and only) stairway is located along the south wall of the house, immediately east of the side entrance. A central, double-sided fireplace supplied heat to the house.



### Key spaces

- Entry Vestibule
- Vestibule Closet
- Front Main Room
- West Room
- Stairwell
- Bathroom
- Passageway

## ENTRY VESTIBULE

*Primary | Semi-public*

This is the main entrance to the house, accessed from the building's front porch through the front door. The entrance vestibule leads to the building's front main room to the east, the west room, and the vestibule closet. A small, square-shaped room, the vestibule is bounded on the north by exterior balloon frame stud walls and an interior balloon frame walls on the south, east, and west. Lath and plaster cover the walls. The small room features three doorways, one each opening into the front main room, the west room, and the closet.



### Character-defining Features:

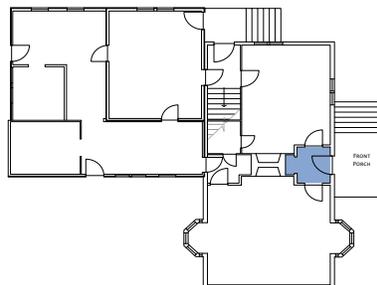
- Lath ceiling
- Lath and plaster walls
- Plate rail molding on north and south walls
- Tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards found throughout the house
- Typical door casings consisting of simple Douglas Fir boards
- Four doorways: main entrance from exterior, one leading to closet, one to the front main room, and one to the west room
- Four intact doors, consisting of Douglas Fir and featuring four recessed-panels. Typical doors found throughout the house. The doors originally featured a faux oak finish; this finish is still present on one side each of the main and west room doors
- The main entrance door features a rectangular metal escutcheon with a round, white porcelain knob. A three-lite transom highlights the doorway
- The closet door features a square brass escutcheon/lockset with a round, white porcelain knob

### Condition:

- Damaged plaster
- Missing sections of lath on north wall
- Missing plaster on ceiling and sections of lath walls
- Fire damage evident in the entry closet at the main chimney including charring and smoke damage

### Alterations:

- Non-original wallpaper
- Plate rail molding removed from east and west walls and part of the south wall
- Added vinyl over original Douglas Fir floors
- Painted base, trim, and doors



## WEST ROOM

### *Primary | Semi-private*

This is one of the main entertaining spaces on the first floor and is accessed through the entry vestibule and the stair hall. The room features two paired sets of windows, one pair on the west wall and the other pair the north wall. The north wall window provides a prominent view of Penn Cove while the west wall windows overlook the side yard. The fireplace centered relative to the building and dominates the room. A doorway, possibly a later addition, at the east end of the south wall provides access to a bathroom located beneath the stairs.

Exterior, balloon framed stud walls, covered in lath and plaster, bound the north and west walls. Interior balloon framed stud walls comprise the east walls. The fireplace historically provided heat to the room. The south wall is a single layer of vertical tongue and groove boards.



### Character-defining Features:

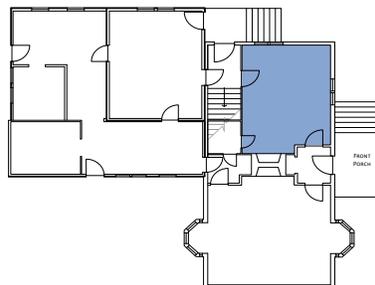
- Lath and plaster walls, with ceiling height of ten feet ten inches
- Typical tall, Douglas Fir baseboard tapered to meet plaster walls
- Typical door and window casings consisting of simple Douglas Fir boards
- Two pairs of windows consisting of window type A. Windows are separated by a wood mullion. A simple apron and stool along with the window casings finish off the window surround
- Two doorways: one from entry vestibule and one leading to the stair hall (third doorway into bathroom likely not original)
- A fireplace on the east wall, consisting of a brick firebox and a brick and wood hearth. Painted wood mantle and fireplace surround. The surround appears to be original.
- Two intact doors, consisting of Douglas Fir and featuring four recessed-panels. Typical doors found throughout the house. The doors originally featured a faux oak finish; this finish is still present on one side of the door leading into the entry vestibule.

### Condition:

- Plaster and wallpaper over fireplace buckling
- Water infiltration at chimney, causing plaster above the fireplace to buckle and creating dampness at the hearth
- Holes in lath and plaster throughout room

### Alterations:

- Paper covering ceiling
- Southwest corner of the ceiling patched with sheetrock
- Added light fixture
- Layers of wallpaper and paint
- Painted doors, casings, baseboards, and mantle
- Duct tape added to north casing of west window
- Surface mounted electrical outlet at southeast corner
- Telephone jack added on north wall
- Linoleum covering original Douglas Fir floors



## FRONT MAIN ROOM

### *Primary | Semi-private*

This is one of the main entertaining spaces on the first floor and is accessed through the entry vestibule and the pass-through from the kitchen addition to the rear. The room features two large bay windows, one on the north wall and one on the south wall. The north wall bay window provides a prominent view of Penn Cove while the south wall bay window overlooks the rear yard. The fireplace centered on the west wall dominates the room.

Exterior, balloon frame stud walls, covered in lath and plaster, bound the north, east, and south walls of the room. An interior balloon frame stud wall comprises the west wall. The fireplace historically provided heat to the room.



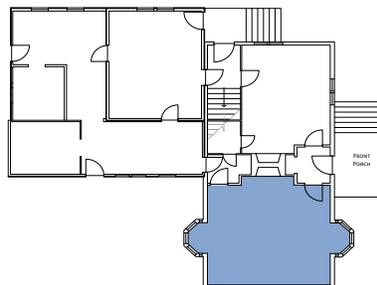
### Character-defining Features:

- Lath and plaster walls
- Tall, Douglas Fir baseboard tapered to meet plaster walls
- Douglas Fir threshold between room and entry vestibule
- Douglas Fir plank floors (present beneath linoleum)
- Two bay windows, one each located on the north and south walls. The bay windows are decagonal and feature two of the three window types present on the Haller portion: 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 panes of glass 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 portion.
- 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 present on each of the bay windows.

- Two doorways, both located on the room's west wall, one leading to the entry vestibule and one to the rear passageway.
- One intact door, consisting of Douglas Fir and featuring four recessed-panels. Typical door found throughout the house. The door originally featured a faux oak finish. A decorative brass escutcheon with a round knob comprise the door knob assembly on the west (entry vestibule) side of the door. A square brass escutcheon with brass knob comprise the door knob assembly on the east (front main room) side of the door.
- A fireplace centered on the west wall, consisting of a brick firebox and a brick and wood hearth.
- Door and window casings consist of simple Douglas Fir boards.

### Condition:

- Broken and cracked window glazing
- Names of two Willhight family members etched in one pane of the north bay window
- Holes in plaster and lath for electrical wiring
- Fire damage to floor joists on floor above and at exposed second floor joist at west wall
- Buckling wood floor beneath the linoleum and substantial slope to floor, high in center of room with slope to north and substantial slope to south
- Cracked plaster at bay windows and substantial deterioration at south bay window
- Baseboards around south bay window separating at miter



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### Alterations:

- Duct coming up through floor in northeast corner
- Ceiling missing, due to fire damage
- Missing fireplace surround and mantle
- Added electrical wiring (several generations)
- Added linoleum over original Douglas Fir floors
- Added shorter baseboard and shoe molding over original baseboard along north and east walls and a portion of the south wall



## BATHROOM

*None | Private*

The bathroom is a non-original space on the first floor. Historically the house did not have a bathroom; an outhouse to the southeast served the bathroom needs of the household. This space is clearly a later addition. Located beneath the stairwell, the bathroom consists of only a toilet. The small room is accessed through a door from the west room and a door from the passage way between the front main room and the kitchen addition. The room is bounded by the stairwell enclosure to the west, an exterior balloon frame stud wall on the south, an interior vertical board wall on the north, and a contemporary stud wall on the east.

### Character-defining Features:

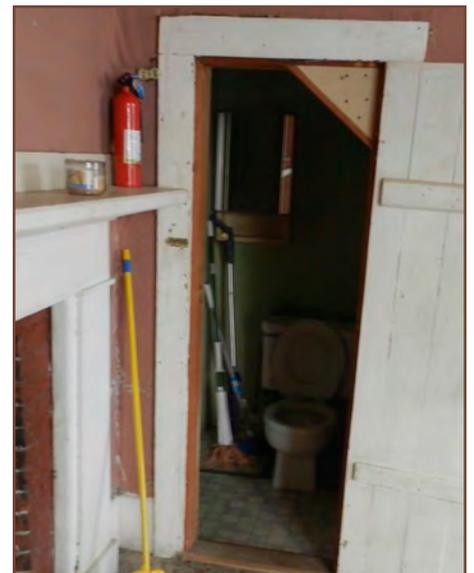
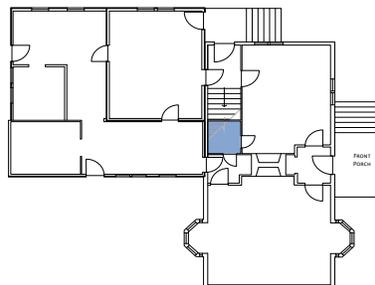
- None

### Condition:

- Overall good condition

### Alterations:

- The entire space is an alteration



## STAIRWELL AND VESTIBULE

### *Primary | Semi-Private*

The building's main (and only) stairwell is accessed through an exterior door on the west wall, through a door on the north wall leading from the west room, and a door on the south wall leading from the Brunn portion. The stairwell leads upstairs to the bedrooms and runs along the south wall of the Haller portion. The stairwell features a vestibule at the base of the stairs leading to a straight flight of stairs. The stairwell and vestibule are bounded on the west and south by exterior balloon frame stud walls and interior balloon frame stud walls on the north.

The stairwell is the only passageway to the upstairs and would have been used by residents and any overnight guests.

#### **Character-defining Features:**

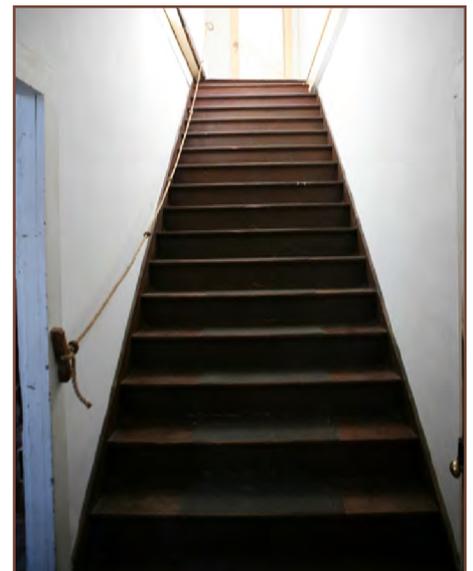
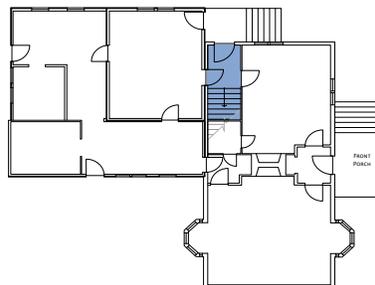
- Typical tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards throughout the house
- Typical door and window casings consisting of simple Douglas Fir boards
- Three doorways: one entrance from exterior on west wall, one leading north into the west room, and one leading into the Brunn portion to the south.
- Three intact doors, consisting of Douglas Fir and featuring four recessed-panels. Typical doors found throughout the house.
- One window, type C, in south wall.
- Window type C consists of a single, fixed, 6-pane Douglas Fir sash. Type C windows are present on the north and south walls of the Haller portion's second floor.
- Enclosed stair risers
- Broad five foot nine inch stair treads with rounded bullnose and ogee trim beneath
- Stringboard on either side of stairway
- Douglas Fir plank flooring
- Thick Douglas Fir thresholds in doorways

#### **Condition:**

- Overall good condition

#### **Alterations:**

- Re-plastered walls and ceiling – original lath may be present beneath plaster
- Painted doors, trim, baseboards, and stair risers
- Added rope railing along northern wall of stairwell
- Added non-skid mats on stair treads
- Added metal pieces in corners where treads meet risers
- Added light fixture in vestibule
- Hallway wall projects south into the stairwell at second floor



## SECOND FLOOR

### OVERVIEW

The second floor contains the house's bedrooms. When the building functioned as a residence, the owners and their guests occupied these rooms. When the building functioned as a hotel, the rooms were further subdivided to create additional bedrooms for paying guests.

The main stairwell leads from the side entrance vestibule to the second floor. At the top of the stairwell, an L-shaped hallway provides access into the three bedrooms. Two similarly sized bedrooms occupy the west and east ends of the floor, while a smaller bedroom occupies the northern side of the floor. The chimney continues up through the small northern bedroom. Heat may have been provided to this floor by a wood stove vented through the chimney.

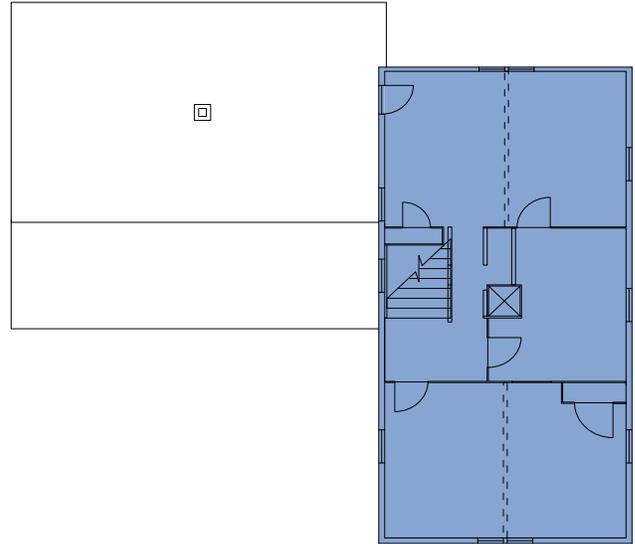
#### *Key Spaces*

Hallway

Bedroom (East)

Bedroom (North)

Bedroom (West)



## HALLWAY

### *Minimal | Private*

This L-shaped hallway serves as the landing at the top of the stairwell and provides access to the second floor's three bedrooms. Bounded by an exterior balloon frame stud wall to the south and a mixture of contemporary stud and tongue and groove partition walls on the remaining walls.

The hallway is the only corridor connecting the stairwell to the upstairs rooms and would have been used by residents and their guests and paying guests during the building's use as a hotel.

#### **Character-defining Features:**

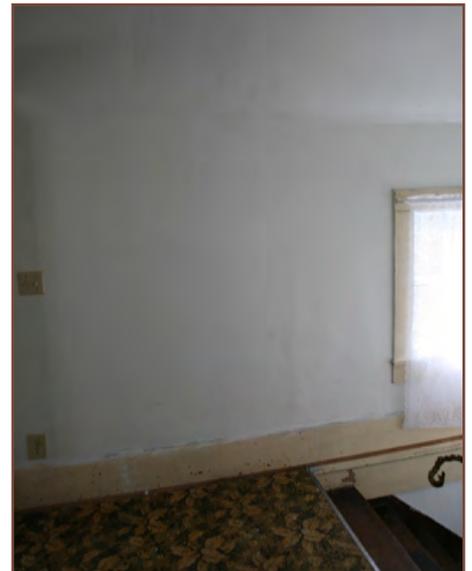
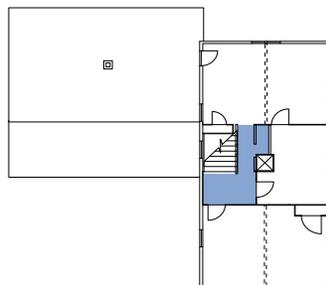
- Lath and plaster ceiling
- Lath and plaster (perimeter) walls
- Tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards throughout the house
- Tongue and groove Douglas Fir floors
- Two intact doors, consisting of Douglas Fir and featuring four recessed-panels. Typical doors found throughout the house

#### **Condition:**

- Overall good condition

#### **Alterations:**

- Contemporary stud walls with sheetrock on north and east walls of hallway
- Patched plaster on ceiling
- Added linoleum on floor
- Added shoe mold on south wall
- Added electrical outlet and switch on south wall



**BEDROOM (EAST)**

*Secondary | Private*

This rectangular-shaped room occupies the east end of the second floor. The bedroom is accessed off the upstairs hallway at the top of the stairwell and features views to the north, east, and south. Bounded by exterior balloon frame stud walls on the north, east, and south and an interior tongue and groove partition wall on the west.

The bedroom would have been used by residents and their guests and, later, paying guests during the building’s use as a hotel.



**Character-defining Features:**

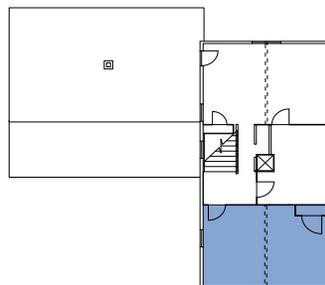
- Lath and plaster ceiling
- Lath and plaster (perimeter) walls
- Tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards throughout the house
- Four intact windows: a paired set of type A windows on the east wall and one set of type C windows on both the north and south walls.
- Window type A consists of an upper and lower sash, each containing four panes of glass 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 portion.
- Window type C consists of a single, fixed, 6-pane Douglas Fir sash. Type C windows are present on the north and south walls of the Haller portion’s second floor.
- Tongue and groove Douglas Fir floors

**Condition:**

- Cracked and damaged plaster on walls and ceiling
- Mold growing on plaster on east wall and ceiling lath
- Damage to baseboard beneath east wall mullion where former partition wall removed

**Alterations:**

- Painted trim, casings, and doors
- Sheetrock path on ceiling
- Surface-mounted electrical
- Added light fixture
- Added window treatments and roller blinds, affixed to casings
- Doorway into northern bedrooms closed off
- North window (type C) has hardware to allow window to open as an awning window
- Remnants remain in attic of previous east-west running tongue and groove plank partition wall. Date of installation and their subsequent removal is unknown. The walls aligned with the mullion between the gable end windows with markings on the walls at their former locations. Floors do not show signs of previous walls.
- Added closet in northwest corner of room



## BEDROOM (NORTH)

### *Secondary | Private*

This U-shaped room occupies space north of the hallway and is defined by the bedrooms to the east and west and the central chimney. The bedroom is accessed off the upstairs hallway and through a doorway into the west bedroom. Bounded by an exterior balloon frame stud wall on the north and interior tongue and groove partition walls on the west, east, and south. The chimney is centered on the south wall of the bedroom.

The bedroom would have been used by residents and their guests and, later, paying guests during the building's use as a hotel.



### **Character-defining Features:**

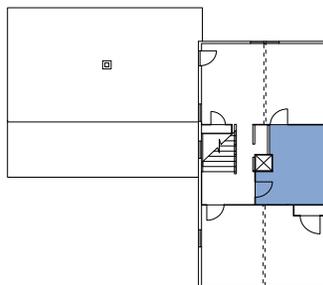
- Lath and plaster ceiling
- Lath and plaster (perimeter) wall
- Chimney through center of room, plaster and baseboard wraps chimney
- Tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards throughout the house
- Tongue and groove Douglas Fir floors
- One window, type C
- Window type C consists of a single, fixed, 6-pane Douglas Fir sash. Type C windows are present on the north and south walls of the Haller portion's second floor.

### **Condition:**

- Damaged plaster walls
- Missing pieces of baseboard

### **Alterations:**

- Contemporary stud walls with sheetrock on east wall and part of south wall
- Patched flooring at chimney to repair fire damage
- Added light fixture
- Tape adhered to window trim



**BEDROOM (WEST)**

*Secondary | Private*

This rectangular-shaped room occupies the west end of the second floor. The bedroom is accessed off the west end of the upstairs hallway and features views to the north, west, and south. Bounded by exterior balloon frame stud walls on the north, west, and south and an interior tongue and groove partition wall on the east. This room provides access to the attic space of the Brunn portion.

The bedroom would have been used by residents and their guests and, later, paying guests during the building’s use as a hotel.



**Character-defining Features:**

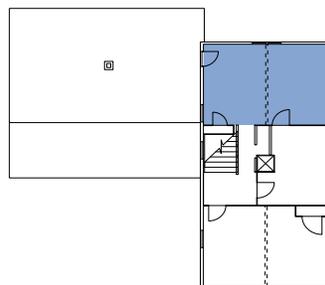
- Lath and plaster ceiling
- Lath and plaster (perimeter) walls
- Tall, Douglas Fir baseboard tapered to meet plaster walls, typical of baseboards throughout the house
- Typical door casings consisting of simple Douglas Fir boards
- Four intact windows: a paired set of type A windows on the west wall and one set of type C windows on both the north and south walls.
- Window type A consists of an upper and lower sash, each containing four panes of glass 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 portion.
- Window type C consists of a single, fixed, 6-pane Douglas Fir sash. Type C windows are present on the north and south walls of the Haller portion’s second floor.
- Tongue and groove Douglas Fir floors
- Access door to Brunn portion attic, located in south wall

**Condition:**

- Damaged and cracked plaster walls and ceiling
- Holes in lath and plaster throughout room
- Water damage evident on paper covering ceiling
- Baseboard notched below mullion of west wall window, evidence of previous room partition

**Alterations:**

- Remnants remain of previous east-west running tongue and groove plank partition wall
- Patched flooring damaged in chimney fire
- Paper covering ceiling plaster
- Added window treatments
- Added closet in southeast corner of the room
- Added electrical units and wiring
- West wall, south window frame missing and replaced with plywood panel



*F*INDINGS

The general conclusions that arise out of this report are organized under sections below. These conclusions address the specific historic preservation findings, conditions, and recommendations that shape plans and policies for stewardship and maintenance of the structure.

Throughout this report the term Haller House refers to the collective 1859 Brunn portion, pre 1866 Kitchen addition, and the 1866 two-story Haller portion. The catalog addresses first landscape, then the 1859 Brunn portion, followed by the 1866 Haller portion. The Kitchen addition is included within the 1859 Brunn portion discussion. A former south extension existed off the south end of the Brunn portion, and was removed by 1909.

The overall recommended treatment for the Haller House is rehabilitation.

The recommended period of significance for the property is 1859 to 1879. This period encompasses the following significant dates:

- Raphael Brunn portion construction in 1859 (1859 portion)
- Brunn residence from 1859 until 1860, prior to 1861 foreclosure on property
- Kitchen addition pre 1866
- Haller portion, two-story front addition in 1866 (1866 portion)
- Haller residence from 1866 until 1879
- Landscaping around the house by Henrietta M. Haller, from 1866 until 1879

## DEGREE OF EXTANT CHARACTER-DEFINING SPACES AND FEATURES

The building, its spaces and features, remain remarkably intact. They offer visitors an opportunity to step back through time and connect with the building's historic associations and two important building construction types.

- The 1859 portion retains a moderate level of integrity, with many of the original materials (exterior and interior) obscured by contemporary alterations, while the 1866 portion retains a high level of integrity and visibility of original materials. The landscape remains intact; however several decades of deferred maintenance contributed to the propagation of many of the original plantings in unintended locations. There are no furnishings or collections, with the exception of one chair.
- The 1859 portion retains the original building envelope including vertical plank walls, window sash, chimney, north entrance door and casings, and roof framing. Historic alterations re-clad the building in horizontal siding and re-roofed with wood shingles. Contemporary changes replaced exterior doors using historic doors originally intended for interior use, and in-filled the southeast porch. Interior spatial divisions and circulation remain largely intact. The 1859 portion consists of two spaces (north and south volumes) with a third kitchen space within the east Kitchen addition. Some residual finish elements, such as paint layers and wall paper remain. Contemporary changes added a wood stud inner wall, insulation, and sheetrock along the majority of the interior walls and inner face of the perimeter walls, obscuring the vertical plank structure. Contemporary stud walls subdivide part of the south volume.
- The 1866 portion 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. Interior spaces retain a moderate level of integrity; however the majority of the plaster walls and ceiling has been either lost or extensively altered. Important trim elements, including wood corner detailing at the plaster walls, casings, and baseboard remain intact. Wood flooring, and, at the upper floor, the tongue and groove partitions, remain intact. Historic alterations enlarged the main stairway. Some residual finish elements, such as paint layers and wall paper remain. Contemporary changes removed the east fireplace surround.

- The landscape retains a moderate level of integrity and continues to reflect the character of a late 19th and early 20th Century domestic yard. The retention of this character is notable for such a mature landscape, since subsequent owners typically change out plantings to reflect changing aesthetics. There is some encroachment from self-propagated plants; however the majority of plantings and their layout within the grounds remain intact. Along the edge of the foundation location for the former store exhibits the highest level of encroachment.
- Furnishings, with the exception of an Empire style chair found in the attic of the 1859 portion, all of the original furnishings departed with the original owners or were lost over time. None remain. All kitchen and bathroom fixtures are contemporary.
- There are no collections within the building.

## CONDITION ASSESSMENT FINDINGS

Overall the building remains in good condition. The following list some of the key condition issues for the building.

### *Landscape*

- Self-propagation of historic plants in locations detrimental to the building. A notable occurrence is off the southeast corner of the 1866 portion where start from the historic plum tree established itself partially below the building foundation. The tree was cut back previously, but resprouted. The plant type is historic and important to the site, but the location is not compatible.
- Tree regeneration has not been actively managed. The historic plum tree off the southwest corner of the 1859 portion is estimated at approximately 100 years of age for a tree with peak lifespans of approximately 80 to 100 years. At least two of the large limbs overhang the 1859 portion. The main trunk exhibits signs of deterioration. The tree directly abuts the building corner.
- Vegetation encroachment along the base of the building, limiting ventilation below the building and trapping moisture against the building walls.
- Grade slopes downhill from the south to the north. The south end of the 1859 portion sets at to slightly below grade, allowing run off from the south to flow directly against and into the building. There is no passive drainage system around the building.
- Slope stability along north side is not a current issue, but will need to be considered in the long-term context of managing site drainage and vegetation along the steep bluff north of the road.
- A contemporary shed and associated building debris stand immediately southeast of the 1859 portion. The shed features contemporary wood two by four framing with plywood sheathing and manufactured roof trusses with plywood. The south end of the shed is partially comprised of the old retaining wall to about four feet before transitioning to contemporary framing.
- Ivy encroachment within the site, particularly along the east and west edges. In the northeast corner the ivy is partially covering a historic plum tree. Along the west side the ivy extends up from the former store foundation location and encroaches on plants (actively climbing at least three trees) and the sidewalk.

### *Exterior*

- Failed roof (south end of the west slope) over the 1859 portion allowing water to the building interior and roof framing.
- Sagging of the bay windows resulting in a slight opening of the joint between the windows and building wall. The south bay window in particular is extensively deteriorated. The gaps between the window units allow a large rose bush cane to enter to the house. The roof/main wall connection at the south bay window structure is open and leaks. The floor slopes severely at the south bay window.

- Separation between the 1866 and 1859 portion at the west end. From within the attic, looking west the gap widens to upwards of three inches; however looking east the gap narrows until the balloon frame studs appear to abut the vertical planks. The separation results in the roof/wall joint opening above the west wall/wall joint allowing moisture into the wall assemblies. Where the 1859 portion abuts the 1866 portion; the 1859 portion serves as the exterior wall. In these locations the 1866 portion does not have either siding or the diagonal sheathing.
- Absence of fire stops within the balloon frame 1866 portion walls.
- Exposed vertical plank framing along the east side of the Kitchen addition allowing water penetration to wall interior.
- Deteriorated plywood enclosing the southeast portion of the 1859 portion and providing an inadequate weather barrier.
- Windows exhibit some broken glass panes and deteriorated paint. The majority of sash have been painted or nailed shut. Exterior sills exhibit varying degrees of deterioration with the upper south window having a failed sill. Failed putty at window openings allowing water infiltration to the interior.
- Brick chimney within the 1859 portion lacks structural support below. A temporary wood brace supports the weight of the chimney; however, no additional footings have been provided for this base and water is actively leaking in around the chimney/roof joint and through the chimney to the ceiling.
- Added cement parge coat skirting around the 1866 portion foundation limiting ventilation below the building. The skirt extends outside of the face of the trim above with no flashing and is open and missing at places allowing water to penetrate to the wood structure behind the skirt.
- Gutter deformed along the east slope of the Kitchen addition resulting in water spilling out onto the grade below against the building.
- The brick chimney does not have a cap, allowing rain water to flow directly to the building interior. This is evident at the damp west hearth and failed plaster above the hearth.
- Paint deterioration on siding and trim.

### *Interior*

- Settlement issues in the southeast corner and along the south side caused significant grade changes within the building in these locations.
- Flooring in the south portion of the 1859 portion consists of plywood sheets laid on the previous flooring. Based on the grade and drainage issues there is strong potential the original floor and possibly some structural foundation framing has deteriorated completely in this location.
- No electrical service connection to the building to allow for heating and basic services to deter building deterioration.
- Failed and missing plaster throughout the 1866 portion. Water infiltration caused some deterioration. Previous owners cutting a multitude of holes for an unsuccessful attempt to rewire the building, as well as a variety of other openings have led to extensive non-compatible patching. Both first floor rooms appear to be missing all ceiling plaster.

## PROGRAMMING

Programming comprises fitting uses to the overall site, building, and interior spaces. The Advisory Council for Historic Preservation Sustainability and Historic Federal Buildings report frames this process as two questions:

- Will the building be used as it was historically or will it be given a new use?

- What are the elements of its original use and what modern uses align with these patterns?

The closer a historic use can match a new use, generally the less extensive the interior and exterior modifications will be that are necessary to adapt to the new use. Aligning patterns of the original use to modern uses draws on a building's significance and historic levels of public visibility to help inform where modern uses may need to adapt to historic spaces and where the historic spaces can more easily adapt to modern uses. Historically, the building functioned as a single family residence.

The prioritized long-term programming goals for the building:

- A visitor information center and educational venue within Ebey's Landing National Historical Reserve
  - With the building owned by the non-profit Historic Whidbey.
  - With the building donated to and owned by the National Park Service (NPS).

Both options include the option of operating a small service based commercial function from the 1859 portion. The commercial function would complement public use of the building. Revenue would support ongoing building operation and maintenance.

Use of the building as a visitor information center and educational venue will result in a change of occupancy based on the increased level and different purpose of uses. This will require upgrades in fire protection, means of egress, accessibility, seismic, electrical, mechanical, and plumbing.

When considering potential uses for a space, use the following guides:

- Building systems should be minimized to be as unobtrusive as possible.

The central chimney column within the 1866 portion provides a unique opportunity for centralizing mechanical and fire protection systems. A central mechanical system could be run up in the space just south of the chimney with trunk lines extending east and west between the floor joists with return lines run under the first floor. Likewise, fire sprinklers could likewise utilize this central space for the main stand pipe with branch lines extending out between the joists and concealed sprinkler heads set within the new ceiling finish.

## DESIGN AUTHENTICITY AND FUTURE MODIFICATIONS

No additions are anticipated under the rehabilitation treatment approach recommended for the building, based upon its historical significance and siting. Future modifications to the building present an opportunity to reverse previous alterations and enhance the building's visual character.

- Second floor restoration within the 1866 portion provides an opportunity to retain a high level of original materials since it will have less programming burden than the first floor and retains a higher degree of intact materials.
- Rehabilitation of the east Kitchen addition to better support the building's program goals and possibly bring back the southeast open porch present an opportunity to improve the interpretive quality of this addition.
- Restoration of the conservatory off the west side of the 1859 portion provides an opportunity for expanded interpretation of the landscape and the role of Henrietta Haller.
- Removal of interior contemporary partitions and added finishes presents an opportunity to better support the building's program goals and improve the interpretive capacity of the 1859 portion.
- Landscape regeneration, including selective tree removal, provides an opportunity to both retain and improve the interpretive capacity of the landscape while reducing landscape impacts on the building.

## BUILDING SYSTEMS AND SECURITY

The building does not have operable electrical, water, sewer or heating systems. Not all of the doors have working locks, some are braced from the interior with boards. Additionally, the building does not have sprinklers, and alarm, or smoke, fire, or carbon dioxide detectors. Fire extinguishers are located in each room. The building does not have an electrical connection. There is no security system.

## COLLECTIONS

The only collection item in the building is a chair stored in the attic of the 1859 portion. The chair appears to date from the Haller occupancy; however the legs have been cut short and one arm is missing. The precise, if any, association with the Haller's is unknown; however the quality of the chair suggests a strong potential.

The Museum of History and Industry in Seattle maintains a Haller collection that could be considered for display in the Haller House providing suitable environmental and security conditions. This collection includes:

- Ceremonial sword given to Haller by his men during the Civil War
- Gilt-framed, eight by four foot mirror brought by ship through Drake Passage around the south end of South America
- Silver engraved cup
- Civil War cap
- Kitchen clock dated to 1875

## ENERGY CONSERVATION

Energy conservation measures are non-existent in the 1866 portion, and incompatibly and incompletely added to the 1859 portion. The only heating system for the house are the two fireplaces in the 1866 portion. Rehabilitation, coupled with the loss of interior plaster, provides a unique opportunity to improve on the building's energy conservation.

- Insulate the perimeter walls and ceilings of the 1866 portion before restoring missing plaster.
- Insulate the perimeter walls of the 1859 portion in a manner compatible with the historic character of the building. This should consider external insulation, accomplished by removing the exterior siding and then reinstalling siding and appropriate building envelope system. This could permit interior interpretation of the vertical plank wall system. Dew point location and ventilation will be important factors to avoid performance issues.
- Spray in and other foam or adhesive insulation systems should not be used in the building as these are difficult to reverse and can trap moisture against wood members.
- Insulate below the first floor for both portions as part of upgrading the building's foundation system.
- Install weather stripping, repair broken glass, renew glazing putty, and install interior storms at window openings.
- Install weather stripping at exterior doorways.
- Close up the opening between the two building portions to eliminate water and exterior air infiltration.

- Insulate the attics of both building portions.
- Install a high efficiency heating system for the building compatible with programming goals and the historic character of the interior spaces.
- Consider the use of radiant under-floor heating in the 1859 portion, and possibly at the first floor level of the 1866 portion. Use of a micro electric boiler is highly efficient.

## HAZARDOUS MATERIALS

Hazardous materials are a common issue for historic buildings. The following recommendations presume, based upon age, that paint finishes throughout the building, interior and exterior, contain lead. These layers are historically significant for types of finishes used, colors, frequency of application, and changes over time. No testing was conducted.

Asbestos containing wraps were not observed. Wall insulation consists of contemporary fiberglass batt insulation. No wraps were observed on the plumbing lines.

The prioritized system for lead abatement, outlined below, is recommended. A space and feature's level of significance guide this approach. Wholesale removal of interior finishes and features is not appropriate for the building given its history and rarity. Testing to verify lead content should precede each of these steps for all significance levels.

### *Primary features*

- Encapsulation. Involves managing lead paint through careful cleaning and treatment with specialized, encapsulating paint layers. This retains the valuable chronology of historic paint layers and materials and preserves the features in their original locations. An architectural conservator should first assess the feature or space to determine original paint types, sequence, and colors.
- Abatement if encapsulation will not work. An architectural conservator must first assess the feature or space to determine original paint types, sequence, and colors. All fixed features such as trim, casings, fireplaces, and plaster should be abated in-situ. Doors and removable features can be stripped and refinished offsite.

### *Secondary features*

- Encapsulation if feasible.
- Abatement on or offsite. An architectural conservator must first assess the feature or space to determine original paint types, sequence, and colors.

### *Minimal features*

- Abatement if the feature will continue in use. This could occur on or offsite. No architectural conservator assessment needed.

- Document and remove the feature if it is no longer needed.

Non-significant features should be removed.

## SEISMIC

Seismic upgrades and modifications are an essential component to maintaining user life safety. There are, however, a variety of ways to accomplish the same performance goals, and some have less impact on the character-defining features of historic buildings than others. National Park Service Preservation Brief 41 provides additional guidance on seismic upgrades to historic buildings: <http://www.nps.gov/history/hps/tps/briefs/brief41.htm>

The following should be considered as part of planning and designing seismic upgrades to the buildings:

- The 1866 building portion has stood for nearly 150 years, and the 1859 for over 150 years, through several earthquakes. Any seismic retrofits must look at the whole building system in a different way from standard new construction.
- Seismic upgrades will need to be coordinated between the 1866 and 1859 portions. Each have a separate and distinctly different framing system.
- Seismic design should integrate space programming wherever possible to minimize performance levels. This could include keeping the upper floors empty to avoid heavy loading of the upper story and attic spaces, and/or controlling occupancy levels in the upper floor.
- Continuity of vertical structural members should be factored in. Both building portions have continuous vertical framing members.
- Structural settlement issues must be addressed prior to, or in conjunction with, retrofitting the building. The cause of settlement along the south facade and southeast corner needs to be evaluated by a structural engineer.
- The current state of the building, with the plaster missing, failing, or extensively altered in the 1866 portion and the extent of contemporary interior finishes in the 1859 portion that need to be removed present the optimal conditions for realizing connections between the floors and perimeter walls prior to restoring interior finishes.
- Install bracing to minimize visibility, avoid damaging decorative interior or exterior details, and do not create dissimilar performance between the frame and original assembly that results in damage to the original assembly as a result of the frame during a seismic event.

## UNIVERSAL ACCESS

Overall there are several opportunities and constraints for providing universal access per the American Disabilities Act (ADA), Architectural Barriers Act (ABA), and International Existing Building Code (IEBC). The key issues are the site slope and resulting grade difference along the front north side of the building.

Based upon the following constraints and the building's status as a qualified historic building the recommended approach is interpretation of the building and its role in the community from the first floor. The recommended approach to maximize access while preserving historic character is from the south doorway in the 1859 portion with access through to the 1866 portion.

- Site to 1866 portion: this portion is entered from the north and the west. Both locations are elevated above grade, consist of small porches, and open to small entry foyers on the interior.

- The north entrance provides an important part of the overall visual presence of the building relative to the street and marine traffic along Penn Cove, which opens at the east to Saratoga Passage.
- The west entrance is elevated above grade with two doors leading from this stoop to the 1859 and 1866 portions.
- Site to 1859 portion: this portion can be accessed from grade at the south end. Interior doors provide sufficient width for direct access from the oldest portion of the building through to the 1866 addition.
- Toilet rooms within the building would need to be modified based on level of universal access. The existing toilet room in the 1866 portion, while contemporary, is situated in a location that is difficult to access and insufficient in size. The southeast portion of the 1859 portion could provide a more accessible toilet room for public and staff use.
- First Floor to Upper Floor: within the 1866 portion a large stairway provides access to the upper floor. An interior or exterior elevator addition would impact significantly the building's historic character. Egress limitations from the second floor deter the use of a stairway lift.

The IEBC, Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities provides guidance for review of building alterations subject to Section 106 of the National Historic Preservation Act (in the instance of a federally funded project) and exterior work not subject to Section 106, but subject to Certified Local Government review due to the building's listing status on the International Special Review district.

IEBC Section 605 Accessibility states:

- 605.1 General. A building, facility or element that is altered shall comply with the applicable provisions of Sections 605.1.1 through 605.1.12, Chapter 11 of the International Building Code and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

IEBC Appendix B Section B101.4 states:

- Where an alteration or change of occupancy is undertaken to a qualified historic building or facility that is not subject to Section 106 of the National Historic Preservation Act, and the entity undertaking the alterations believes that compliance with the requirements for accessible route, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the entity shall consult with the state historic preservation officer. Where the state historic preservation officer determines that compliance with the accessibility requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historical significance of the building or facility, the alternative requirements of Section 1005 for that element are permitted.
- B101.4.1 Consultation with interested persons. Interested persons shall be invited to participate in the consultation process, including state or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.
- B101.4.2 Certified local government historic preservation programs. Where the state historic preservation officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the national Historic Preservation Act of 1966 [(16 U.S.C. 470a(c)) and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official.

B101.5 states:

- In qualified historic buildings and facilities where alternative requirements of Section 1005 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches maximum above the floor.

## VIEWSHED

Views represent an integral part of the experience of the house and site. The house' placement along the hill side overlooking Penn Cove provided an important visual connection between the family living in the house and their perceived prominence in the community. They also help convey the role water transportation had in shaping development on Whidbey Island. Key views identified:

- View from the north windows of the 1866 portion looking out over Penn Cove
- View from the west windows of the 1859 portion towards Coupeville

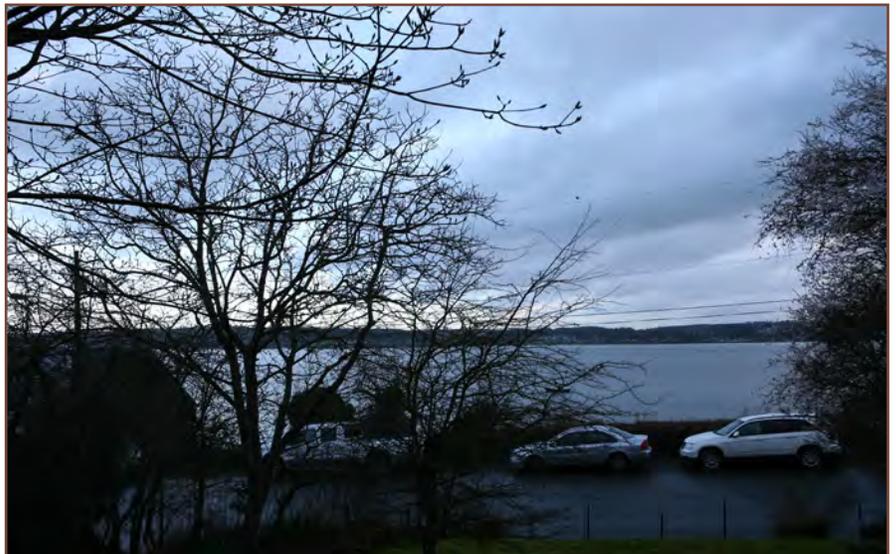
# ANALYSIS

Historical and architectural significance and levels of original public visibility are the primary factors in evaluating a building's physical features, spaces, and landscape in order to determine the level of historic integrity and relative priority of features and spaces. The building and landscape can be divided into areas of relative character-defining importance. The historic significance of these areas stems from the history of construction, past occupants and events, and quality and integrity of architectural details. This analysis takes into consideration National Register Bulletin How to Apply the National Register Criteria for Evaluation, the building's status as a contributing property in the National Register of Historic Places (NRHP) listed Central Whidbey Island Historic District, its role within Ebey's Landing National Historical Reserve, and unique status having two of the region's earliest building systems (balloon and plank frame) in one building.

## SIGNIFICANCE LEVELS

According to the level of contribution each makes to define the building and site's architectural character and historical significance, exterior building and site features and spaces are designated as Primary, Secondary, Minimal, or None. The basis for categorization stems from the following:

- The importance of the feature or space for original residents and visitors;
- Whether the feature or space is original, or is a historically significant or contemporary addition;
- The extent of modifications and additions to the feature or space; and, the compatibility of vegetation, finishes and building materials employed in the historic and contemporary changes to the feature or space.



View looking north from porch.  
Source: Artifacts Consulting, Inc..

The intent is not to fragment the building and landscape into divisible parts that can individually be preserved, modified, or discarded in future planning; rather, it is to view the building and landscape as a collective resource of character-defining features and spaces and provide some direction for necessary treatments or alterations. The goal is to steer toward solutions that will permit continued improvements to areas with minimal or no significance, and to prevent eroding or adversely impacting those character-defining features and spaces with primary significance levels.

This section is intended for use in conjunction with the Decision-Making Matrix. Significance levels assigned through this analysis are listed with their respective spaces and features in the Catalog of Spaces, as well as plotted on maps within this section.

**Primary:** Features and spaces original to the building and landscape that display a high level of physical integrity, although possibly with minor changes or historically significant alterations designed to fit into the

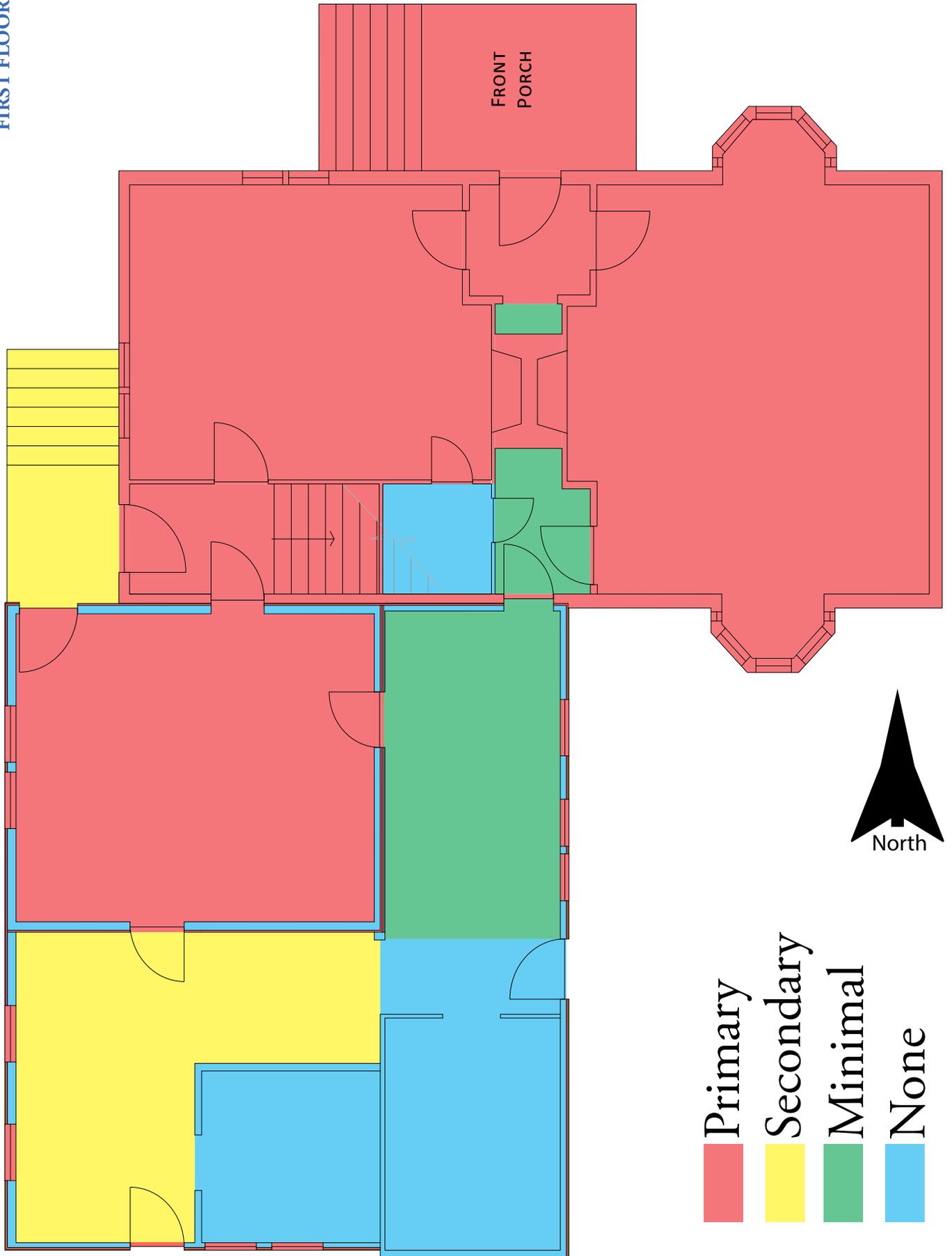
design or character of the original feature or space. At an architectural significance level, the finishes, design, and materials are of a high quality and assemblies well made. They convey a consciousness of setting, often public or semi-public use, and typically exhibit design qualities defining the building's architectural style and construction method. They reflect prevailing design influences during the building's period of construction. These elements would contribute to the building's NRHP status under Criterion C (architectural character). At a historical significance level, they may also be noted for important historic events supporting the building's NRHP status under Criterion A (association with historic events). Their removal or extensive alteration would detract from the overall architectural and historical significance of the building. Primary spaces and features may exhibit either or both architectural and historical significance associations.

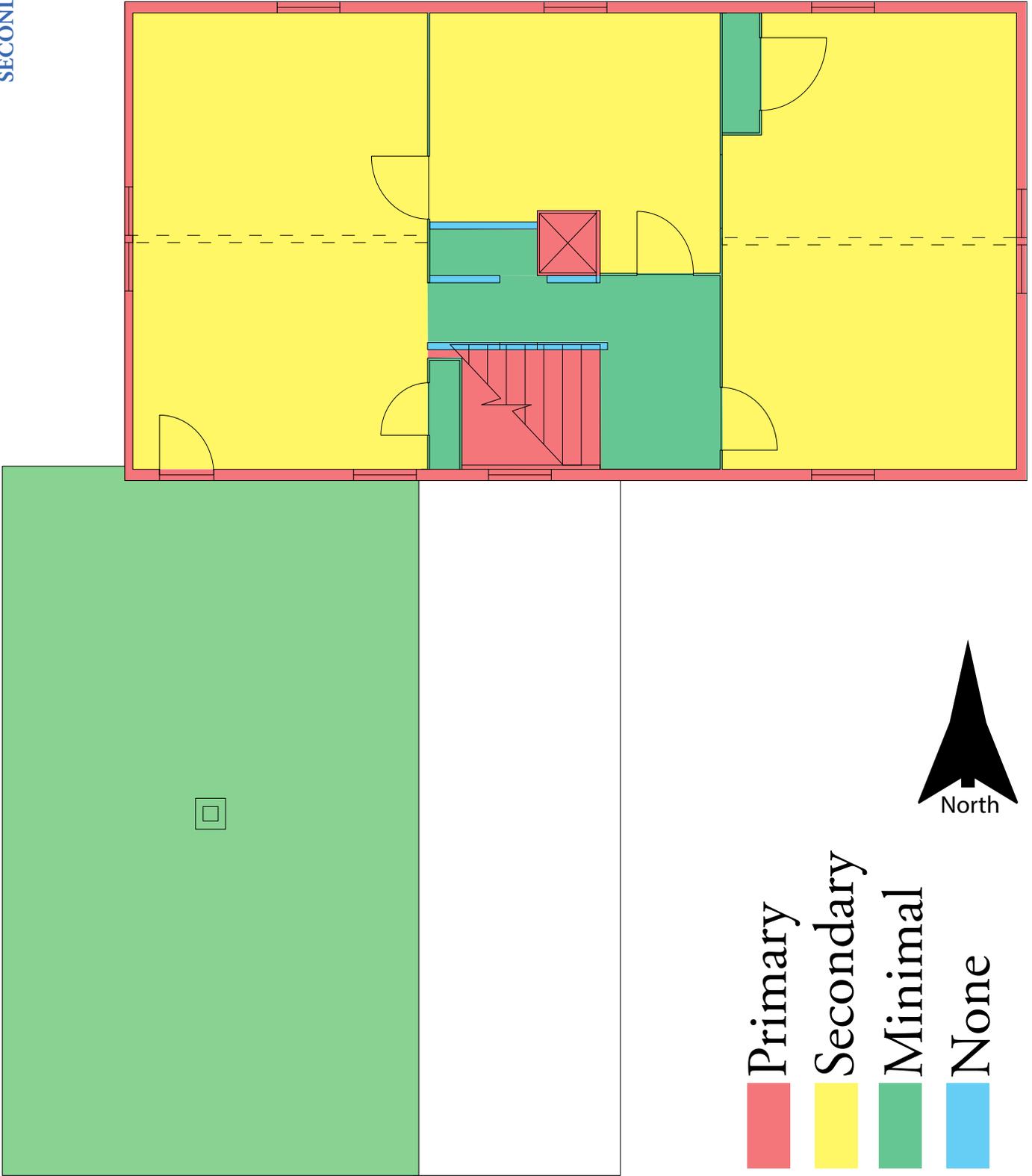
**Secondary:** Features and spaces are original to building and landscape, though likely to have experienced changes and/or historically significant additions. They retain some historic character and significant features. They exhibit utilitarian, well-crafted, but not lavish, building materials or architectural features. At a historical significance level, they often served supporting roles to historic functions in primary spaces. Secondary spaces and features may exhibit either or both architectural and historical significance associations.

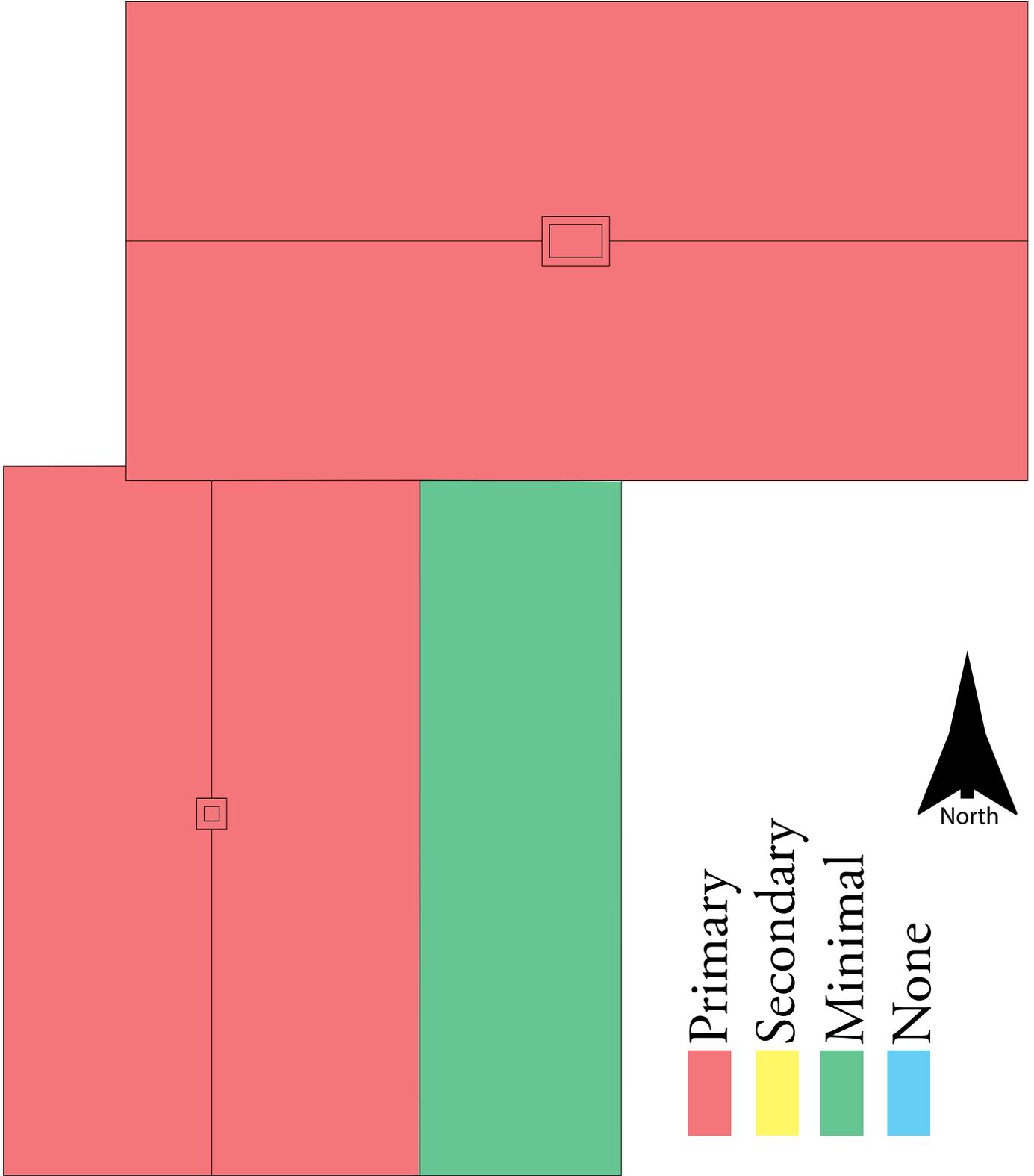
**Minimal:** Features and spaces have few distinguishing architectural characteristics. Alternatively, an extensive, non-compatible contemporary remodel might obliterate nearly all significant architectural features and spatial configurations through introduced contemporary features and spaces.

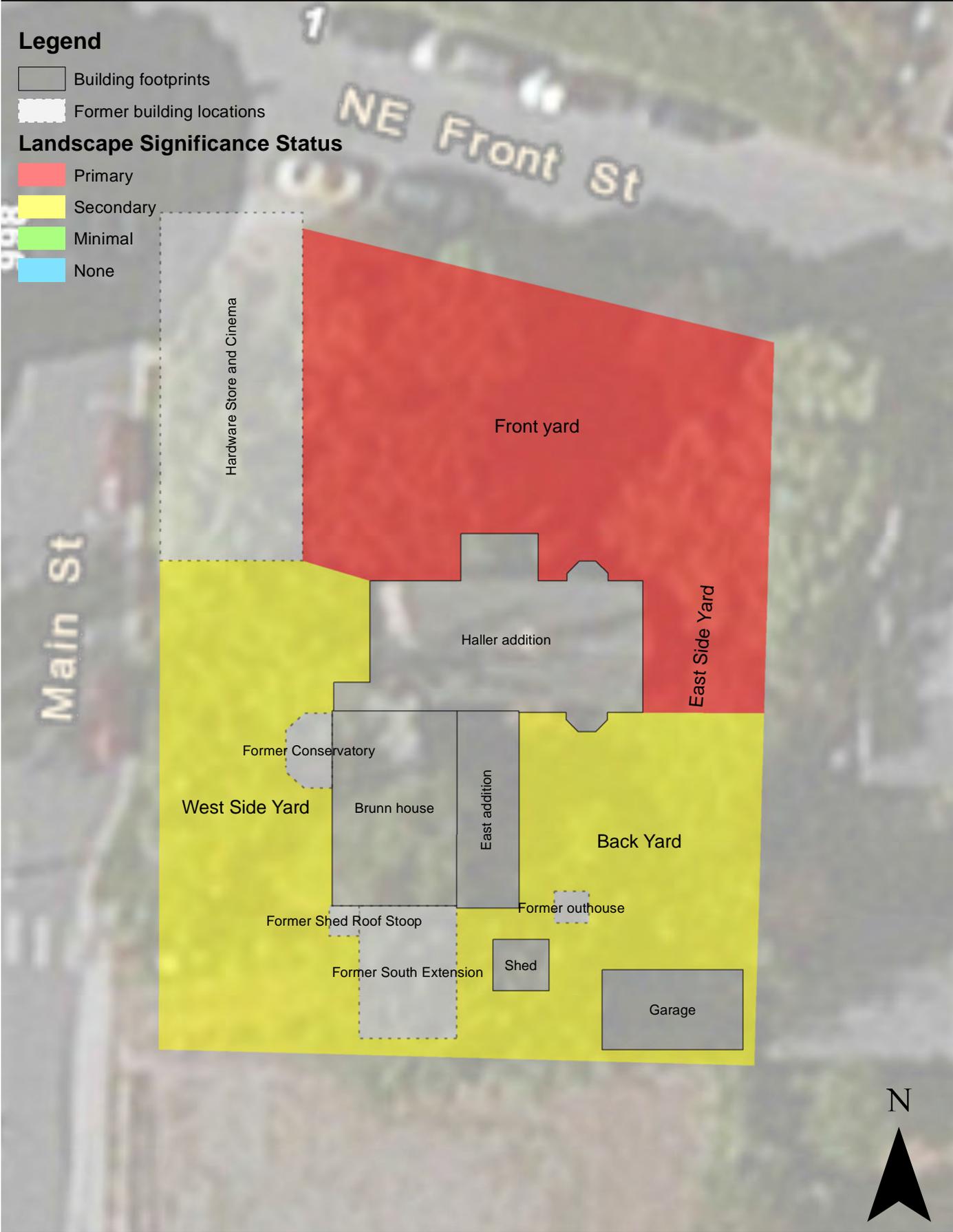
**None:** Features and spaces have no remaining architectural features or spatial configurations dating to either original construction or significant historical modifications, or are contemporary features and spaces that are not compatible with the original design. Due to the absence of original materials, configurations or architectural design elements, these spaces do not have historical associations.

FIRST FLOOR









## PUBLIC VISIBILITY LEVELS

Public visibility complements the architectural and historical significance category by identifying which spaces and features were originally accessible to or visible by the public. Accessibility in this sense does not pertain to the American Disabilities Act (ADA), Architectural Barriers Act (ABA), or International Building Code (IBC) access; rather, it speaks to the user groups originally intended for these features and spaces. Distinguishing between levels of accessibility on the building exterior and interior identifies which features and spaces should receive increased attention to their preservation and interpretation due to their original public nature. There are four categories of public visibility applicable to the building: public, semi-public, semi-private, and private. Public and semi-public spaces typically feature a higher level of architectural detailing and design than private family areas; they also generally have larger square footage, larger windows for natural lighting and view appreciation, and less physical divisions (i.e., walls). Features and spaces that are primary and public are particularly important and deserve special attention due to their role in presenting the architectural style and design intent.

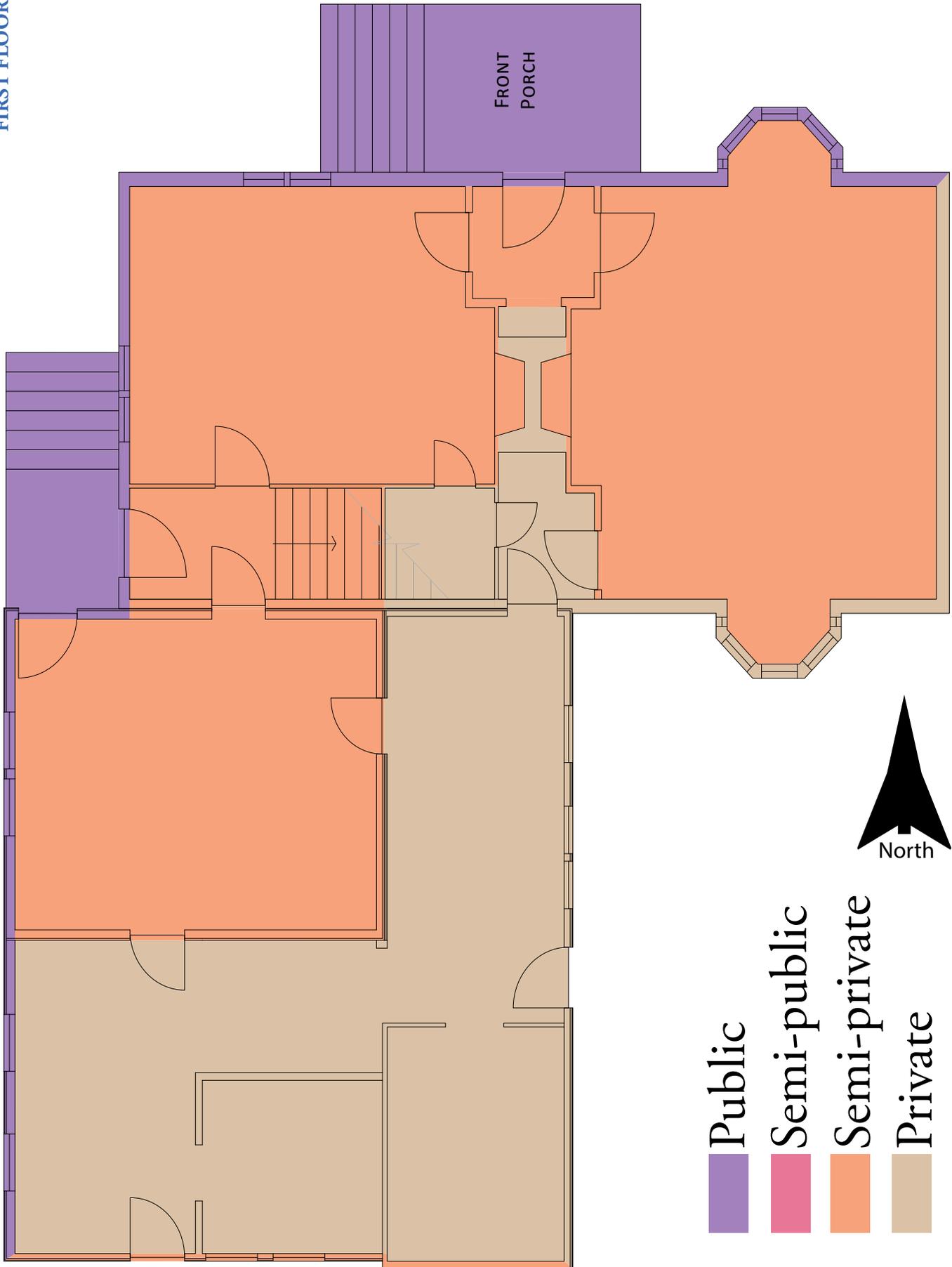
In order to assist in decision-making, the following public accessibility maps show these original levels of public accessibility layered over building floor plans. Matching spaces originally intended as public or private with similar new levels of access and functions preserves the interpretive value of the original function of the space, while facilitating the adaptive reuse of private spaces.

**Public Areas:** Exterior spaces and features readily visible from the exterior to people on the public right-of-way. Spaces to which any visitor originally might view or enter with minimal to no restrictions placed on ability to approach, move through, or occupy. Consequently, the role as a public space was integral to the design process as reflected in the functions and design of the features and finishes, hardware, fixtures, furnishings, sizes, and proportions of interior spaces.

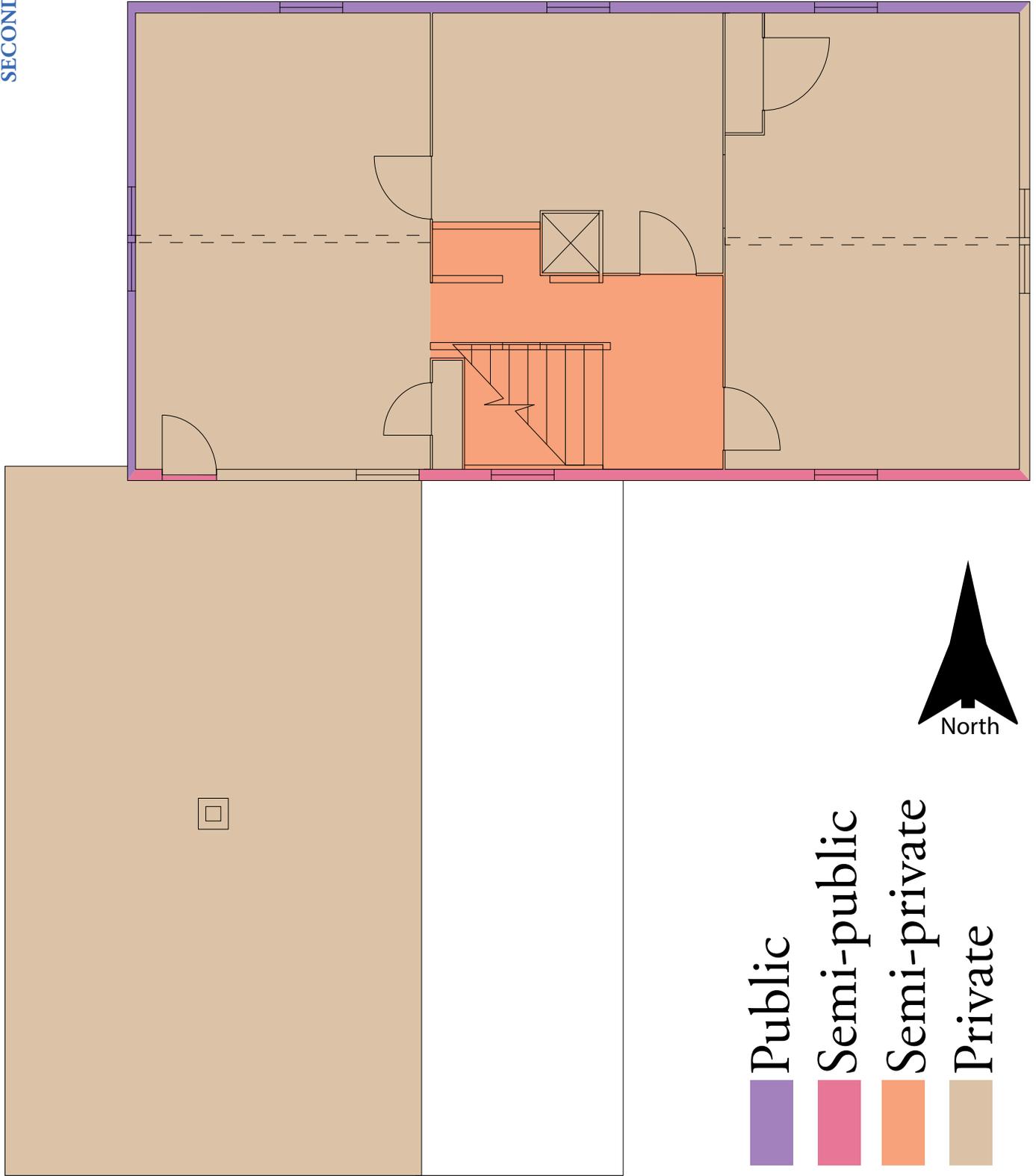
**Semi-Public Areas:** Exterior features and spaces visible to surrounding private properties. Spaces that served as the connection between public and private spaces within the building. Spaces that were available for dinner guest and short term guests that were not staying the night.

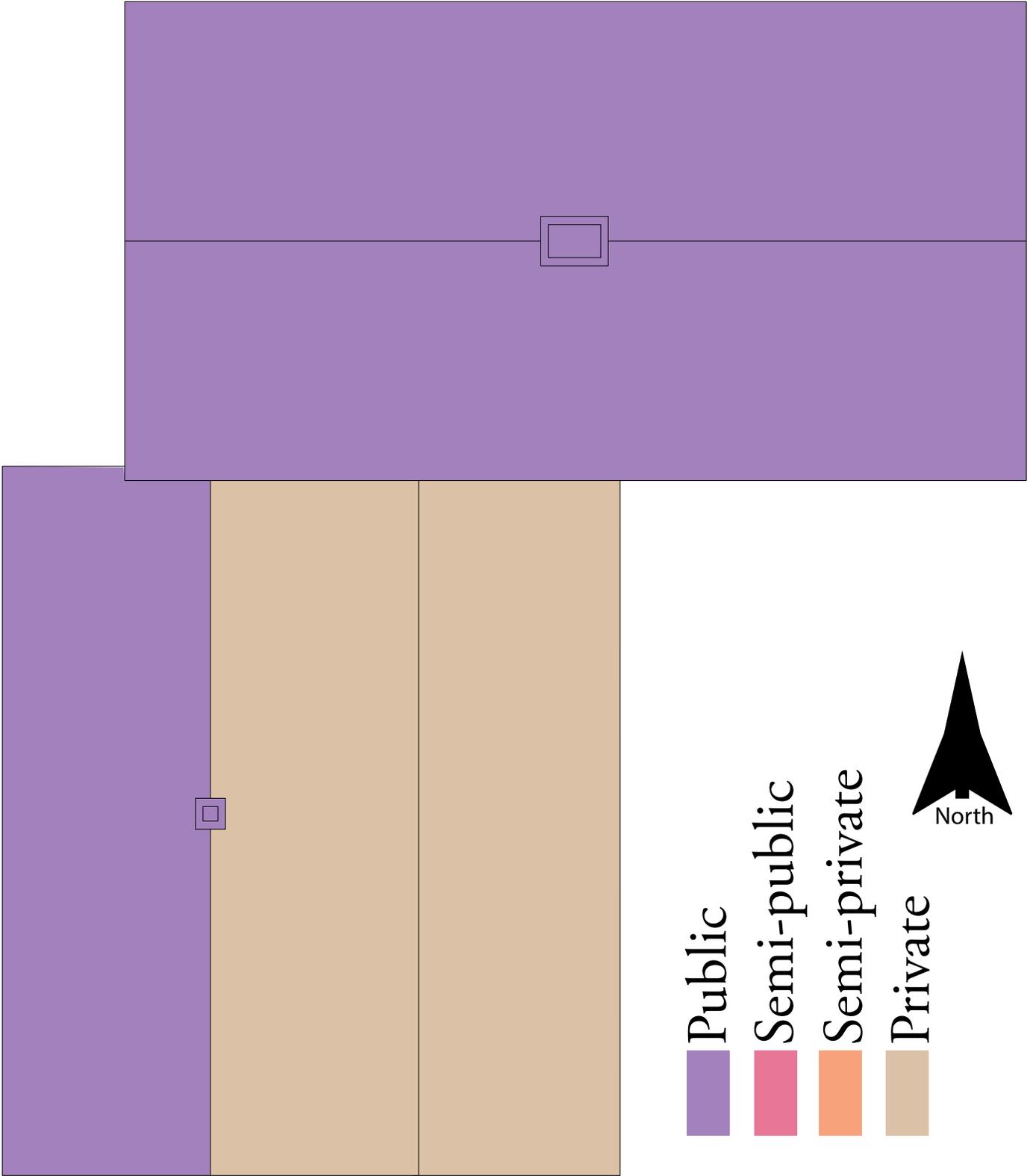
**Semi-Private Areas:** Features and spaces that were available for overnight guest use, but not general visitors. They are not in prominent view from exterior public right-of-ways.

**Private Areas:** Originally for family members and not in view from public right-of-ways.



SECOND FLOOR





## DECISION-MAKING MATRIX

The following decision-making matrix merges the elements of architectural and historical significance and current condition within the over-arching treatment recommendation of rehabilitation along a pathway that results in a recommended approach to the future treatment of the individual features, spaces, and the overall appearance of the building.

The matrix can guide the organization of a future use program to best match existing spaces with future uses based on corresponding levels of architectural significance and public access. The more important, public, significant, and intact the space or feature, the more careful attention should be paid to its preservation and enhancement. Conversely, the more a space or feature has served a private role or been previously altered in a non-compatible manner, thus removing historic fabric, the more amenable this feature or space is to compatible new work in order to accommodate an adaptive new use.

Thus, further changes should be consolidated to features and spaces already altered, thereby reducing the need for and extent of modifications to intact, historically and architecturally significant features and spaces. These zones are mapped on the following treatment zone maps. Adaptive reuse is separated from rehabilitation to distinguish spaces and features with little to no integrity, historical, and architectural significance due to the extent of previous alterations. The intent is to provide a finer gradation that helps to quickly identify these altered spaces to guide programming.

<i>Significance   Visibility</i>	<b>Public</b>	<b>Semi-Public</b>	<b>Semi-Private</b>	<b>Private</b>
<i>Primary</i>	Rehabilitate/ Restore	Rehabilitate/ Restore	Rehabilitate	Rehabilitate
<i>Secondary</i>	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate
<i>Minimal</i>	Rehabilitate	Rehabilitate	Adaptive Reuse	Adaptive Reuse
<i>None</i>	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse

- Primary, public and semi-public features and spaces should be rehabilitated with consideration given to restoration to their original appearances at a specific pre-determined period in time in order to retain their value.
- Primary, semi-private and private features and spaces should be rehabilitated to the extent feasible within the context of adaptive reuse of the space or feature.
- Secondary, public and semi-public features and spaces should be preserved to the extent feasible within the context of adaptive reuse of the space or feature.
- Secondary semi-private and private features and spaces should be rehabilitated. Rehabilitation of these spaces can balance retention and reuse of existing significant features and spaces while making the space more functional for its occupants.
- Minimal, and None public, semi-public, and private interior spaces and exterior features with less important architectural features and spaces or that are not character-defining would be eligible for rehabilitation and adaptive reuse in which modifications to the features or spaces will have less impact on the historic significance of the building.

As a general guide to the approaches and levels of treatment recommended, this Historic Structures Report utilizes the tools and terminology developed for Historic Structures Reports by the federal departments engaged in historic preservation policy and implementation. The historic preservation community in the United States broadly follows guidelines established by the US Secretary of the Interior for treating historic proper-

ties. These guidelines delineate four different approaches that are generally accepted as standards for treating architectural spaces and features. They are preservation, rehabilitation, restoration, and reconstruction or replication. These four standards can be applied to the development of programs for the building and to inform design development for future tenants.

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. Protection and Stabilization are consolidated under this treatment. Preservation is defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

**Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods. Restoration is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."

**Rehabilitation** (recommended approach) acknowledges the need to alter or add to a historic property in order to meet continuing or changing uses while retaining the property's historic character. Rehabilitation is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

**Reconstruction or Replication** re-creates vanished or non-surviving portions of a property for interpretive purposes. Reconstruction is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

# PRIORITIZED RECOMMENDATIONS

The recommendations in this report cover a wide variety of future work necessary to stabilize, rehabilitate, and maintain the building, and that range in difficulty and expense. Recommendations are tailored toward the long-term goal of rehabilitating the building and landscape for visitor center use as identified under programming above.

Establishing this organized approach is necessary to facilitate fund-raising and ensure that work proceeds in a logical sequence of mutually supportive tasks rather than compounding future projects through repetition or reversing previous work. Tasks can be undertaken on an individual basis as funding permits or folded into a larger set of projects. It is also necessary to match specific tasks with the available skills of volunteers and contractors.

Organization of the recommendations prioritizes projects on a short-, mid-, and long-term basis according to the immediacy of stabilizing the building in anticipation.

- **Short-term projects** are those that need to be done immediately within the next one to two years in order to protect the safety and authenticity of the structure.
- **Mid-term projects** are those that generally should be done within the next two to five years to weatherize the building and improve overall conditions, but are not immediately critical to the life safety and function of the building, and that require planning and fund-raising to accomplish.
- **Long-term projects** are those that should be implemented within the next five to ten years as substantial capital improvements, rehabilitation or restoration projects and may be delayed that long to allow for thorough planning and fundraising.

Conceptualization of projects within the short-, mid-, and long-term time frames organizes the tasks under the categories of Planning, Minor and Major building projects. These groupings are based on the skill types and resources necessary to implement the tasks.

- The first category in the process of working with the building is **Planning**. This involves identifying available local resources, developing schedules, cultivating funding, assigning tasks, and implementing necessary studies.
- To facilitate this process, projects that could be undertaken by skilled local volunteers, staff or maintenance persons and that require minimal resources and funding are in the category of **Minor** building projects.
- Those projects requiring specialized services, substantial funding and the intense time and resource commitment of a contractor are in the category of **Major** building projects.

The importance cannot be overstated of taking the necessary time to review the full scope of work involved in the short-, mid-, and long-term recommendations to gain familiarity with the broad pattern of work to be done. This will enable development of a long-range plan for the preservation of the building, so that immediate needs are taken care of in a timely manner and long-term projects are planned, funded and implemented.

Most non-profit boards, donors, and potential grant sources will require such a preservation plan from their recipients to ensure that priorities are well understood and part of the overall scheme. To this end, this report was written with the concept in mind that certain expensive and complicated items could be put off for several years to allow time to determine the best solution, find the money to do the projects and hire competent and sensitive craft persons to perform the work. The following planning and project recommendations stem from site visits conducted on March 13 and 14 of 2014 and discussions with Historic Whidbey members and

volunteers. No destructive investigation was conducted. No access was available to the rooftop. All exterior upper story conditions were observed from grade and from windows where accessible.

The general approach outlined below is to:

- Address immediate building envelope issues
- Place the building on a stable foundation
- Selective demolition to provide guidance
- Develop building and landscape rehabilitation plans and implement

## SHORT TERM (2015 to 2017)

### *Planning*

- Fund raising to support initial planning and subsequent project implementation and identify local volunteers and material donors to participate in the rehabilitation process.
- Foundation and site drainage system design to provide site drainage and provide a stable, permanent building foundation. This design is a critical step to stabilizing the building so seismic, building system, and interior work can proceed. This should be coordinated with selective demolition work to help inform the existing state of the foundation system below the 1859 portion. Foundation design should be as shallow as possible to minimize impacts to historic archaeology. An inadvertent discovery plan should be integrated into the planning process to address archaeology. Foundation design must take in to account the two rare building assembly systems (plank and balloon frame) within the two building portions. This should include any additional reinforcing of the existing chimney bracing in the 1859 portion to stabilize the remnant chimney section. Bracing is preferred to dismantling as the assembly of mortar and bricks in this chimney is significant due to its age.
- Certified arborist consultation on the treatment approach for the historic plum tree off the southwest corner of the 1859 portion. Determine:
  - Structural soundness of tree and limbs overhanging 1859 portion;
  - Viable lifespan remaining;
- Treatment approach and potential tree surgery based upon the above two considerations for this historic tree and in consideration of the foundation and drainage system design for the building and site.

### *Minor*

- Landscape stabilization using volunteers to selectively remove invasive species. Remove English ivy (*Hedera helix*) from site, including at several historic trees and from ground. Follow recommendations outlined in the Haller House: Landscape Maintenance Plan: Phase I for ivy removal and disposal. This will help to expose original plantings to guide landscape regeneration and will provide important public project visibility and improve this prominent public corner in downtown Coupeville. Utilize the site plan in this report to continue plant identification started by volunteers and key identification to the specific plants.
- Removal and disposal of all stored contemporary items in the building. The majority reside within the 1859 portion. All are contemporary elements. Recycle all recyclable elements.
- Removal and disposal of the shed and debris immediately southeast of the 1859 portion.
- Selective transplanting of historic plants along the foundation base. This will depend on foundation and drainage system design, and may include some of the roses, particularly along the south side.

### *Major*

- Patch the west slope of the 1859 portion roof. This would repair the hole in the shingle roof allowing water to the interior and repair the gutter on the north end of the east slope of this portion that spills water onto grade and the building wall below. These would be temporary measures prior to reroofing once the foundation work is complete.
- Electrical connection to the site will need to be established. This could be a temporary construction drop until the final electrical connection location is determined.
- Selective demolition to address building assembly and chronology questions for foundation design. Document work with photographs and measured detail drawings.
  - 1859 portion and Kitchen addition: What is the current floor and foundation structure system, its condition, and connection to the wall system? This will inform how this building portion is supported by a new foundation and future seismic and rehabilitation design work. Remove added floor coverings and contemporary floor layers. Retain all original flooring in place, unless extensively deteriorated.
  - 1866 to 1859 and Kitchen addition portions roof and wall juncture: What is the state and type of physical connections between the two building portions? This will inform how the building is supported on a new foundation and future seismic and rehabilitation design work.
  - Removal of the contemporary kitchen cabinet and sink in the Kitchen addition to provide access to the exterior wall.
- Foundation and site drainage system design implementation. This work should be completed as a first step for stabilizing the building and correcting site drainage issues. An inadvertent discovery plan should be in place as part of this work to address historic archaeology. This should replace the existing contemporary skirting.
- Selective tree removal around the base of the building in conjunction with foundation and drainage system construction. Roots should be removed to prevent suckering to the greatest extent possible.
  - Plum tree at the southeast corner of the 1866 portion.
- Implement treatment approach for plum tree off the southwest corner of the 1859 portion.
- Repair of south bay window off east parlor. Window is pulling away from the south wall at the roof with rose bushes growing into the interior and a failed foundation.

## MID-TERM (2017 to 2021)

### *Planning*

- Fund raising to support initial planning and subsequent project implementation and identify local volunteers and material donors to participate in the rehabilitation process.
- Interpretive plan development. Work with stakeholders to develop a vision for how to best communicate the building's stories to the public. Develop a plan to implement this vision. Seek opportunities to coordinate with and draw on broad community support.
- Architectural conservator finishes guidance. Conduct analysis to determine:
  - Original exterior paint color scheme to guide repainting;
  - Original interior wall paper and paint layers to guide interior design; and,
  - Original finish and removal method for added finish layers at the fireplaces.

### *Minor*

- Sidewalk repairs on the approach to the house to address cracking and uneven settlement.
- Porch repairs to correct loose and deteriorated boards and repair hand railings.

### *Major*

- Selective demolition to address building assembly and chronology questions to inform seismic design, rehabilitation, and selective restoration work.
  - Main stairway: is this configuration original? Remove the contemporary bathroom finishes to the expose the south wall. Remove plaster finishes within the stairwell as needed.
  - Kitchen addition, east wall: determine extent of enclosed portion and where rear porch began.
- Reroof the building and improve roof to wall connections where the roof abuts the 1866 portion. Repair, replace gutters and connect these to the site drainage system.
- Repaint the building exterior. This should be done in coordination with the overall building rehabilitation and the paint analysis. Repair existing siding and replace in-kind any siding that cannot be repaired.
- Rehabilitate windows. Repair in-kind and repaint the existing windows. Restore to operation and weather-strip. This project could be phased in by facade and could be done by trained volunteers or as part of an educational course. Work on the sash could be done off-site with a temporary fixed sash installed at windows.
- Storm window installation. These could be built by a contractor or as part of an educational course.
- Landscape protection plan implementation during building rehabilitation to protect existing plantings.
- Repair of north bay window off east parlor.

## LONG TERM (2021 to 2031)

### *Planning*

- Fund raising to support initial planning and subsequent project implementation and identify local volunteers and material donors to participate in the rehabilitation process.
- Building rehabilitation design development. Retain an architect experienced with working on historic buildings to guide the process of space programming, and building systems, code compliance, security, universal access, and energy conservation design. This should be coordinated with seismic design development. It may be preferable to have the architect retain the structural engineer. Have the design set up to allow for phases of construction based on available funding. These design documents will provide project implementation guidance through mid and long-term stages.
- Seismic design development and costs for upgrading the building. This could be coordinated with the foundation and site drainage design and should be informed by selective demolition work. This must take in to account the two rare building assembly systems (plank and balloon frame) within the two building portions.
- Landscape protection and regeneration plan development. Work with a landscape architect and stakeholders to develop a plan to restore and manage the landscape. This should be coordinated with the building rehabilitation design and could be done in conjunction with the rehabilitation design.
- Develop a signage plan for the building exterior and directional signage from State Route 20 to guide people to the visitor center. Historically signage served an important commercial, community, and cultural role.
- Identify a prospective commercial business to operate from the 1859 portion if this is desired.

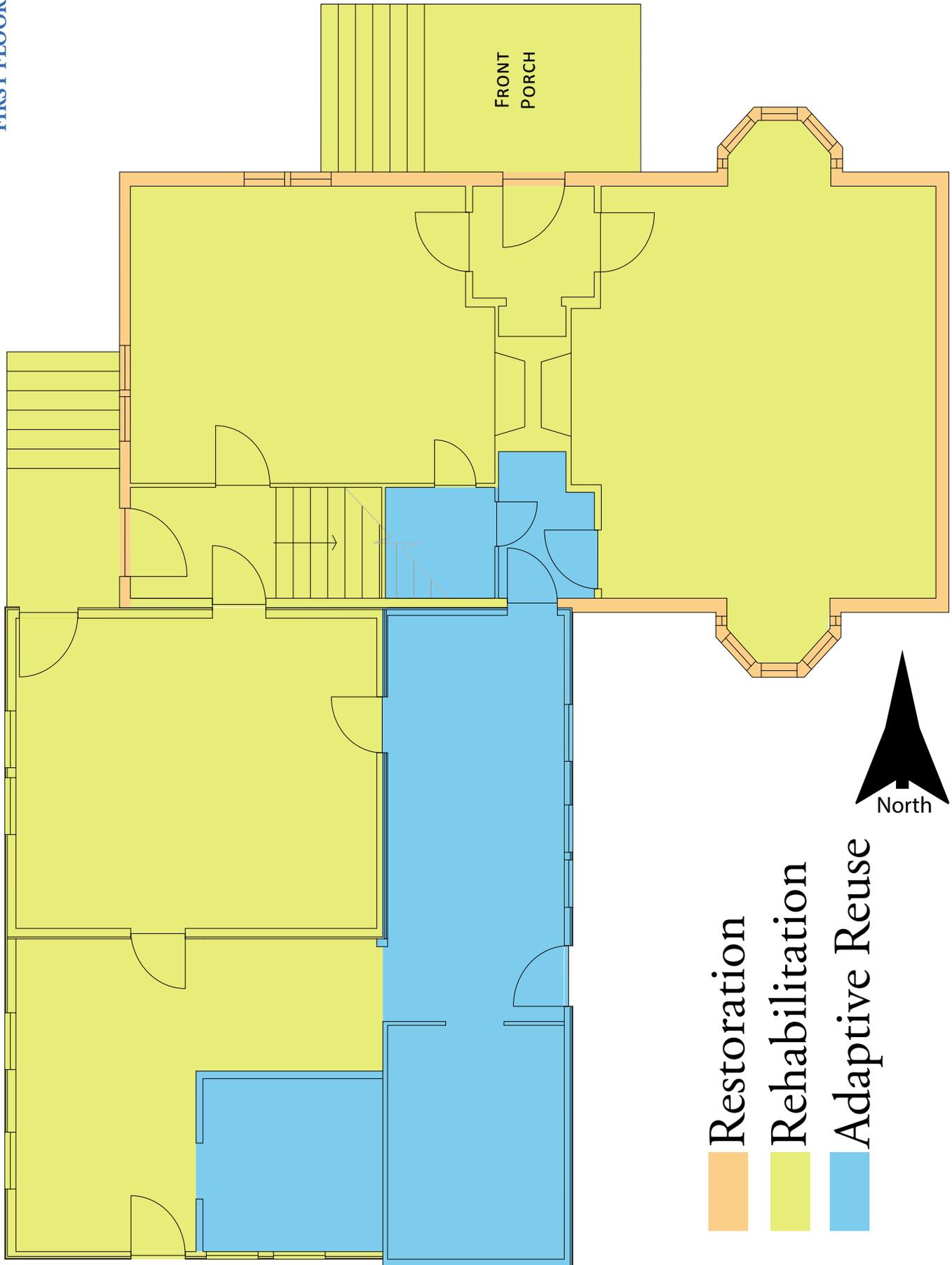
### *Minor*

- Integrate volunteers where possible into landscape regeneration activities and interpretive plan implementation. Pruning of plants and coordination with Master Gardener programs can help assist in site maintenance and provide important public visibility for the building.

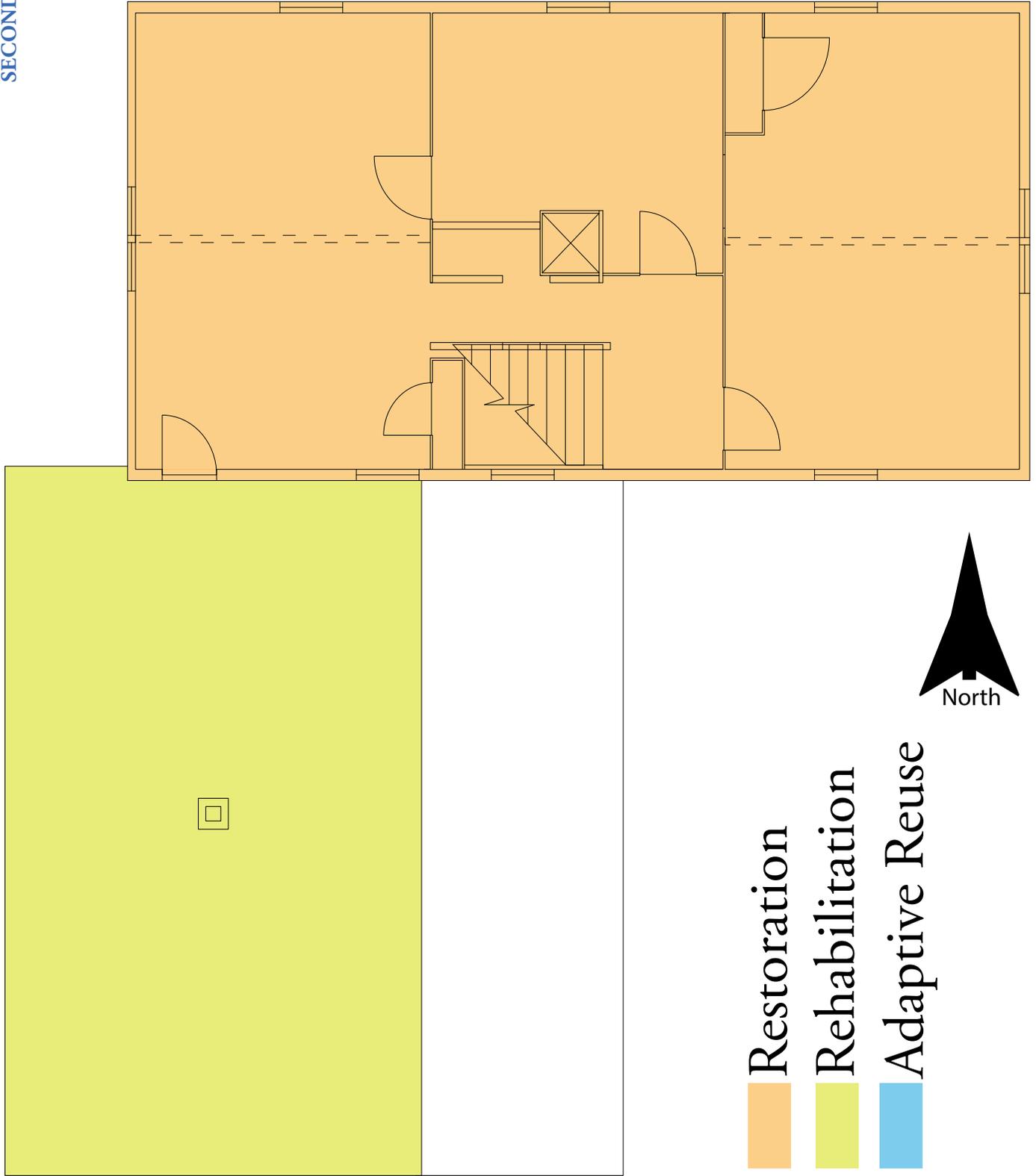
- Landscape regeneration plan implementation for existing plantings utilizing tasks that volunteers can undertake. Provide arborist guidance for volunteer pruning of trees. This could be done as part of an educational or Master Gardener session.

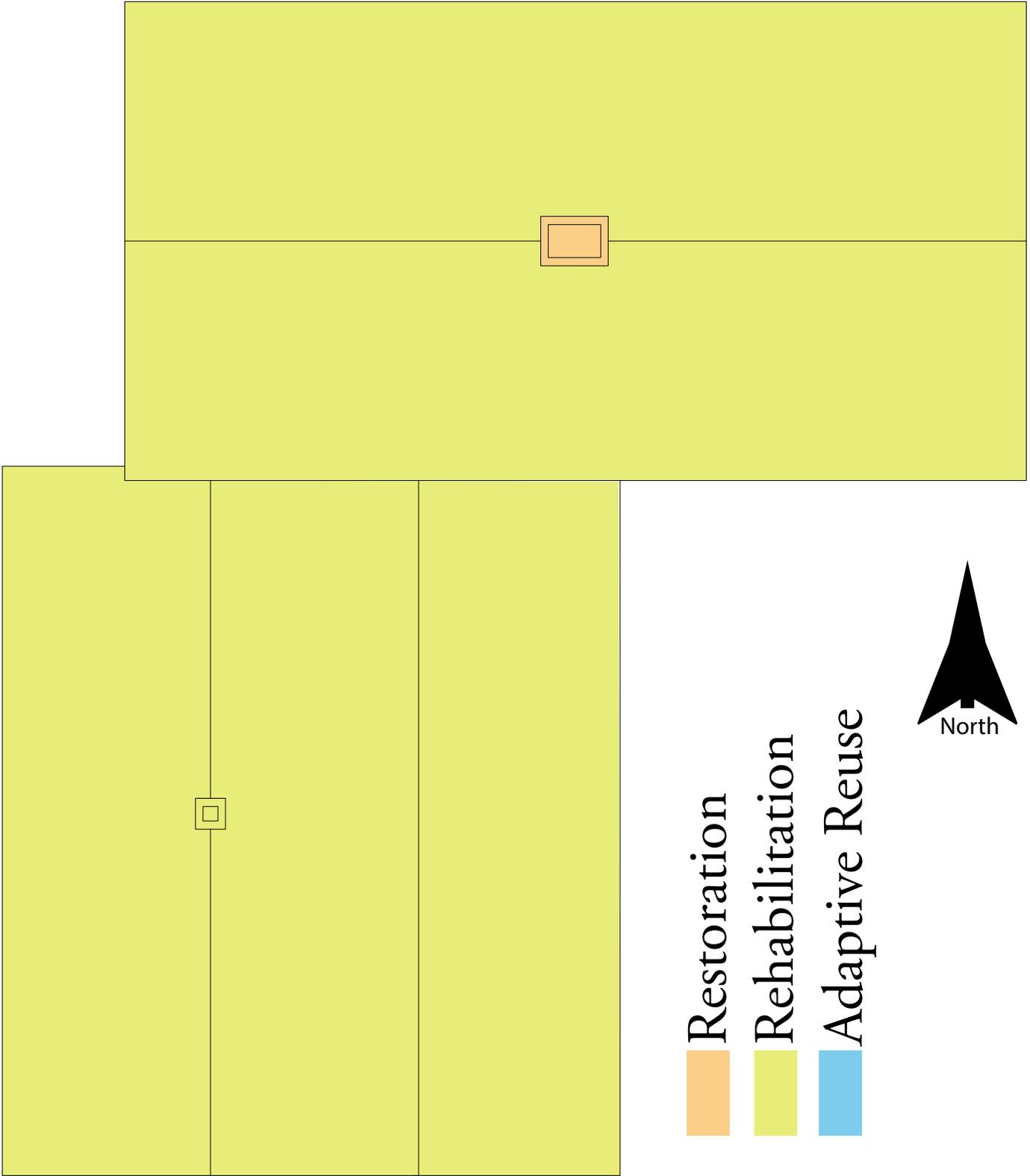
### *Major*

- Building rehabilitation and seismic upgrade implementation. The scope and scale of this work will depend upon funding and building programming. Items listed below represent a minimum scope.
  - Seismic upgrades to the building.
  - Energy efficiency upgrades including insulating exterior walls, foundation crawl space, and attic of the building. This should be coordinated with seismic upgrades and precede interior finish work. This work will be important to provide occupant comfort levels and maintain low energy usage levels and operational costs for the building. Design and externalization of insulation on the 1859 portion will be important to maintain the interior interpretive value, while hiding the exterior siding beneath the added horizontal siding.
  - Wiring and plumbing of the building for public and possible commercial use. This would include water and sewer line connections. Outlet, switch, and light fixture placement would depend upon programming needs and code requirements at the time of installation.
  - Building system installation to provide heating, ventilation, and possibly cooling for the building. The scope of this would depend upon building programming and code requirements at the time of work.
  - Restore plaster walls and ceilings in the 1866 portion, as well as associated trim including baseboard and casings. This should occur following implementation of the seismic upgrades.
  - Repainting and finishing of building interiors. Finishes and the extent will depend upon building programming. If the second floor is not publicly accessible, those spaces could be left as is until a specific function drives and funds their finishing.
  - Refinish interior floors. Finishes and the extent will depend upon building programming. If the second floor is not publicly accessible, those floors could be left as is until a specific function drives and funds their refinishing.
- Landscape regeneration plan implementation for elements requiring a contractor.
- Interpretive plan implementation.
- Evaluate former garage at southeast corner of site. Determine if it is historic. Remove if non-historic and if there is no use for the building. Restore the landscape.



SECOND FLOOR





# COST ESTIMATE

The intent and purpose of the following cost estimate is to provide preliminary, planning level figures with which to pursue funding and guide basic budgetary planning. No warranty is extended as to the applied accuracy of these figures. Prior to any work, the architect retained for each project should generate a specific new cost estimate for purposes of bidding and contracting. No adjustments were made to mid- and long-term cost projects to account for dollar value and material cost changes.

The following table's sequence of tasks corresponds directly with sequencing of prioritized recommendations. Estimates address only planning and major short and mid-term projects as due to the variable nature of long-term rehabilitation costs that depend upon occupancy, proposed building program, and life safety and building code requirements applicable at the time of design and construction. Minor projects are not included as they are intended to be volunteer and/or do not require the same fund raising commitments and planning.

## Cost Estimate (2014): Haller House

Short-Term (2015 to 2017)	
Planning	
» Foundation and site drainage system design	15,000
» Arborist consultation	1,000
Major	
» Patch west slope of 1859 portion roof	5,000
» Temporary electrical connection to site	5,000
» Selective demolition to address foundation assembly and chronology questions	5,000
» Foundation and site drainage system construction	45,000
» Selective tree removal	2,500
» Implement treatment approach for plum tree off the southwest corner of the 1859 portion	4,000
» Repair of south bay window	9,000
Mid-Term (2017 to 2021)	
Planning	
» Architectural conservator finishes guidance	5,000
Major	
» Selective demolition to address interior chronology and building assembly	8,000
» Reroof building	35,000
» Repaint the building exterior	15,000
» Rehabilitate building windows and install storm windows	30,000
» Repair north bay window	5,000
Short Term Subtotal:	91,500
Mid-Term Subtotal:	98,000
» Variable conditions and materials allowance of approximately 15% based on grand total	30,000
» WA Sales Tax 9% based on grand total	17,000
<b>Grand Total:</b>	<b>\$236,500</b>



# HISTORIC PHOTOGRAPHS

The following are a selection of historic photographs collected for the project.

HP 1. Undated view of Coupeville, showing the west facade of the Granville Haller house at left. Source: University of Washington Libraries, Special Collections Division, negative UW19496.

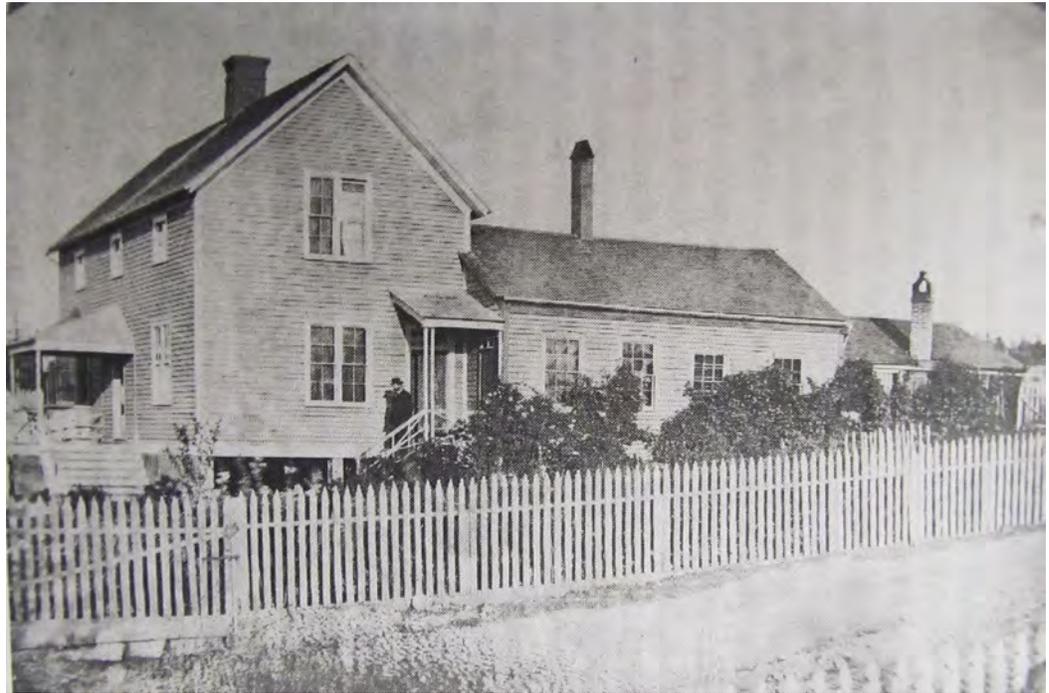


Property of MSCUA, University of Washington Libraries. PH Coll 376

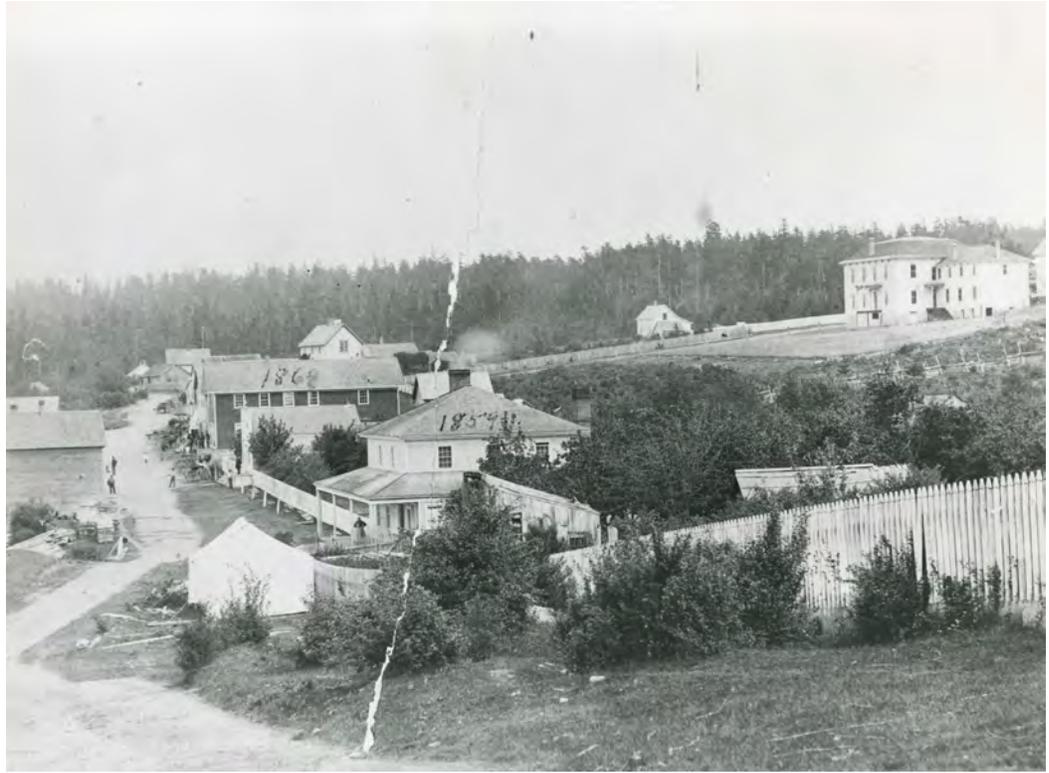
HP 2. Undated view of northeast corner. Source: University of Washington Libraries, Special Collections Division, negative UW5536.



HP 4. View of northwest corner, before the west semi-circular addition and showing additional extension to south; man on steps presumed to be Haller, dating the image to between 1866 - 1879. Source: Washington Trust for Historic Preservation.



HP 3. Undated image of Coupeville, taken in or after 1889, believed to show the Granville Haller house in the distance. Source: State Library Photograph Collection, image AR-07809001-ph0000845.



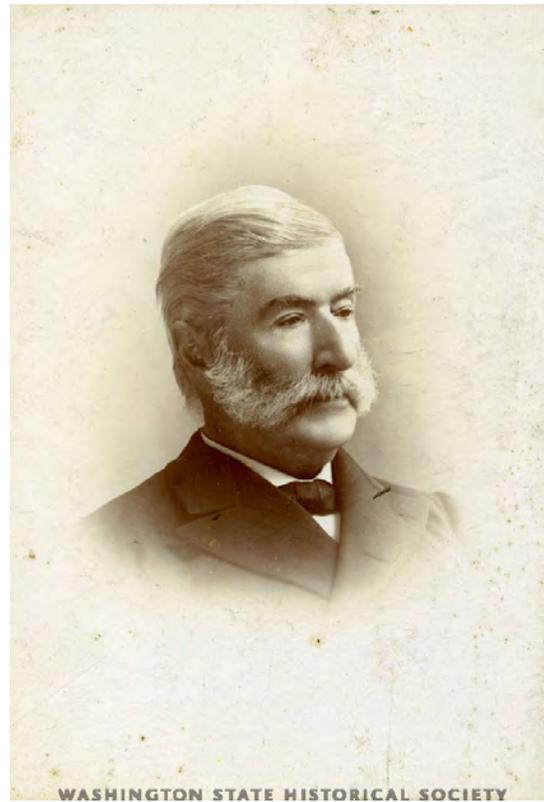
HP 6. Undated view of northwest corner. Source: Washington Trust for Historic Preservation.



HP 5. View of northwest corner, taken during territorial days. Source: Washington Trust for Historic Preservation.



HP 7. Portrait of Colonel Granville. Source: Washington State Historical Society.



HP 8. Ca. 1890 view of the Haller House at right, looking north. Source: Historic Whidbey.



HP 9. Circa 1936 view of north elevation. Source: Historic American Buildings Survey.



HP 10. Circa 1936 view of northeast corner. Source: Historic American Buildings Survey.



HP 11. Circa 1936 view of southwest corner. Source: Historic American Buildings Survey.



HP 12. Circa 1936 view of south elevation. Source: Historic American Buildings Survey.



HP 13. 1983 view of north elevation. Source: Ebey's Landing National Historical Reserve Inventory.



HP 14. 1983 view of northeast corner. Source: Ebey's Landing National Historical Reserve Inventory.



HP 15. 1983 view of northeast corner. Source: Ebey's Landing National Historical Reserve Inventory.

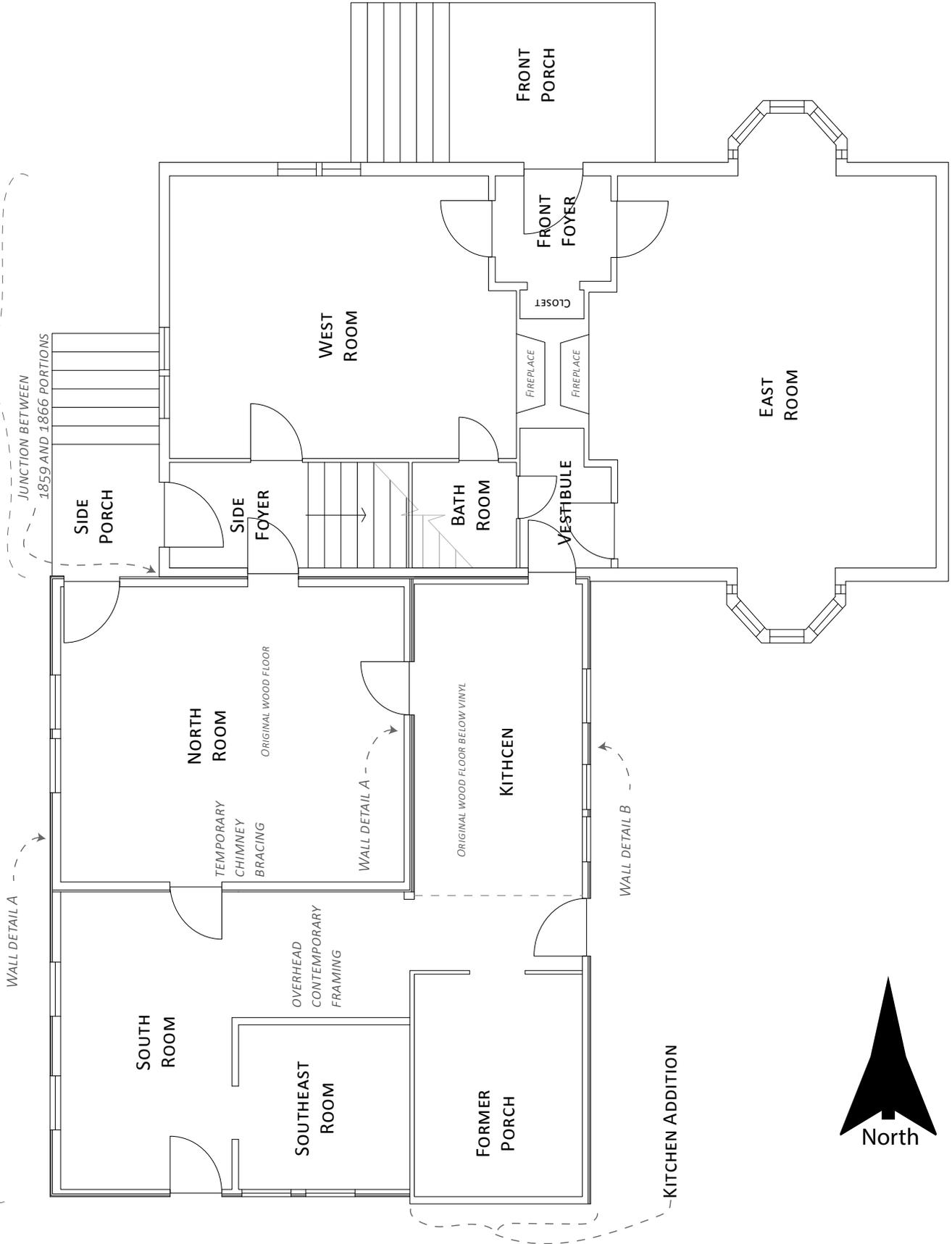


# AS-BUILT DRAWINGS

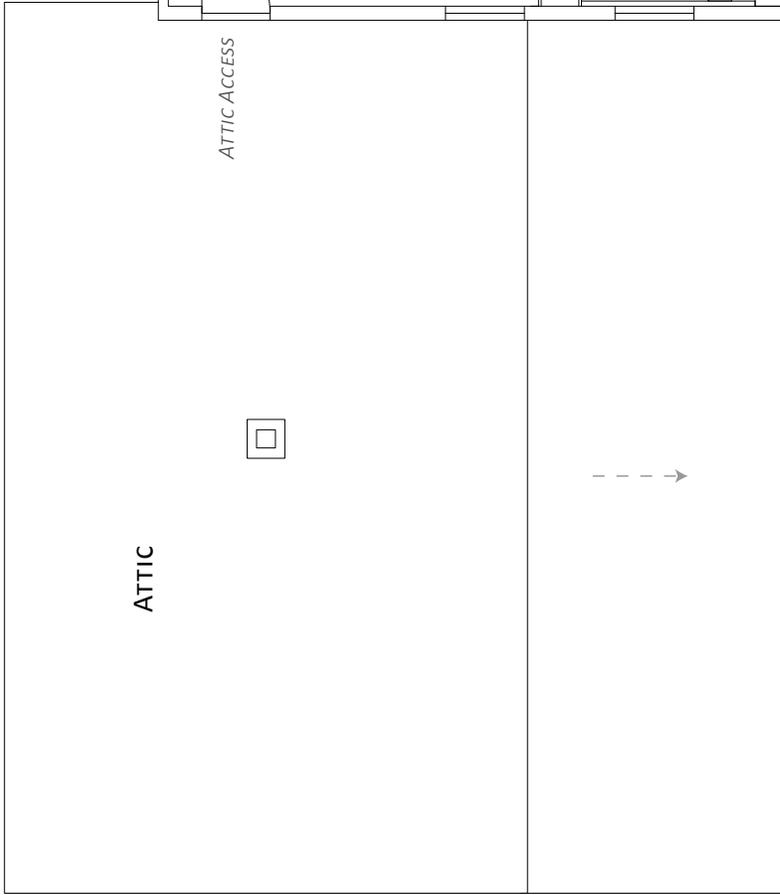
The following as-built drawings were created by Claudia Kiyama with updates added by Artifacts Consulting, Inc. following field work in 2014.

1866 PORTION

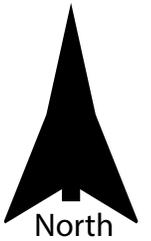
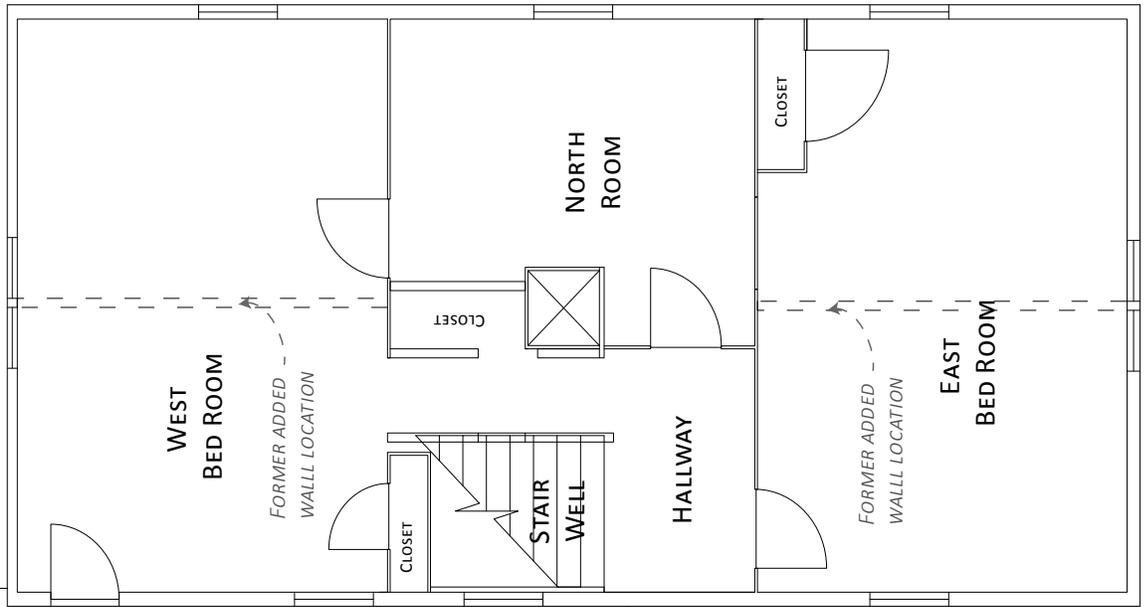
1859 PORTION

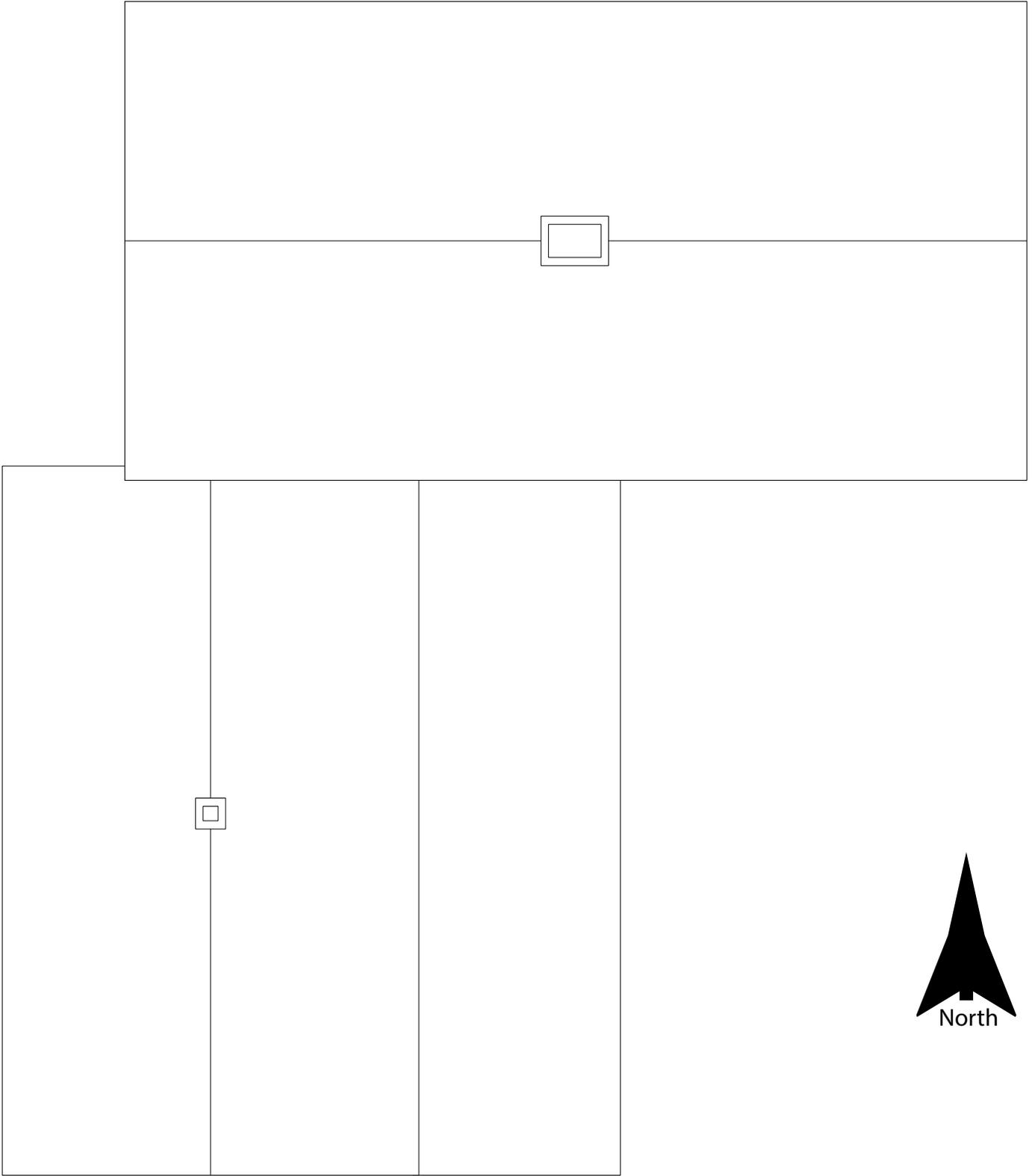


1859 PORTION



1866 PORTION





**Legend**

- Parcels with parcel numbers shown in white
- Building footprints





# CONDITION PHOTOGRAPHS

The following condition photographs were taken by Artifacts Consulting, Inc. during field work in February of 2014. Additional photographs available through the digital project archive, with the caption information written into the metadata. The following are selected examples to illustrate condition issues described in the **“Catalog of Spaces” on page 25.**

CP 1. 1866 portion, first floor, east room. Source: Artifacts Consulting, Inc.



CP 2. 1866 portion, first floor, east room. Detail of baseboard and openings cut in plaster for wiring. Source: Artifacts Consulting, Inc.



CP 4. Fire damage along back wall of closet. Source: Artifacts Consulting, CP 3. 1866 portion, first floor, east room, baseboard detail. Source: Artifacts Consulting, Inc.



CP 6. Hole cut for outlet. Source: Artifacts Consulting, Inc.



CP 5. 1866 portion, first floor, room south of the chimney. Source: Artifacts Consulting, Inc.



CP 8. Floor repair adjacent chimney. Source: Artifacts Consulting, Inc. CP 7. Ceiling missing plaster. Source: Artifacts Consulting, Inc.



CP 9. Front entrance detail, 1866 portion. Source: Artifacts Consulting, Inc.



CP 10. Front entrance detail, 1866 portion. Source: Artifacts Consulting, Inc.



CP 12. Foundation, 1859 portion. Source: Artifacts Consulting, Inc.



CP 11. Foundation, 1866 portion. Source: Artifacts Consulting, Inc.



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Historic Whidbey’s History of the Haller-Brunn House, <http://historicwhidbey.org/data/hallerhouse.html> (accessed March 20, 2014).

“Army and Navy Intelligence,” *New York Times*, 8 July 1879, 4.

“Recollections of Early Days on Whidby Island” by Flora Augusta Pearson Engle (2003).

January, 1909 Sanborn Fire Insurance Map of Coupeville.

January, 1909 Sanborn Fire Insurance Map of Coupeville, with updates through August, 1930.

Ebey’s Landing National Historical Reserve Inventory, National Park Service, Pacific Northwest Region, Cultural Resources Division, 1983.

Data sheet (n.d.) on Granville Haller House, compiled by the Ebey’s Landing National Historical Reserve and accessed from the Washington Trust for Historic Preservation ([http://preservewa.org/FileLibrary/file/BoardMembers/Executive Committee/2013 March Meeting/5. Granville Haller House Information.pdf](http://preservewa.org/FileLibrary/file/BoardMembers/Executive%20Committee/2013%20March%20Meeting/5.%20Granville%20Haller%20House%20Information.pdf)).

According to the Island County Assessor, current parcel information ([http://assessor.islandcounty.net/propertyaccess/Property.aspx?cid=0&year=2013&prop\\_id=709353](http://assessor.islandcounty.net/propertyaccess/Property.aspx?cid=0&year=2013&prop_id=709353)).

