

APPENDIX D2

## **Winters House Landscape Report**

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# Winters House Landscape Report

## PROPOSAL

Sound Transit is proposing to build a portion of the East Corridor light rail guideway parallel to Bellevue Way S.E. In order to mitigate potential impacts to the F.W. Winters House at 2102 Bellevue Way S.E., Sound Transit proposes to depress the alignment located between Bellevue Way S.E. and the Winters House.

The guideway will be below grade in a retained cut (trench). A structural lid has been proposed to cover the trench in the area between the Winters House and Bellevue Way S.E. This report includes a brief review of the landscape history of the house and property for the purpose of explaining the proposed landscape treatment on the lid. The lid is expected to support a 3' depth of soil and planting above. The lid will not be designed to support vehicular traffic.

## HISTORY

The Winters House is listed on the National Register of Historic Places, NHRP (National Register of Historic Places Registration Form, 1991, Krafft). The landscape design proposed for the top of the lid considers the history of the house and reflects the cultural and horticultural past of the house and its surroundings.

## LATE 1920'S – 1930'S

Frederick and Celia Winters specialized in raising greenhouse azaleas, and later daffodils and iris. In 1917, Frederick Winters purchased 10 acres of property along Mercer Slough, where he and Celia grew azaleas, and bulbs. (Krafft) The Winters residence was constructed on the property in the late 1920's, in the Spanish Eclectic style. "The house was constructed with windows that focused on the bulb fields beyond the backyard." (City of Bellevue Parks and Community Services, *Welcome to the Winters House*, brochure.) Terrain in the slough proved to be too swampy for growing bulbs, so the Winters later sold off portions of their land (Krafft).

The landscapes shown in figures 1 and 2, from the mid- to late-1930s, consist of an open area adjacent to the road and a buffer of small conifers against the front of the house. Figure 3 illustrates a plan view interpretation by Nakano Associates of this time period.



Figure 1. *Winters House – circa 1935 (Collections of Eastside Heritage Center)*



Figure 2. *Winters House – 1939*



Figure 3. *Landscape Plan: Winters House— circa 1935, Nakano Associates interpretation*



### 1940'S – 1960'S

In 1943, Anna and Frank Riepl purchased 1.31 acres of the Winters property, including the house. They made changes to the landscape at the front of the house (circa 1950, 1957, 1962), including construction of a fish and lily pond (Krafft). Mrs. Riepl lived in the main house until 1983. The pond no longer exists.

Endre Ostbo purchased the remaining 3.69 acres. He raised rhododendrons on his portion of the land. Later, his son Owen took over and operated a rhododendron nursery on the site until the late 1970's.

The landscapes in figures 4 and 5 show the addition of deciduous trees and shrubs. The largest conifer seen in front of the house in figure 2 had been removed by the time the photos in figures 4 and 5 were taken in 1945.



Figure 4. *Winters House – circa. 1945 (Collections of Eastside Heritage Center)*



Figure 5. *Winters House – circa 1945 (Collections of Eastside Heritage Center)*

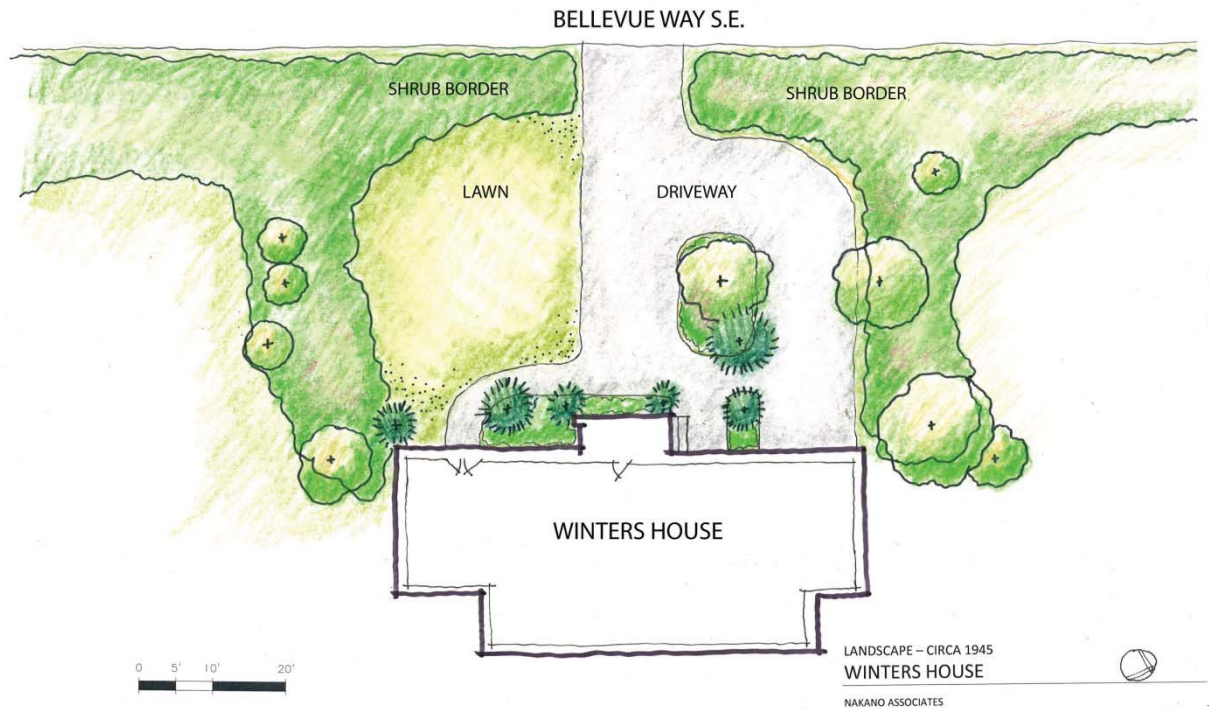


Figure 6. *Landscape Plan: Winters House – circa 1945, Nakano Associates interpretation*

## LATE 1980'S

In 1988, the City of Bellevue purchased the Winters estate, rehabilitated the house, and had it placed on the National Register of Historic Places.

*"The nominated property includes the Winters House and the landscaped property within 50 feet of it... Winters House is significant for both its distinctive architectural character and its association with bulb growing and the floricultural industry in King County and Washington State."* (Krafft)

Features in the landscape have been altered a number of times since the house was built. Statements on the National Register of Historic Places registration form describe the early landscape as: *"The house is... buffered from the roadway by a small grove of deciduous and conifer trees and shrubs. Originally a substantial lawn, fish pond and planted area separated the residence from the old narrower roadway... The house is the only intact historic resource to remain on the site."* (Krafft)

Most of the shrub layer no longer existed in front of the house at the time of the 1988 renovation. Several trees can be seen in figure 7 below.

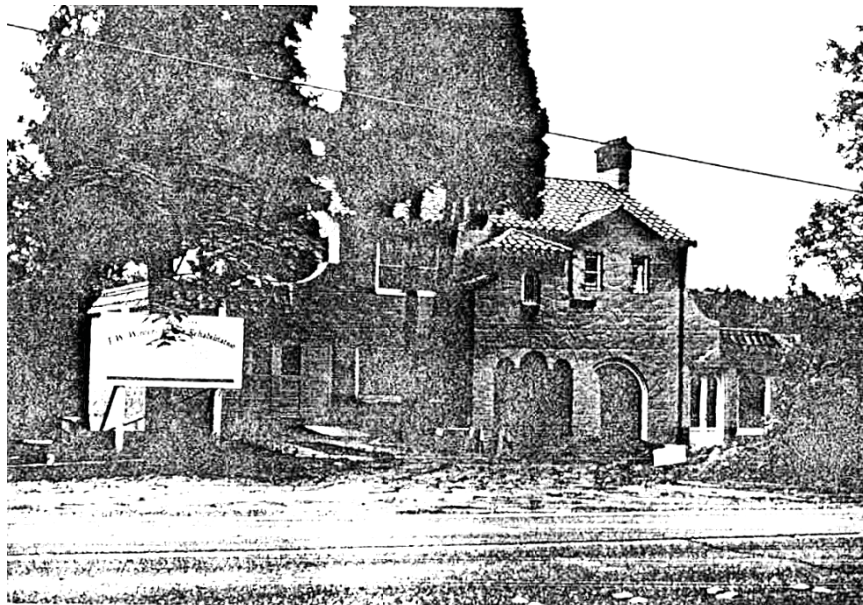
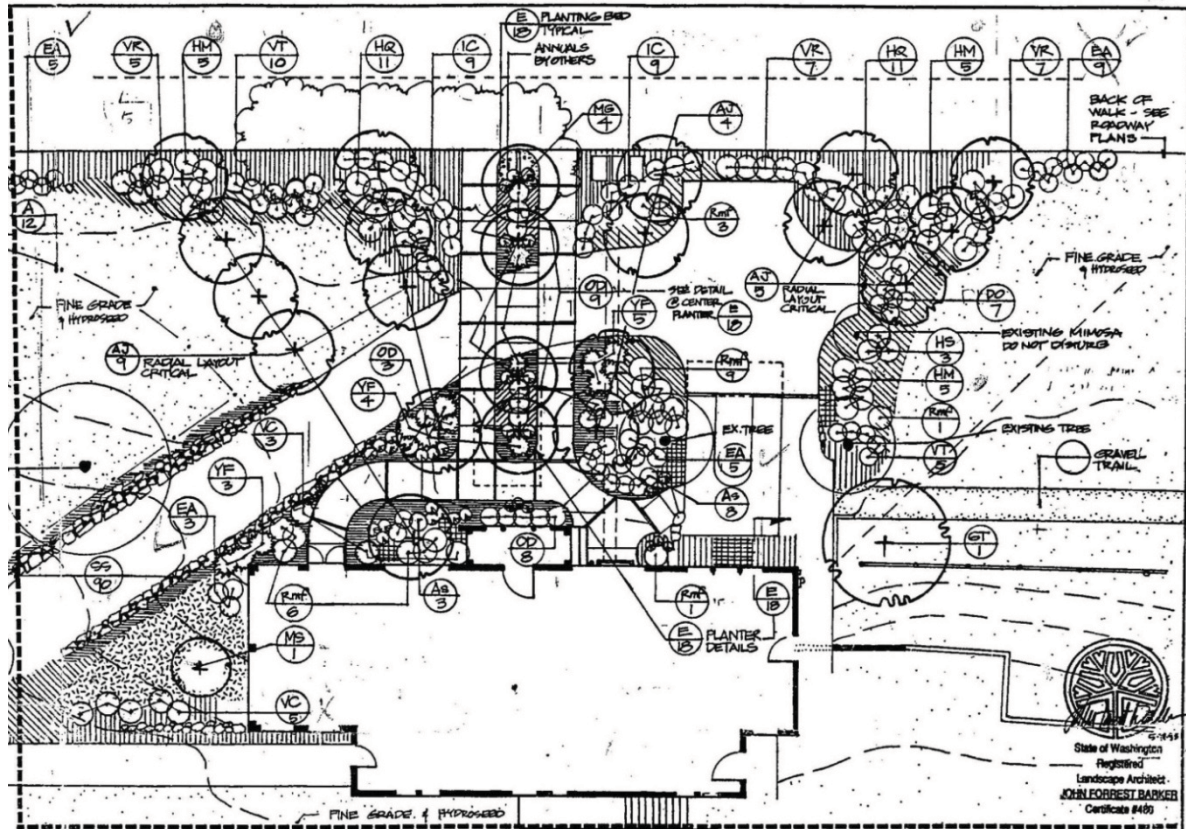


Figure 7. Winters House – Rehabilitation



1990'S

In 1993, a new plan for the Winters House was prepared by John Forrest Barker Landscape Architects, P.S. This plan allowed for accessible parking and entry at the northwest corner of the house. It retained the "original driveway" (per John Barker) as a central pedestrian entry off of Bellevue Way S.E. The plan specified silk trees (*Albizia julibrissen*), magnolias and a honey locust (*Gleditsia triacanthos* 'Halka'), as well as witch hazel, viburnums, rhododendrons, and azaleas. See figure 8 below.



## Planting Legend

Qty	Groundcovers	Botanical name / SPECIES	Common name	Size	Quality/Std.
352	Ar	<i>Ajuga reptans</i> 'Jungle Bronze' 12" o.c.	Jungle Bronze Ajuga	4" pots	12" growth min. vigorous, ASNS #6.4.3.
90	Ss	<i>Semprevivum</i> spp. AS SHOWN	Houseleek		
207	Ef	<i>Euonymus fortunei</i> 'Gold Mound' 18" o.c.	Gold Winter creeper	1 gallon	12" growth min. vigorous, ASNS #6.4.3.
38	Bc	<i>Bergenia crassifolia</i> 18" o.c.	White Bergenia	cont.	
1088	Gs	<i>Gaultheria shallon</i> 18" o.c.	Salei		
43	Ha	<i>Helictotrichon sempervirens</i> 12" o.c./AS SHOWN	Blue Oat Grass		
1677	Vm	<i>Vinca minor</i> (White flowers) 18" o.c.	Dwarf Periwinkle		
48	La	<i>Lavandula stoechas</i> 18" o.c.	Spanish Lavender		
	Lawn	60% Perennial Rye 20% Merit Kentucky Bluegrass 20% Mustang Tall Fescue	20% each of Palmer, 5 lbs./ Prelude, Premier Rye 1000 SF FINE GRADE AFTER AMENDING NATIVE SOIL.		

NOTE: PLANTING LEGEND FOR THIS SHEET & FOR SHEET 17 ARE IDENTICAL. QUANTITIES SHOWN PERTAIN TO THE TOTAL PLANT MATERIAL REQUIRED FOR THE FIN. WINTERS SITE. HYDROSEED QUANTITIES PER SHEET 17.

Qty	Trees	Botanical name	Common name	Size/Can	Quality/Std.
18	PN	<i>Pinus nigra</i>	Austrian Pine	6-8" ht.	full, vigorous, see spec, ASNS 3124
4	PC	<i>Pinus contorta</i>	Shore Pine	6-8"	
4	PM	<i>Pseudotsuga menziesii</i>	Douglas fir		
8	GT	<i>Gleditsia triacanthos</i> "Halka"	Halka Honey Locust	2-1/2" cal. 16-18" ht.	balanced canopy full, vigorous, ASNS 1131 b/b or cont.
18	AJ	<i>Albizia julibrissen</i>	Silk tree, Mimosa	1-1/2" cal. 7-8" ht.	Single stem to 6 ft. full, vigorous, ASNS 1171 b/b or cont.
4	MG	<i>Magnolia grandiflora</i> 'Majestic Beauty'	Evergreen Magnolia	1-1/2" cal. 8-9" ht.	Single stem to 6 ft. full, vigorous, ASNS 1171 b/b or cont.
3	MS	<i>Magnolia sieboldii</i>	Oyama Magnolia	1" cal. 6-8" ht.	Multi stem to 5 ft. full, vigorous, ASNS 1134 b/b or cont.
Qty	Shrubs	Botanical name	Common name	Size/Can	Quality/Std.
26	VT	<i>Viburnum tinus</i>	Laurustinus	30-40" ht. b/b or cont.	Full rounded form full, vigorous, ASNS #4.1.2.4.
25	VR	<i>Vib. rhytidophyllum</i>	Leatherleaf Vib.		
10	VC	<i>Viburnum cerasiifolium</i>	Korean Spice Vib.		
20	Rmf	<i>Rhododendron</i> 'Mrs. Farnham'	'Mrs. Farnham' Rhodo.		
16	HM	<i>Hamamelis mollis</i>	Chin. Witch Hazel	1-1/2" cal. b/b or cont.	Multi-stemmed full, vigorous, ASNS 2.1.3.4
31	HS	<i>Hydrangea serrata</i> 'Lucy'	Rose of Sharon		
37	HQ	<i>Hydrangea quercifolia</i>	Oakleaf hydrangea	30-35" ht. b/b or cont.	Full rounded form full, vigorous, ASNS #4.1.2.4.
68	EA	<i>Eucryphia alata</i>	Burning Bush		
63	CS	<i>Cornus stolonifera</i>	Red-osier Dogwood		
7	DO	<i>Daphne odora</i>	Winter daphne	24-30" ht.	Full rounded form full, vigorous, ASNS #4.1.2.4.
12	YF	<i>Yucca flaccida</i> 'Gold Sword'	Gold Sword yucca		
12	OD	<i>Oxanthus delavayi</i>	Delavay Oxanthesis		
11	AS	<i>Azalea 'Silver Queen'</i>	Silver Queen Azalea		
18	IC	<i>Ilex crenata convexa</i>	Japanese holly		

Figure 8. 1993 Landscape Plan - John Forrest Barker Landscape Architects, P.S.

## 2010

The Winters House is currently operated by Bellevue Parks Department and houses the offices and archives of the Eastside Heritage Center. This use is consistent with the intent listed in the NRHP Registration form: *“The F.W. Winters House shall be used as a public meeting and local historical society facility which will also serve to interpret both the natural and the cultural history of Mercer Slough.”* (Krafft)

The existing landscape in the location of the proposed lid structure includes a number of rhododendrons and azaleas, as well as several magnolia trees and a mature walnut tree. There is no radiating layout of silk trees (as had been shown in the 1993 landscape plan shown in figure 8.) Massings of witch hazel (*Hammamelis*) and burning bush (*Euonymus*) exist today and likely contribute significantly to a display of fall color. Figures 9-13 illustrate shrub borders and trees separating the lawn and house from the street.

CH2MHill contracted HRA (Historical Research Associates) architectural historians review the extant landscape and historic photographs to consider whether the landscape of the house is character-defining or includes any character-defining features from the historic period. (CH2MHill, 17 June 2010)

In particular, HRA assessed the 50-foot boundary provided in the NRHP Registration form which includes the set back of the residence from Bellevue Way. The NRHP Registration form includes the following boundary justification:

The nominated property includes the Winters House and the landscaped property within 50 feet of it. While the otherwise undeveloped grounds within the surrounding and adjacent acreage are associated with the house, they are no longer cultivated and no intact outbuildings remain. While complimenting the historic residence, the surrounding grounds no longer retain integrity.

Analysis of the 50-foot designated boundary to determine whether any character-defining landscape features remain currently that convey the significance of the residence and its relationship to the landscape found no such features. Rather, all of the surrounding landscape of the house was found to have been altered substantially from the historic period of the residence. Except for some mature trees beyond the rear of the residence that once were part of the larger property, the current landscape features do not in any way reflect the original landscape of the residence, nor do they convey the relationship of the landscape to the structure as it was first designed, matured, and allowed to evolve during the historic period of the property. (CH2MHill, 17 June 2010)





Figure 9. Winters House – existing landscape photograph

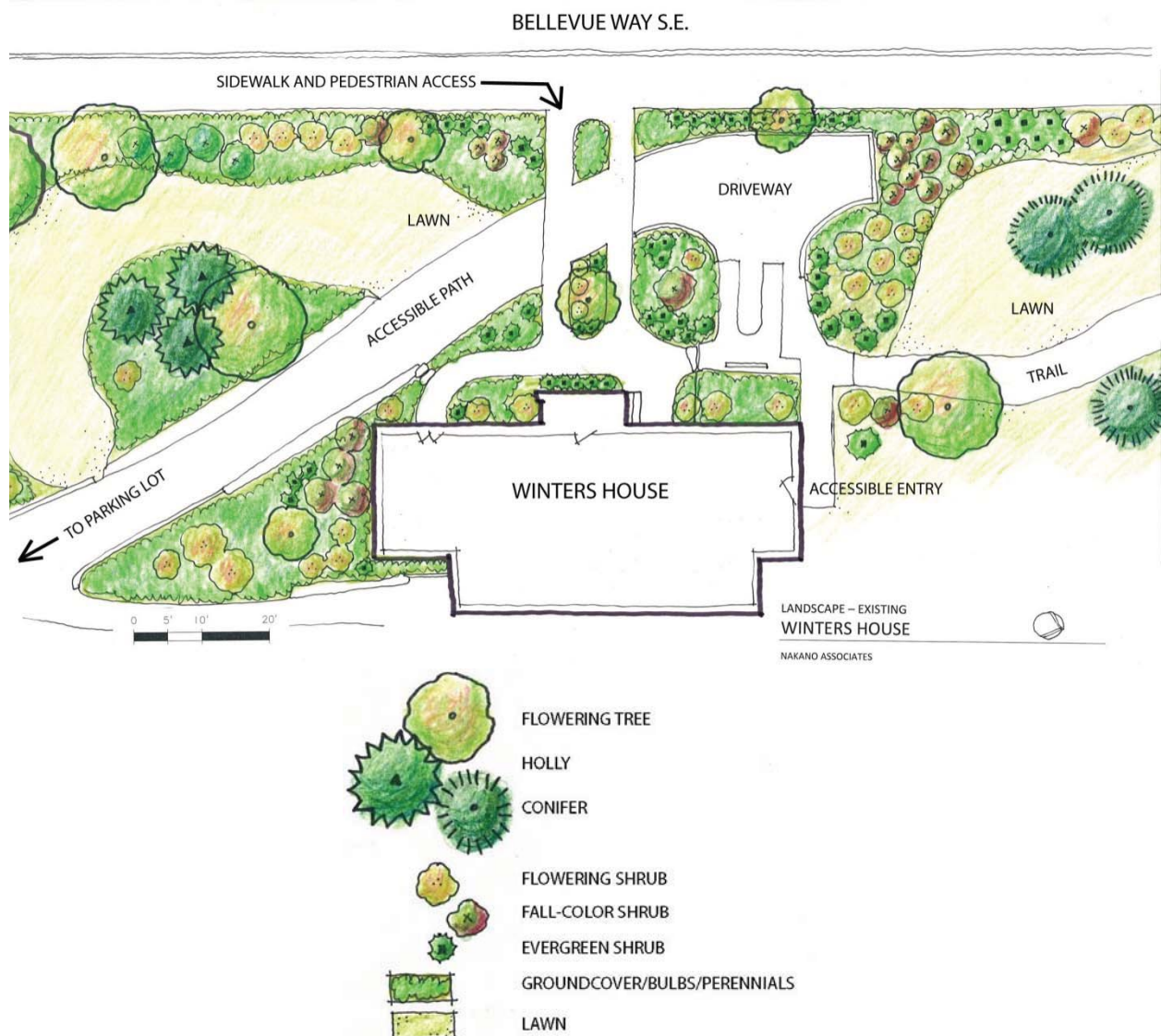


Figure 10. Winters House – existing landscape plan view



Figure 11. *Winters House – existing landscape street view, looking east*



Figure 12. *Existing aerial view, looking south*





Figure 13. *Existing street level view, looking south*

## RECOMMENDED LANDSCAPE

### **Secretary of the Interior's Standards for Rehabilitation**

New work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Those changes that have acquired historic significance in their own right shall be retained and preserved. (National Park Service, The Secretary of the Interior's Standards for Rehabilitation, <http://www.nps.gov/hps/tps/tax/rhb/stand.htm>, 12 July 2010.)

Although the current landscape features do not reflect the original landscape, certain elements have persisted over time. These elements include an open lawn, and plant species (rhododendrons, azaleas, daffodils and tulips) that reflect the horticultural past of the property.

Proposed conditions dictated by light rail design:

- 1.) A new landscape design is proposed for the area to the west of the Winters House, between the house and South Bellevue Way, where a 170-foot long lid covers the light rail guideway (figures 14 and 15.)
- 2.) Soil depth on the lid: 3' (Large shrubs and small trees can grow in this depth.)
- 3.) Parking lot elevation to be raised approximately 9'. This will reduce the grade change from the parking lot to the front of the house and increase the change from the parking lot to the east patio on the lower level. A new ramp system is proposed to provide an accessible path to the lower level of the house.
- 4.) Retained cut trench adjacent to the lid to be bordered by 8' high fencing on both sides (2'-10" barrier and 5'-2" fence.)

The recommended landscape design for the proposed lid (figure 15) reinforces the layout of a central axis (as seen in figure 6, Winters House – circa 1945), creates a strong entry and maintains the axial layout in front of the house. One main feature of the early landscapes was an open lawn. The proposed open lawn would be encircled by shrub borders adjacent to the sidewalk along Bellevue Way S.E. to buffer the house and yard from street traffic. The borders would feature azaleas, rhododendrons, daffodils and tulips to reflect the horticultural past of the house.

At mature height, the proposed border will be about 3' high at the central opening of the garden. Shrubs at the north and south end of the garden, adjacent to the guideway barriers, will be 6'-10' high to screen views from the house to the guideway barrier. Columnar street trees will provide an additional screen between the front of the Winters House and Bellevue Way S.E.

A six-foot wide walkway along the north edge of the lid and along the front of the house allows for direct pedestrian access to the trail system below. With the raising of the parking lot elevation, walkways to the house will be graded for accessible entry at the street level and the lower level entry on the east side of the house. Figures 16-18 illustrate three views of the front of the Winters House, and the general layout and massing of the proposed landscape.

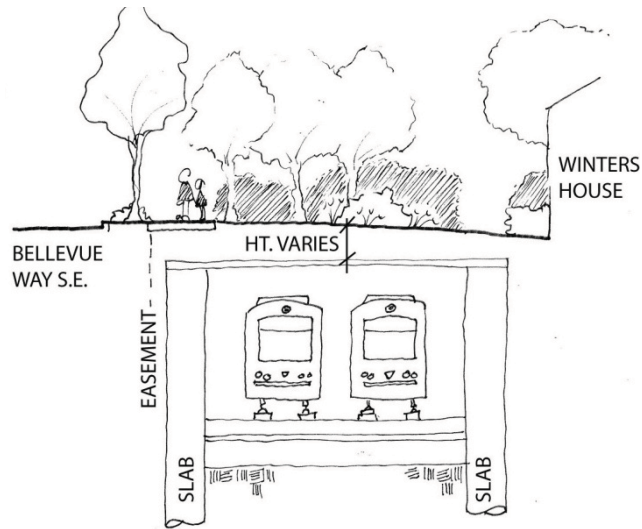


Figure 14. Section - front yard, looking north

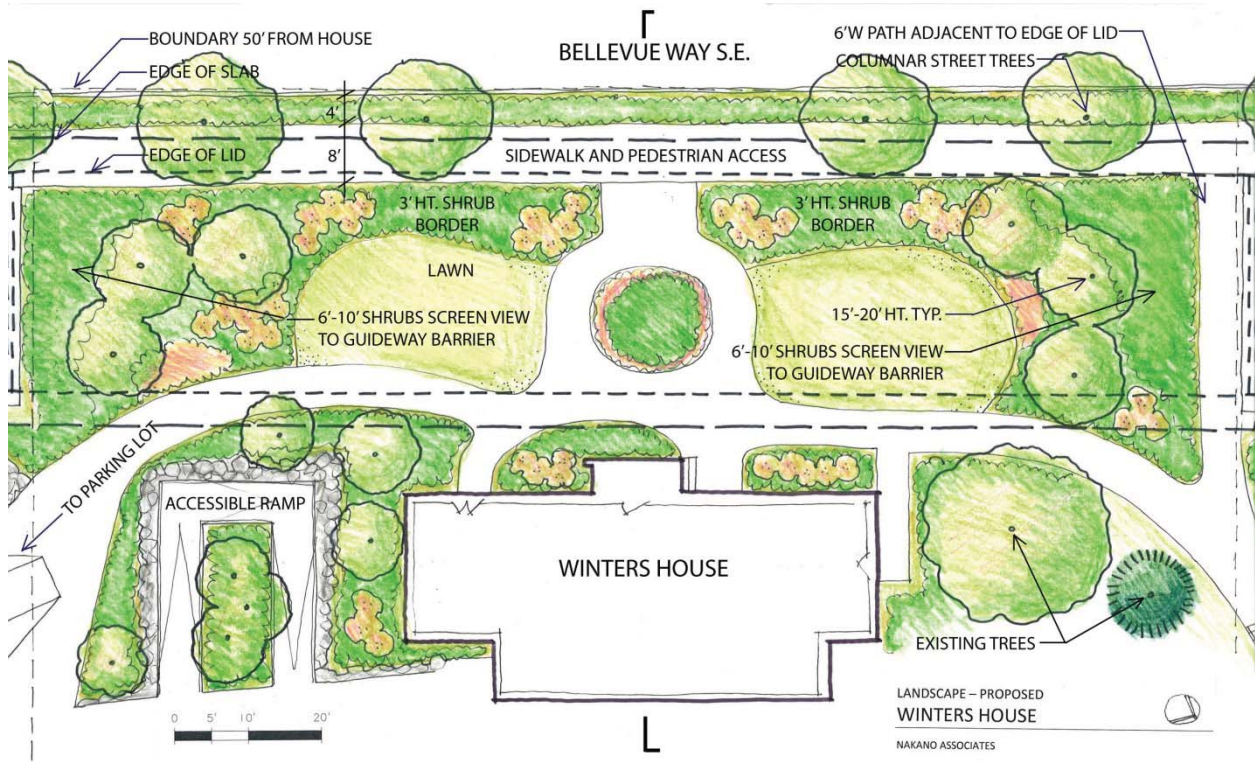


Figure 15. Landscape Plan – proposed



Figure 16. *Winters House – proposed landscape street view - looking east*

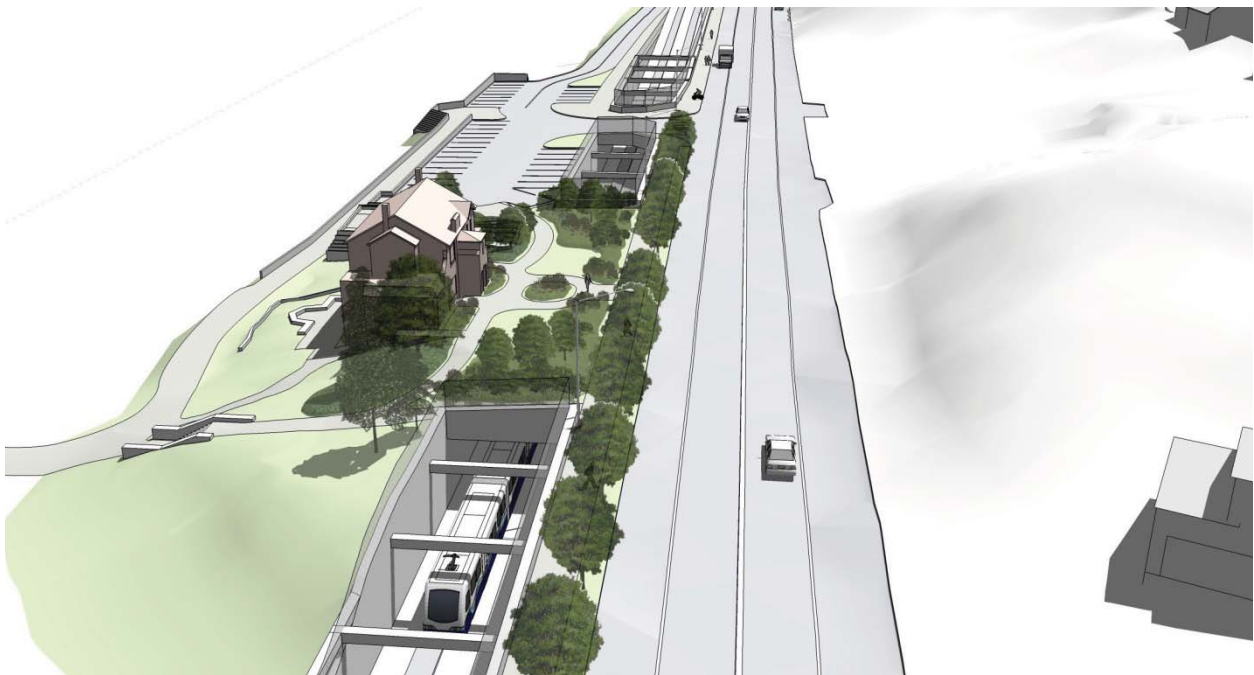


Figure 17. *Proposed aerial view – looking south*





Figure 18. *Proposed street level view - looking south*