

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000367 Date Listed: 4/21/92

Frederick W. Winters House  
Property Name

King                      WA  
County                      State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Antoinette Lee*  
for Signature of the Keeper

4/21/92  
Date of Action

=====  
**Amended Items in Nomination:**

**Description:** Under materials, reference to interior materials is removed. Under "other," ceramic tile is added and reference to "tile (floors)" is removed.

This information was confirmed with Leonard Garfield of the Washington State Historic Preservation Office.

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**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

### 1. Name of Property

historic name Winters, Frederick W., House  
other names/site number N/A

### 2. Location

street & number 2102 Bellevue Way Southeast  not for publication  
city, town Bellevue  vicinity  
state Washington code WA county King code 033 zip code 98004

### 3. Classification

Ownership of Property  
 private  
 public-local  
 public-State  
 public-Federal

Category of Property  
 building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property  
Contributing Noncontributing  
1 — buildings  
— — sites  
— — structures  
1 0 objects  
1 0 Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official *Joseph E. [Signature]*

Date 12/16/91

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

*Antoinette [Signature]*

4/21/92

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Work in Progress

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Spanish Revival

Materials (enter categories from instructions)

foundation concretewalls Stucco (exterior)Other: jazz plaster (interior)roof Ceramic Tile

other

Tile (floors)

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Describe present and historic physical appearance.

**The Site**

The Frederick W. Winters House is prominently situated on the western edge of the Mercer Slough, a rich natural oasis in the midst of a substantial modern suburban community, Bellevue, Washington. The site of the house is bordered on the west by Bellevue Way S.E., an old county road which has evolved into a major arterial roadway and on the east by Mercer Slough. The house is oriented toward Bellevue Way, set back approximately 50 feet and 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 of the former nursery and bulb farm complex. Portions of two extremely deteriorated agricultural structures, a green house and a boiler house, are situated approximately 150 feet to the rear of the house.

**The House**

The F. W. Winters House exhibits numerous features indicative of the Spanish Eclectic style, a romantic revival style which, along with Colonial and Tudor Revival, was particularly popular in the United States between 1915-1940. Its popularity during this period is attributed to the wide publicity given to the Panama-California Exposition held in San Diego in 1915. The exposition was designed by Bertram Grosvenor Goodhue and gave specific emphasis to the richness of Spanish antecedents found within Latin America building traditions.

The Spanish Eclectic style found popularity most commonly in areas of the American Southwest, Florida and California where Spanish colonial construction had initially occurred. Houses of the style, size and detail of the F. W. Winters House are considered less common in the Pacific Northwest, although substantial and elaborate examples are found throughout the region. The distinctive residences constructed in the Bellevue District during this period, an era which coincided with initial suburban development, were typically situated on isolated large estates adjacent to Lake Washington. The Winters House is unusual for both its farmland setting and its Spanish Eclectic style.

The F. W. Winters House is a two-story, wood frame residence with a daylight basement and concrete foundation. The interior room arrangement is based on a traditional central hall passage plan and is oriented north/south facing toward Bellevue Way S. E. The central passage is flanked by a sunken

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living room to the south and a dining room, kitchen and kitchen nook to the north. The central passage is terminated at the eastern end by a window adjacent to small powder room. A one-story conservatory is situated adjacent to the living room and oriented to south. A one-story, two-car garage, now sensitively adapted to interior office space, is situated adjacent to the dining room/kitchen wing.

The upper floor consists of a central passage, bathroom, two smaller bedrooms and a large master bedroom which includes a partially enclosed porch oriented to the east. The basement level includes a large former recreation room, a former laundry room, a boiler room and kitchen, bathroom and bedroom facilities originally used for live-in household help or tenants.

The F. W. Winters House exhibits several character defining features which are indicative of the Spanish Eclectic style and the role of Mrs. Winters' brother, Elmer H. Roedel in the design of the house. The Winters House is distinguished by an asymmetrical form, an exterior wall surface of stucco patterned to represent field stone construction and a low pitched gable main roof with red clay tile roof covering. The roof is further articulated by two separate chimneys and an ornamental tower, each of which includes an elaborate tile cap and small gabled tile roof. The conservatory and garage roofs are flat with mansard perimeters and tile roof covering.

The primary, west elevation is distinguished by a prominent multiple arched two-story entrance bay which includes a tile floor, hipped roof and slender spiral columns with ionic capitals. The bay includes a small arched window at the second floor level which opens onto the upper floor bathroom. A large arched focal window with a low sill is situated on the west facade at the living room. When the house was constructed, this window dramatically linked the living room to a fish and lily pond situated just outside. The original heavy ten-panel entrance door remains in place. The simulated garage door, based on historic photography, was constructed as part of the 1991 rehabilitation project.

The east or rear elevation is distinguished by two balconies which are oriented toward the site of the earlier greenhouse complex and bulb fields on Mercer Slough. The balcony at the kitchen nook has been restored according to historic photographs to include an ornate wrought iron handrail and a new exit stairway. Portions of the original tile floor and the elaborate stucco clad brackets remain in place. The second balcony is recessed under the main roof adjacent to the master bedroom.

The original windows throughout the house were double-hung, casement type and typically included multiple panes with narrow comes. Prior to the 1990 - 1991 rehabilitation project the original window sash had been removed due to vandalism. The missing windows have been replaced with single glazed wooden sash based on salvaged materials and historic photographs in order to match the original windows.

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The ornate wrought iron grills located on the upper floor windows on the west elevation were also removed due to vandalism and have been replaced with grills based on both historic photographs and similar extant features found on the E. H. Roedel House in Portland, Oregon.

Interior finishes and features throughout the house are also representative of the Spanish Eclectic style and are indicative of the role of Elmer H. Roedel in the design of the house. The interior is distinguished by the lavish use of decorative ceramic tile. Tile floors of varied colors and patterns are located in the central entrance passage, dining room, conservatory, kitchen and bathrooms. A tile stair with colorful inlaid tiles at the risers leads from the entrance passage down to the living room. Elaborate glazed tile wainscotting is utilized in the powder room and kitchen. The upper floor bathroom exhibits the extensive use of highly glazed ceramic tile for wainscot, bathtub, shower stall and appropriate tile accessories. Original portions of an exquisite overmantel and mantel constructed with terra-cotta units in a "Mayan" inspired motif remain in place.\* Missing portions of the fireplace tiles shall be refabricated and re-installed based on duplicate units located in the E. H. Roedel House in Portland, Oregon. Ornate wrought iron stairwell handrails have been refabricated and installed based on similar features in the E. H. Roedel House.

Other distinctive interior features include the low pointed arched door openings off the central passage, the prominent mahogany central stairway, and the living room ceiling of stained fir paneling with bracketed cross beams. The first floor original rough trowelled wall finishes have been repaired and restored to include a yellow-gold colored rough plaster finish highlighted by a transparent sienna stain. Portions of the yet to be restored or rehabilitated upper floor bedrooms walls and ceilings retain the distinctive abstract geometric painted patterns which were applied by wooden rollers imported from Austria ca. 1960. The original wooden rollers have been made available for future restoration purposes.

### Rehabilitation / Restoration Project

Since September 1990, the F. W. Winters House has undergone substantial repairs, rehabilitation and restoration. The preservation of the architectural and historical character of the house was of primary importance in determining the scope and purpose of the project. The rehabilitation project was preceded by a thorough Historic Structure Report which provided a basis for decision making and design development. All selective restoration and repair work was undertaken in accordance with the

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

In order to adapt the house for contemporary public uses and to meet current health, safety and handicapped accessibility standards, some relatively minor exterior and interior modifications were

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made to the house. Those modifications include the construction of exterior exit stairs from the kitchen nook balcony, a new exterior wall at the old garage door opening, the installation of new interior doors and relights in the central hall passage, enlarged boxed beams in the living room and the construction of a handicapped accessible entrance / exit and bathroom on the main floor level.

Exterior rehabilitation work included the cleaning, repair and replacement of the tile roofing materials and stucco walls, the application of new exterior paint based on the original color scheme and the installation of copper downspouts and gutters to match the original materials.

### Future Rehabilitation Work

Financial constraints have limited the extent to which the interior finishes of the second floor of the house has been rehabilitated. It is the intent of the City of Bellevue to complete rehabilitation of the upper floor areas and undertake the selective restoration of the landscape, gardens and bulb field areas when sufficient funding can be obtained.

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**8. Statement of Significance**

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Certifying official has considered the significance of this property in relation to other properties:

 nationally     statewide     locallyApplicable National Register Criteria     A     B     C     DCriteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Agriculture  
Architecture

Period of Significance

1929-1941

Significant Dates

1929

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Roedel, Elmer H; Grosvenor, A. R.

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State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Frederick W. 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. As an agriculturally related resource, the F. W. Winters House, was constructed during an important period of early suburban development in Bellevue, Washington, now a densely developed suburban community.

**Mercer Slough Settlement**

The Winters House is located in Mercer Slough, a valley lowland along the southeastern shore of Lake Washington. Euro-American settlement of the area began with the establishment of the Aaron Mercer homestead along the western side of the Slough between 1867 and 1871.

Mercer Slough remained an isolated rural area until the 1880s, when the completion of the transcontinental railroads connected such areas to national and international markets. Railroad transportation stimulated rapid urban expansion and created expanded markets. Thus, intense agricultural production became economically feasible. During this era, Carl O. Qualheim acquired the Mercer land, platted it and began to deal in real estate.

An isolated settlement pattern characterized the general area until the founding in 1908 of Beaux Arts Village. This small residential community, inspired by the English Arts and Crafts movement, was located on a fifty-acre tract adjacent to Lake Washington and approximately one-half mile west of the Slough.

Prior to the opening of the Lake Washington Ship Canal in 1917, Mercer Slough included several boat landings and extended northward nearly to Main Street where a lumber mill operated at a community known as Wilburton. When the Ship Canal was opened, the water level of Lake Washington was substantially lowered. This caused the Slough to no longer be navigatable and created new farmlands with rich bottom soil. Contemporary with the change in Lake Washington shorelines, a road and bridge system was completed which served to connect the area, by then known as "the Bellevue District" (Enatie, Factoria, Three Points, Medina, Bellevue, Beaux Arts), with other urban and rural areas.

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### Fredrick and Cecelia Winters: The Winters Bulb Farm

Fredrick Winters was born in New York where he was trained as a floral decorator. He migrated to Spokane, Washington in 1906 and was employed by Hoyt Bros. Florist. There he met Cecelia Roedel, the firm's bookkeeper, whom he married in 1907. In 1916, Frederick and Cecelia Winters settled in the Bellevue District where they initially acquired a holly farm.

In 1917, Frederick Winters purchased 10 acres along Mercer Slough from C. A. Qualheim and established a wholesale floral business. Mr. Winters specialized in greenhouse raised azaleas which were shipped to Midwestern and Eastern markets. The immediate geographic area, known as Enatie, attracted several other agricultural enterprises during this era, including one identified as a "Loganberry Ranch."

In 1920, Frederick and Cecelia Winters helped establish the Eastside Grange which included 17 other ranchers from the Mercer Valley area including Southview and Factoria. Mr. Winters also served as a Drainage District commissioner and was active in promoting the excavation of a channel through the swampy slough to encourage more intense cultivation. Mrs. Winters is known to have raised vegetables and sold them to local residents described as "summer people and Beaux Arts." By 1924, the Winters had built several greenhouses and had acquired an additional 10 acres of land, including acreage on the eastern side of the Slough. This land was acquired in order to expand their floricultural business into bulb farming.

The cultivation of flower bulbs as a specialty commercial crop was begun in Washington State by Captain George Gibbs on Orcas Island in 1892. His commercial operation was relocated to the Bellingham area in 1899, due to the more advantageous topography and maritime climate. In 1908, the USDA established a bulb station at Lynden. This was the most complete of several research stations established nationwide during this era. The research efforts undertaken at the Lynden station stimulated the Washington State bulb industry, which eventually expanded to several localities in the Puget Sound lowlands and Skagit, Pierce and Clark counties.

The relatively small nursery and bulb farm operated by F. W. Winters was typical of other bulb farms and specialty crop farms in King County. He began bulb farming in 1924, first growing narcissus (daffodils) and later specializing in King Alfreds narcissus and Dutch and Spanish iris. Between 1926 and 1938 a quarantine on imported bulbs was imposed due to the spread of infectious bulb diseases. Thus, bulb farming became an economically attractive undertaking and approximately 150 farms were established statewide by the late 1920s.



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Mr. Winters appears to have been particularly successful during this era and is known to have purchased carloads of imported bulbs before the quarantine and was among the first farmers to specialize in Dutch and Spanish iris varieties. By 1927, Winters had constructed a two-story 28' x 40' bulb and straw flower house in which bulbs were prepared and proceeded for shipment to Eastern and foreign markets. Typical of growers in other specialty crop industries, Mr. Winters was active in the Puget Sound Bulb Exchange, an association of growers, researchers, and marketing people who cooperated to develop bulb varieties and cultivation methods and to improve their quality and the volume of local production.

### The Winters House

The Frederick W. Winters House was designed and constructed in the late 1920s, during the period when the Winters bulb farm was particularly successful. Prior to the construction of this house, the Winters family resided in two other homes, both situated approximately one mile to the south and adjacent to their bulb fields along Mercer Slough. The distinctive character of Frederick W. Winters House is indicative of several factors related to its ownership, architectural design, and spatial relationship to a larger agricultural complex of which little else now remains.

The selection of the Spanish Eclectic architectural style appears to have been due to unique family circumstances and popular taste. Mrs. Frederick (Cecelia) Winters' brother Elmer H. Roedel was a tile supplier and contractor. He was active in the tile business in Seattle from 1920 until 1926 and thereafter for nearly 40 years in Portland, Oregon. He was involved to a great degree with the design and construction of numerous buildings which utilized ceramic and architectural tile. Of particular popularity during this era were romantic architectural designs with decorative details borrowed from historical Spanish architecture. These designs incorporated the extensive use of decorative floor, wall and roof tiles. The design of this house appears to have been based almost entirely on the design of an extant house built for Mr. Roedel in Portland, Oregon. E. H. Roedel clearly played an important role in the design and the construction of the Winters House.

The floor plan and siting of the house were specifically oriented toward the view of the bulb fields below the house and the undeveloped eastern side of Mercer Slough. The house presented a distinctive and formal entrance facade toward the old Qualheim, Road now Bellevue Way S.E. From windows and balconies on the rear elevation it commanded a complete view of the nursery complex and fields which facilitated its construction.

The house was constructed by an important local contractor, Anson Ralph Grosvenor, for a reported cost of \$32,000. Mr. Grosvenor settled in Bellevue in ca.1910 and was the most experienced builder in the isolated eastside districts during this era. He was responsible for the construction of numerous

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residential and commercial buildings which were built as the districts evolved into a suburban community, fostered by improved motorized transportation routes and expanded agricultural activity throughout eastern King County.

### The Winters Bulb Farm: Later Years

The Winters' nursery operation grew in the years following the construction of their distinctive Spanish Eclectic style house. In addition to the earlier bulb house, which was located a short distance to the south of the house, the complex eventually included a series of eight greenhouses (16' x 200' each), a boiler house, two small private residences for relatives, quarters for Filipino tenant field workers and several other utilitarian structures.

The Winters gradually sold portions of the slough acreage because the terrain proved to be too swampy. They instead acquired acreage in Kent, where the bulbs were cultivated and then returned to the Enatie farm for processing. By 1939, the area of the farm had been reduced to four acres and ten farm buildings remained, including the substantial azalea growing greenhouse complex. Although Mr. Winters continued to cultivate and wholesale bulbs, he became a major wholesaler of greenhouse azaleas. Eventually few bulb farms remained in King County and the great majority of successful bulb farms were concentrated in the Pierce County area. Currently, Washington State, with very large farms concentrated in Skagit County, is a leader in the international bulb market.

In 1943, the F. W. Winters acquired a florist shop in the north Seattle area which had been owned by an interned Japanese-American merchant. Frederick and Cecelia Winters then moved to Vashon Island where, in retirement, they built new greenhouses and until 1959 operated a retail and wholesale flower business which specialized in greenhouse carnations. Throughout their long and productive lives, Frederick and Cecelia Winters were active in numerous floricultural, civic and fraternal organizations.

In 1943, the Winters sold 1.31 acres, which included their house, the bulb house and some greenhouses to Austria immigrants Anna and Frank Riepl. The remaining 3.69 acres were sold to Endre Ostbo, a rhododendron farmer who had previously purchased several acres to the north from F. W. Winters. Mr. Ostbo, and later his son Owen, utilized the old Winters greenhouses and continued to operate a rhododendron nursery until the late 1970s. The Riepls converted the old bulb house into a woodworking shop and apartments ca.1950 and constructed two rental residences immediately adjacent to the main house in 1957 and 1962. Mrs. Riepl continued to live in the main house until 1983. While several minor alterations were made to the house during the Riepls ownership the only substantive change made to the house during her ownership was the distinctive

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painting of the bedroom walls and ceilings with wooden rollers which Mrs. Riepl brought to America from Austria.

Late in the 1940s, blueberry farms were successfully established in Mercer Slough on acreage formerly owned by F. W. Winters. Overlake Blueberry Farms represents the only commercial agriculture which currently remains active in the Slough area. In the 1950s the Bellevue Parks Department began to acquire Slough properties for open space preservation and urban environmental education purposes. In 1989, the City of Bellevue Parks Department acquired the acreage on Mercer Slough which include the F. W. Winters House. The Board of Park and Recreation Commissioners voted in April 1989 to retain and preserve the F. W. Winters House as a complimentary part of the Mercer Slough Park, an open space nature park of more than 230 acres. Prior to the public acquisition of the property, the house was deteriorated and subsequently seriously vandalized. Between September 1990 and June 1991, the F. W. Winters House underwent extensive exterior and interior rehabilitation and restoration work. 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.

**9. Major Bibliographical References**

See Continuation Sheet

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property less than one

**UTM References**

A 

1	0
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5	6	0	7	5	0
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5	2	7	1	0	2	0
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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See continuation sheet

**Verbal Boundary Description**

To reach the point of beginning, start at the southeastern point of the "y" intersection of Bellevue Way S. and 112th Avenue NE and proceed 700 feet along the eastern edge of Bellevue Way. From this pob, turn 90 degrees and proceed easterly 100 feet; turn 90 degrees and proceed southerly 100 feet parallel to the rear of the building; turn 90 degrees and proceed westerly to the eastern edge of Bellevue Way; proceed northerly along Bellevue Way to pob.

See continuation sheet

**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.

See continuation sheet

**11. Form Prepared By**

name/title Kate Krafft

organization Krafft and Krafft date August, 1991

street & number 85 South Washington telephone (206/587-0413)

city or town Seattle state WA zip code 98104

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Aerial Photography (1936, 1946), Walker and Associates, Inc. Seattle, WA.

Carlson, Frank, of Roedel Tile Contracting, Portland, Oregon. Telephone Interview, October 11, 1989.

Fred Winters Obituary, **Maury Island Beachcomber**, November 14, 1968.

Freeman, Otis. ed. **Resources of Washington**. Seattle: Washington State Resources Committee, 1954.

Gould, Charles (Bulb History Expert), Puyallup, WA. Interview October 4, 1989.

Karner, Anna (niece of Frank and Anna Riepl), Seattle, WA. Telephone interview, October 10, 1989.

**King County Agriculture**, County Agricultural Data Series. Olympia: Washington State Department of Agriculture, 1956.

**Lake Washington Reflector**, 1918-1931.

Larson, Iona Zwiehelhofer, former employee of F. W. Winters, Bellevue, WA. Telephone Interview, October 5, 1989.

McDonald, Lucille. **Bellevue: Its First 100 Years**. Seattle: Superior Publishing, 1984.

Misc. Maps. Maps Collection, Suzzallo Library, University of Washington, Seattle.

Misc. Property Tax Records. King County Regional Archives, Seattle, WA.

Ostbro. Owen, Winters' adjacent property owner, Woodinville, WA. Telephone interview, October 10, 1989.

**Polk City Directories**, Spokane 1914-1917; Seattle 1916-1931; Portland 1926-1960.

Segler, Jeanette Elise, step-granddaughter of F. W. Winters, Auburn, WA. Interview October 1, 1989.

Squires, Connie Jo. **The Bellevue Story**. Bellevue, WA, 1967.

Stubbs, Thelma Grosvenor, Salinas, California. Telephone Interview, 10/5/89.

Winters, Forest (son of Frederic and Cecilia Winters), Naselle, WA. Telephone interview, October 10, 1989.

"Winters Celebrate Golden Wedding," **Maury Island Beachcomber**, March 1957.

Winters, Teresa, Auburn WA. Misc. historic photographs, newspaper articles, documents.

Winters, William A., grandson of F. W. Winters, Auburn, WA. Interview October 1, 1989.