



1125 Harvard Avenue East Second Public Meeting
October 15

Team

Seattle Parks & Recreation
Community Outreach

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Seattle
Parks & Recreation

Land & Cultural Acknowledgement

A photograph of a residential yard. In the foreground, there is a large, weathered tree stump on a grassy lawn. A small garden bed with a wire fence is visible near the stump. In the background, a two-story house with a red roof and white trim is partially obscured by several trees, including a large weeping tree. The sky is clear and blue.

On behalf of Seattle Parks and Recreation and the design team, we acknowledge the land on which we stand today as the traditional home of the Coast Salish people,

and the traditional home of all tribes and bands within The Coast Salish Tribes. Without them, we would not have access to this gathering nor to this dialogue. I ask that we

take this opportunity to thank the original caretakers of this land who are still here.

Public Meeting #2

Saturday, October 15, 2022

Seattle Asian Art Museum
in Volunteer Park

1400 E Prospect Street, Seattle 98112
Alvord Boardroom

10 - 11:30 a.m. – Doors open at 9:45 a.m.

Welcome	10 minutes
Presentation	20 minutes
Small Group Review	30 minutes
Report Back	20 minutes
Next Steps	10 minutes



Goals

- Launch the first phase of the public engagement process for the project
- Initiate conversations about the future park design and intent
- Establish a vision for the park

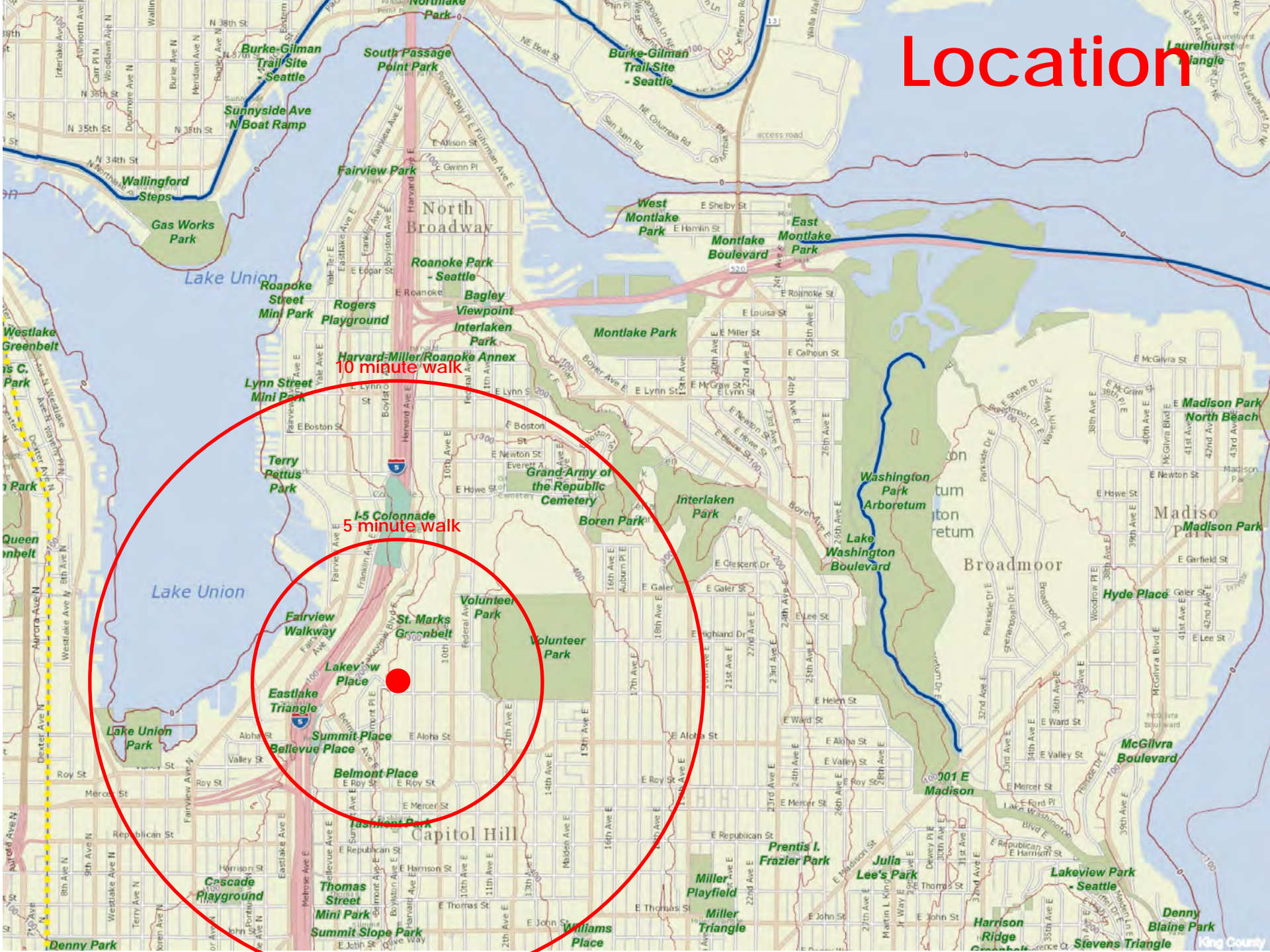
Scope/Schedule

Final products of this initial phase will include:

- Site Survey for plan development
- Concept/early schematic plan
- Public meeting #3 - 1st Quarter 2023
- Final concept/early schematic plan
- Project budget
- Possible phasing and partnership strategies for improvements to occur over time



Location



10 minute walk

5-5 Colonnade

Early Residents



Lake Union in 1891. The circle shows the location of Cheshiahud's cabin



Chudups-John (Cheshiahud) & others in a canoe on Lake Union



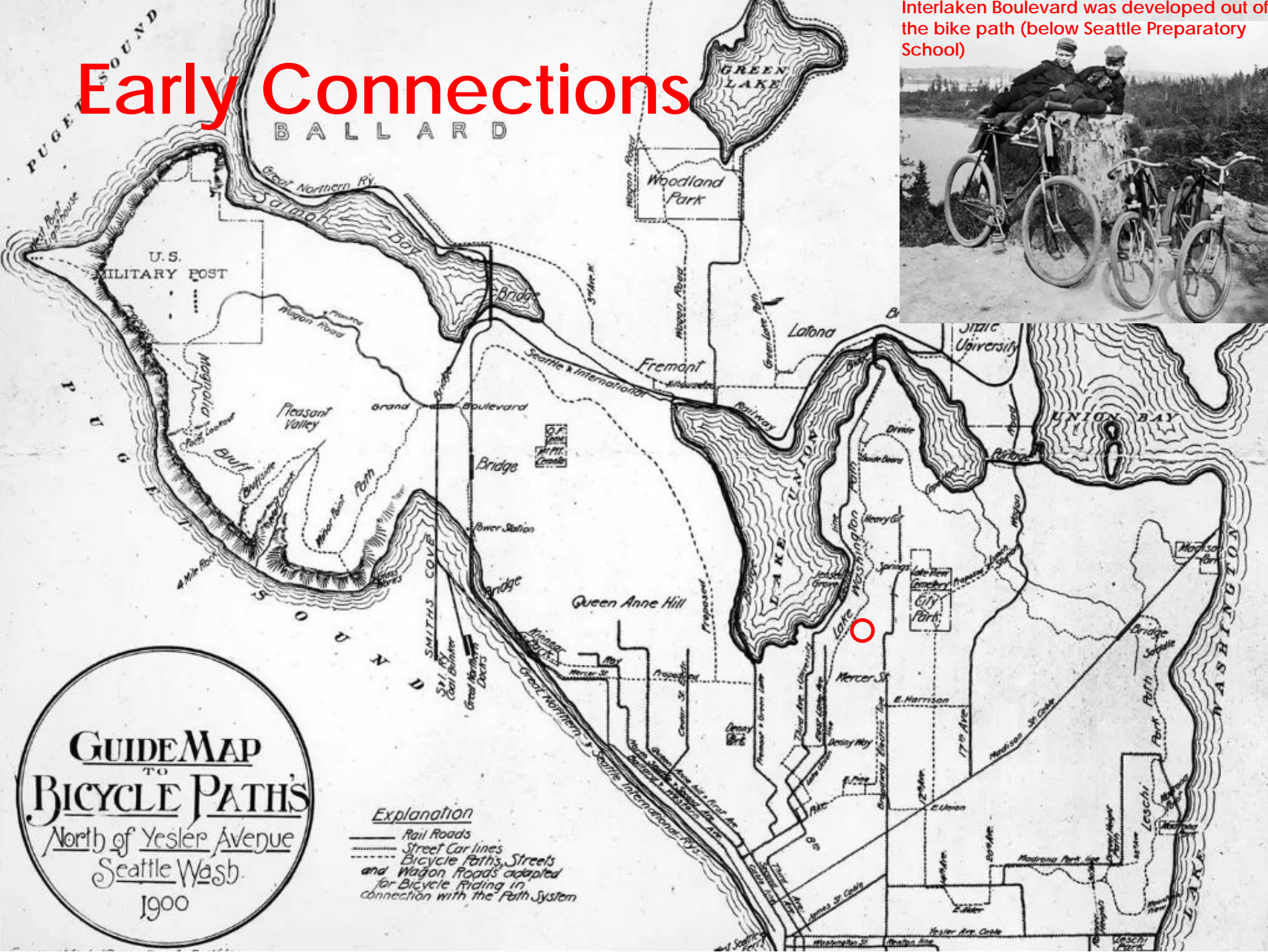
Cheshiahud (Chodups) and his wife Tleebuleetsa (Madeline) outside of their home in Portage Bay 1885



Cheshiahud and Madeline outside of their home in Portage Bay 1903

Early Connections

Interlaken Boulevard was developed out of the bike path (below Seattle Preparatory School)



First 50 years

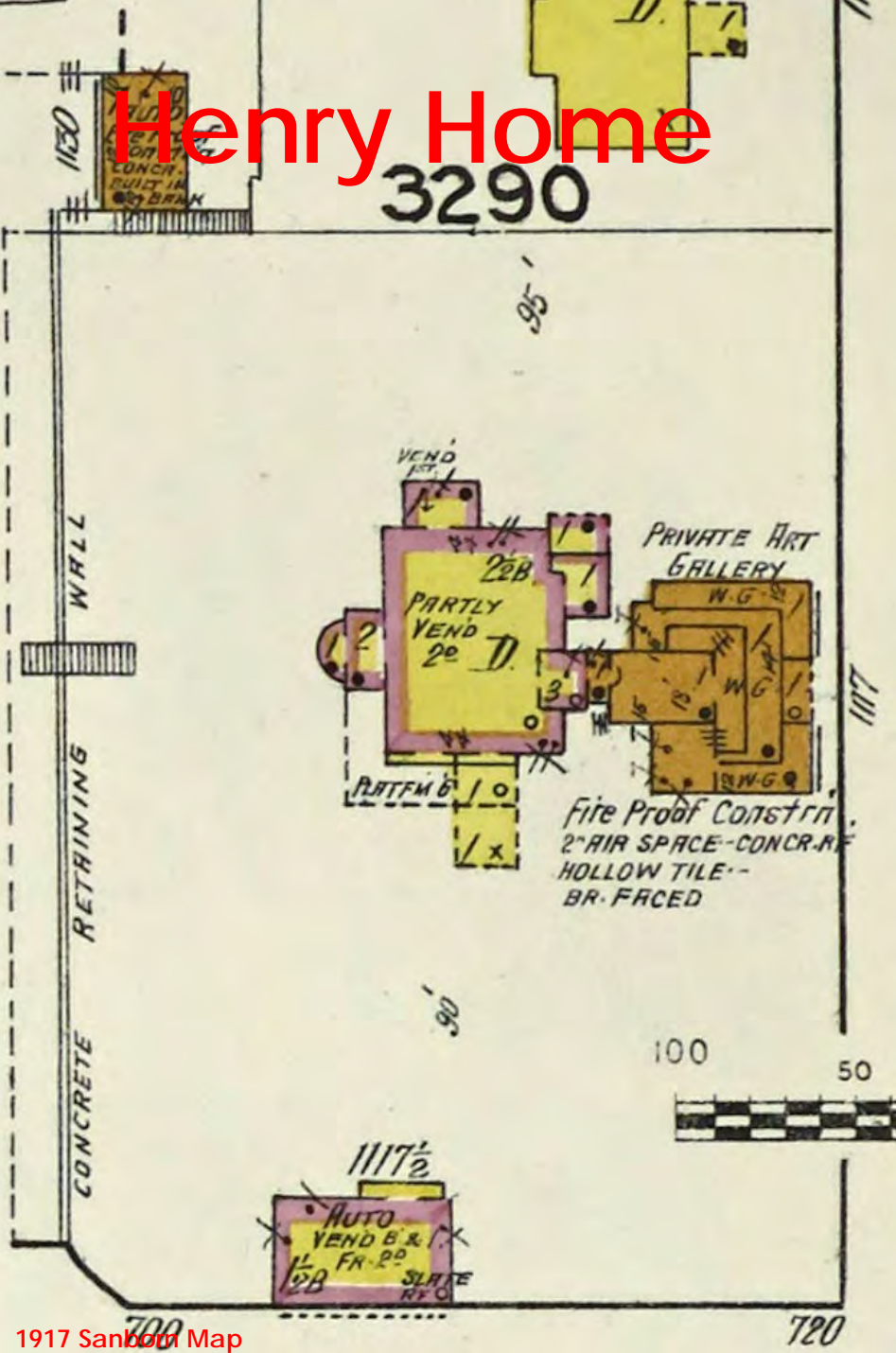


Horace C. Henry home, Seattle, circa 1920 (MOHAI 13044), quote from *Homes and Gardens of the Pacific Coast*, vol. 1, Frank Calvert, 1913

A WALK through the well kept grounds surrounding Mr. Henry's home is like taking a trip through the grounds of an old English estate. ¶ This result has been obtained by leaving many of the native trees which were on the ground at the time the garden was planned, for while the home was built in recent years there is such a wealth of foliage surrounding the house that it gives the effect of a very old place. ¶ The home itself is an English

style of dwelling, the construction being brick and half timber. ¶ The garden has been laid out with many winding driveways, this giving an added expanse to the grounds. ¶ A heavy entrance gateway is a very pleasing feature. ¶ The garage is built at one end of the garden considerably removed from the house. ¶ The interior is even more interesting than the house and garden, being so planned as to give the greatest comfort.

Henry Home



Property of Museum of History & Industry, Seattle

Henry Home, ca.1900. Architects Chamberlin and Siebrand. MOHAI



Property of The Seattle Public Library

Henry Home, ca.1935, art gallery 1917, Carl Gould, Architect. SPL

Last 70 years



Stimson Bullitt (1919-2009) was an attorney, real estate developer, and the son of A. Scott Bullitt and media pioneer, Dorothy Stimson Bullitt. He married his second wife, Katherine (Kay) Squire Muller (1925-2021), a Radcliffe alumna and activist in 1954.

The couple had local architect Fred Bassetti design a modern A-frame in 1955 for their growing family, with San Francisco landscape architect Garrett Eckbo preparing a General Garden Plan for the site.

Kay Bullitt lived here until her passing in 2021.

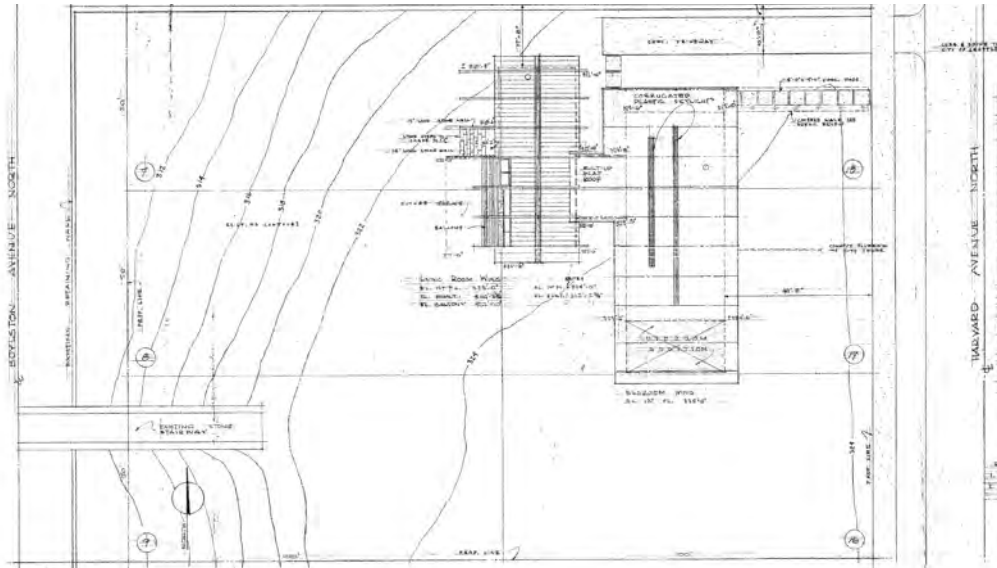


Bassetti & Morse



Bassetti & Morse, 1955

“Fred Bassetti (said) that Stim wanted him to design this ‘gawd-damned ski lodge’ – an A-frame house built at 1125.”



Eckbo, Royston, and Williams



The firm of Eckbo, Royston and Williams prepared the General Garden Plan for the property, including design for the stepped concrete slabs, circular terrace, entry driveway, and entry fences. There's no evidence the landscape beds and graded walks were installed as shown.

Below, Garrett Eckbo's expressive drawing style, with curvilinear landscapes.



Gathering



The Metropolitan Democratic Club's third annual Chautauqua Afternoon, 2016

During her lifetime, Kay opened her property and home for civic gatherings:

- Keechelus Group, later the Metropolitan Democratic Club
- Congressman Mike Lowry's Shrimp Feeds (900-1,000 people)
- The Goodwill Arts Festival
- Seattle Urban League
- Meany Middle School Parent Teachers Association chapter with the distinguished Judge Charles Z. Smith.
- Middle East Peace Camp

(From 1125 Harvard East, Kay Bullitt's Gathering place, Sam R. Sperry, 2014)



"I met Kay when she hosted the Mid East Dialogue group at her home, in conversation about 9/11. That following summer, we created the Middle East Peace Camp. Kay helped launch the camp in her yard for its first six years. We created the peace mosaic in her yard."



Initial Community input

A 6-week survey received over 600 responses by the beginning of July. The detailed, thoughtful responses formed the basis for exploring the future of the site.

“In addition to the summer Wednesday night picnics, that were enjoyed by several generations, we’ve enjoyed dancing parties and sing-along’s and other gatherings in Kay’s home. The house should continue to be used for numerous activities to be a MAJOR (and possibly UNIQUE) addition to the Seattle park system.”

“Would love to have a play area for kids. The closest one in Volunteer Park is too far sometimes.”

The design should tell stories of community. Of Kay, who wanted nothing other than people to enjoy nature, to come together, to deepen community bonds. It should incorporate stories of the beautiful picnics she held every year. It should honor all of the neighbors and community members and animals that frequent this space. It should also honor the indigenous land on which it is located by providing history of the land and its origins.”

“I advocate for simplest as possible. No fancy play structures, no tennis courts. No specialty gardens. No art, aside from plants/trees. Just peaceful place where people create their own fun.”



Wednesday Gathering

August 3, over 200 people enjoyed the late summer afternoon on the lawn. Many had never been on the property. Many had fond memories of past gatherings to share.



Cozy
calming
green space
😊

hope this
is welcoming
to the whole
community
😊



Refuge for
birds &
insects
😊



Developing a Framework

- Gathering
- Strolling
- Nature



Henry ideas



Horace C. Henry home, Seattle, circa 1920 (MOHAI 13044), quote from *Homes and Gardens of the Pacific Coast*, vol. 1, Frank Calvert, 1913



Property of Museum of History & Industry, Seattle

Horace and Susan Henry home, ca.1900.
Architects Chamberlin and Siebrand. MOHAI



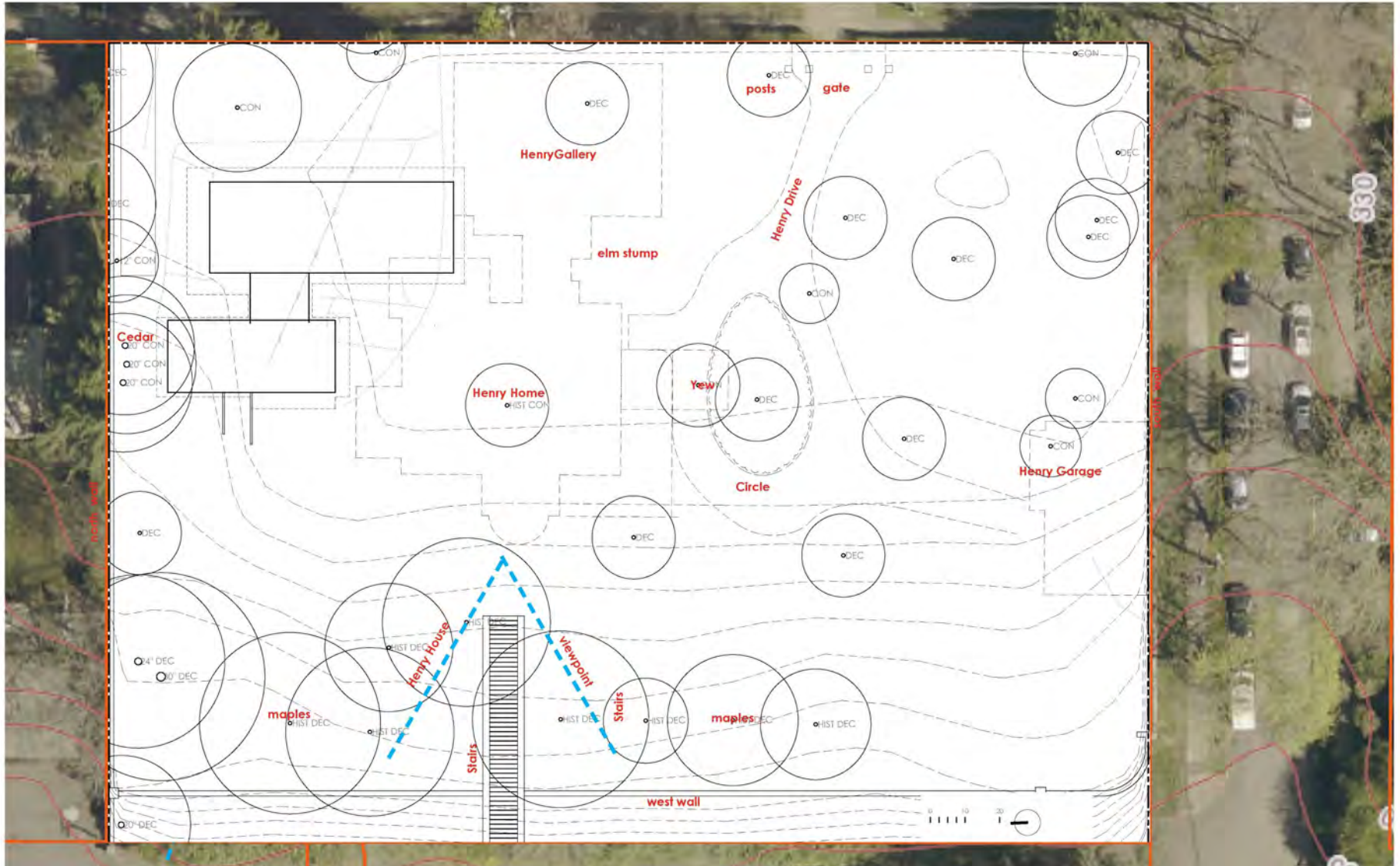
Property of The Seattle Public Library

Horace Chapin Henry House, ca. 1910

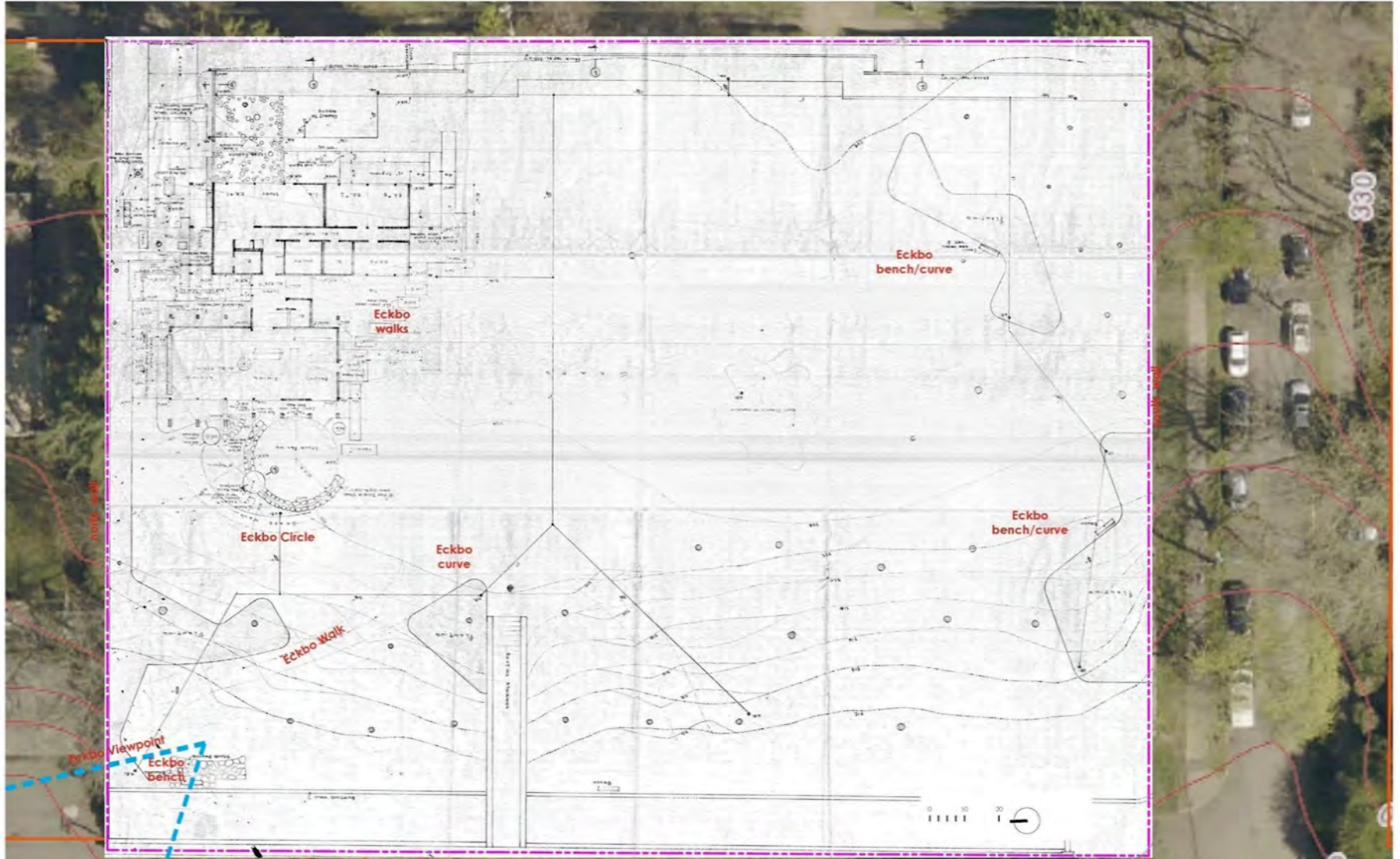


Horace Chapin Henry house, ca. 1935,
gallery built in 1917, Carl Gould, Arch. SPL

Henry ideas



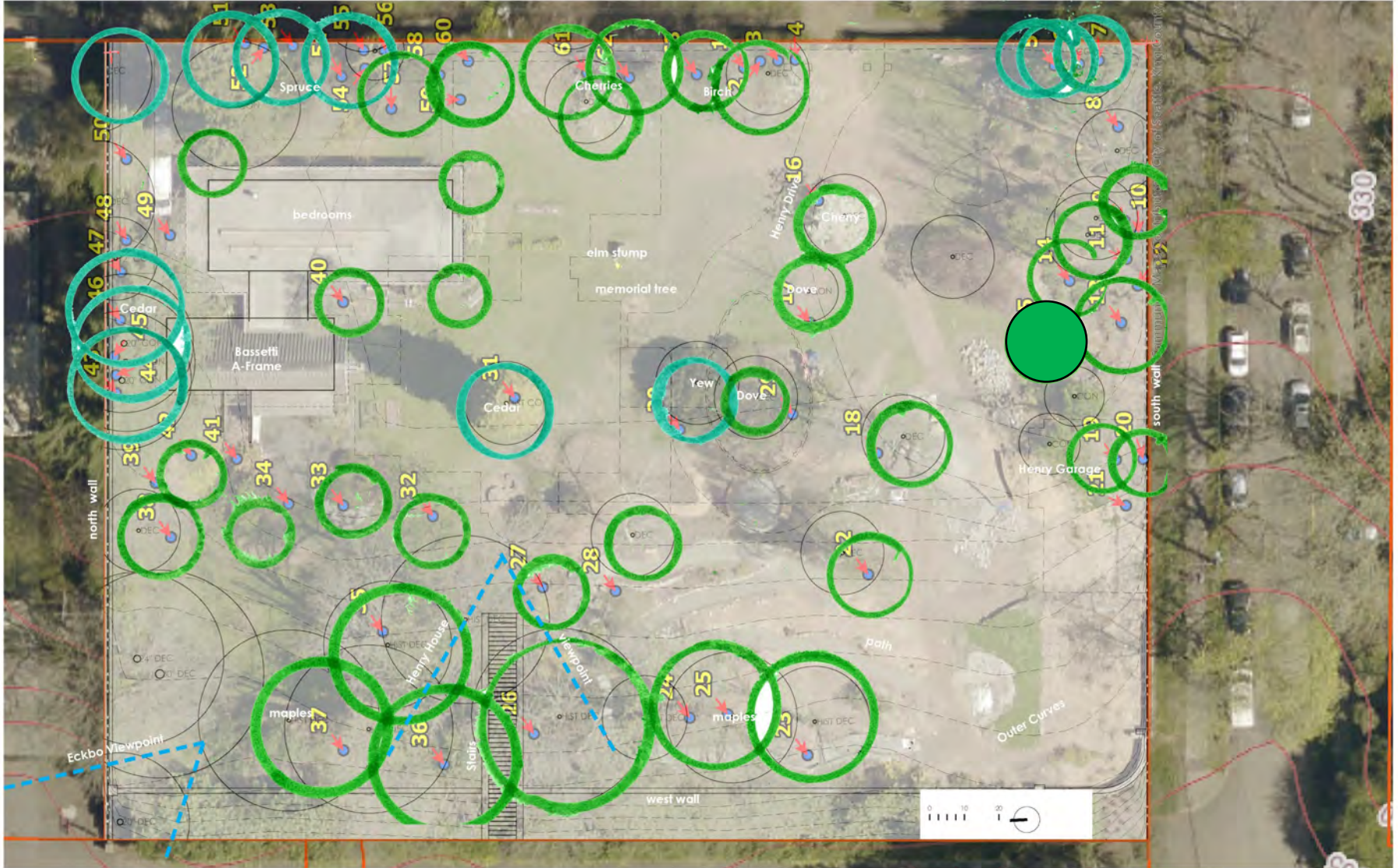
Bassetti, Eckbo Ideas



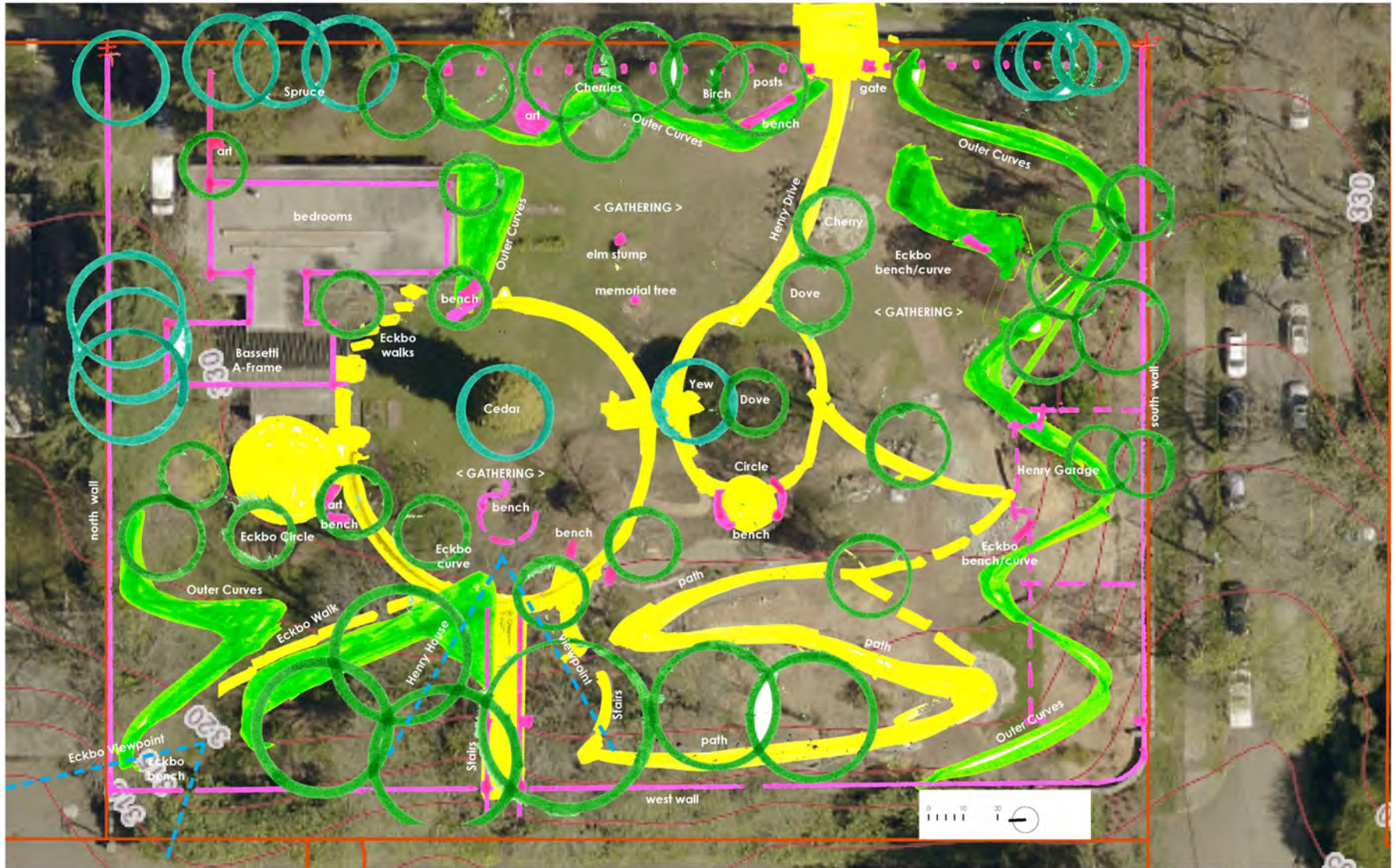
Existing Trees

"This tree symbolizes a change in the ongoing battle of women's rights and it salutes Anita Hill whose courage is an inspiration to us all."

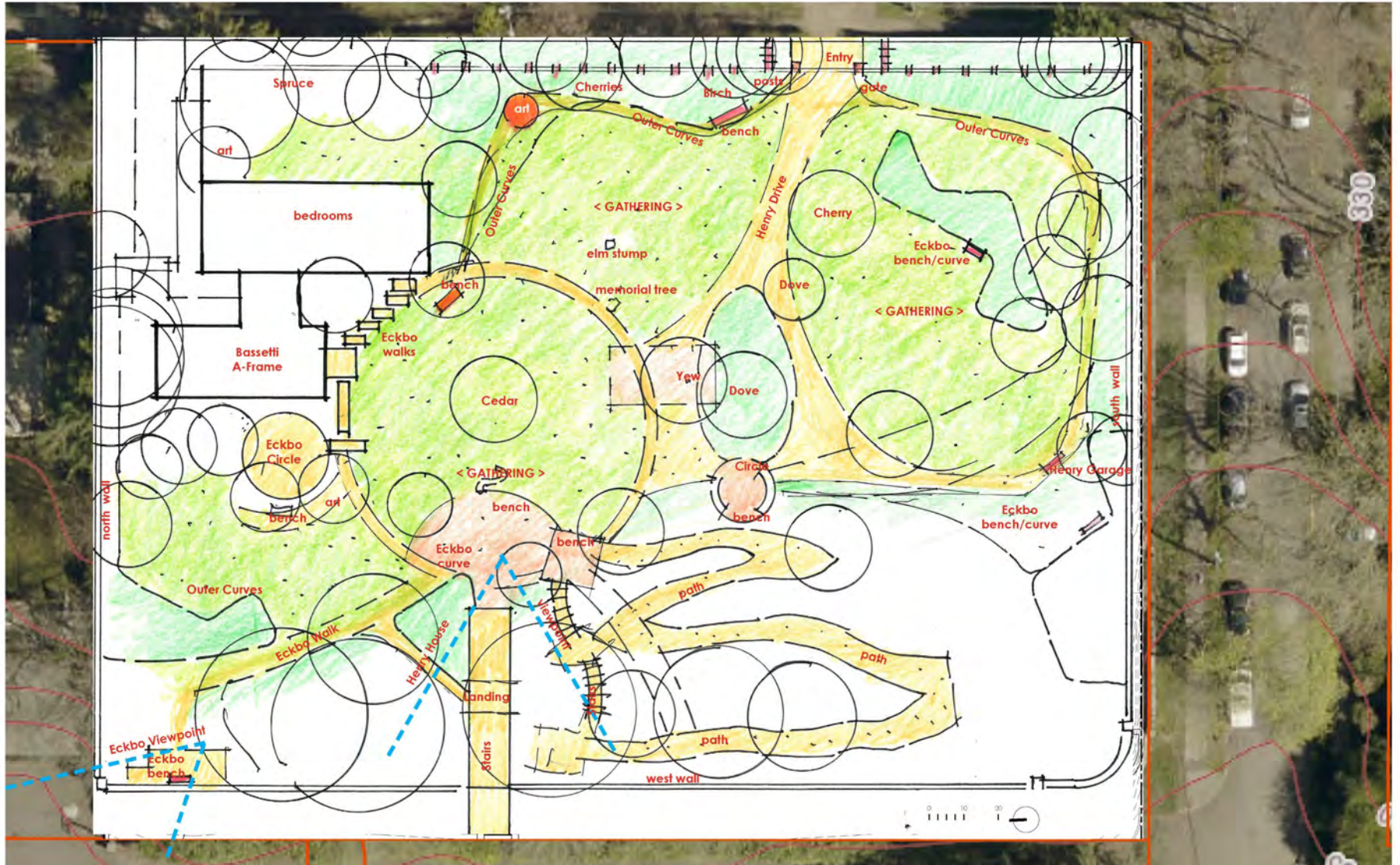
(Planted by Geraldine Ferraro, 1992)



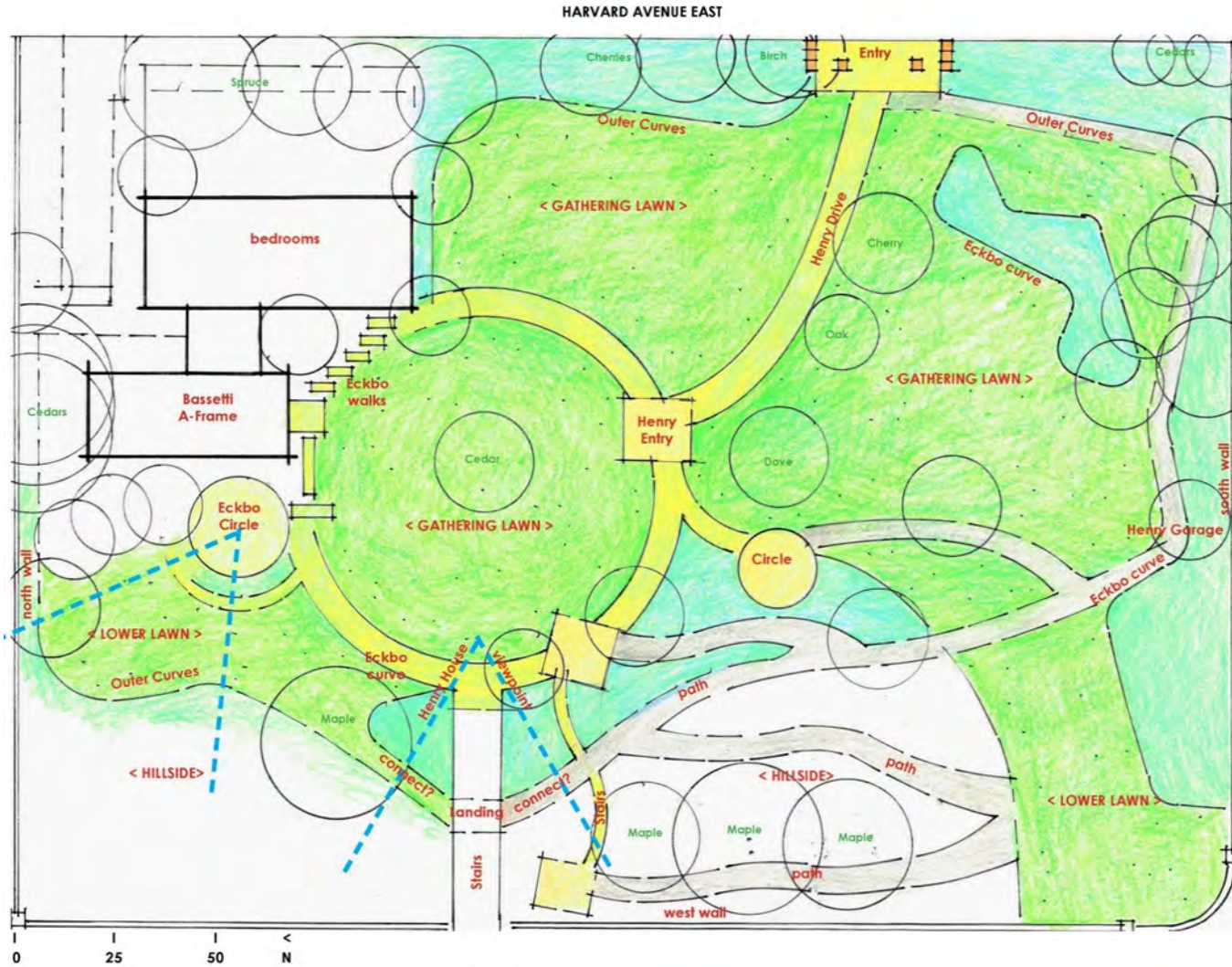
Quick Collage



First Sketch



Second Sketch



Gathering



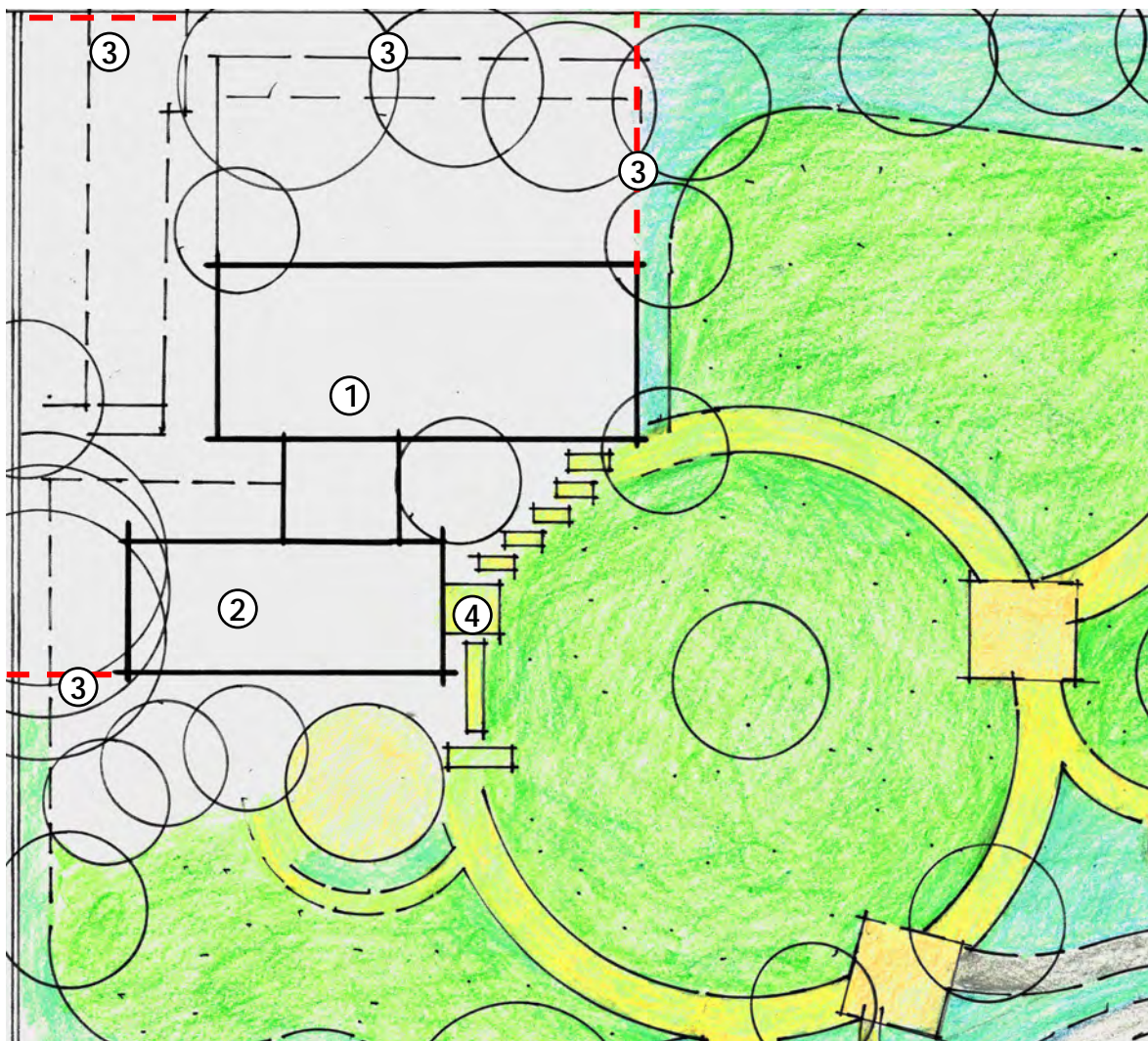
Strolling



Nature



Bullitt House



- 1 Landmark nomination review for house (and property)
- 2 Consider adaptive reuse
- 3 Provide secure perimeter
- 4 Evaluate accessibility options



A-Frame gathering

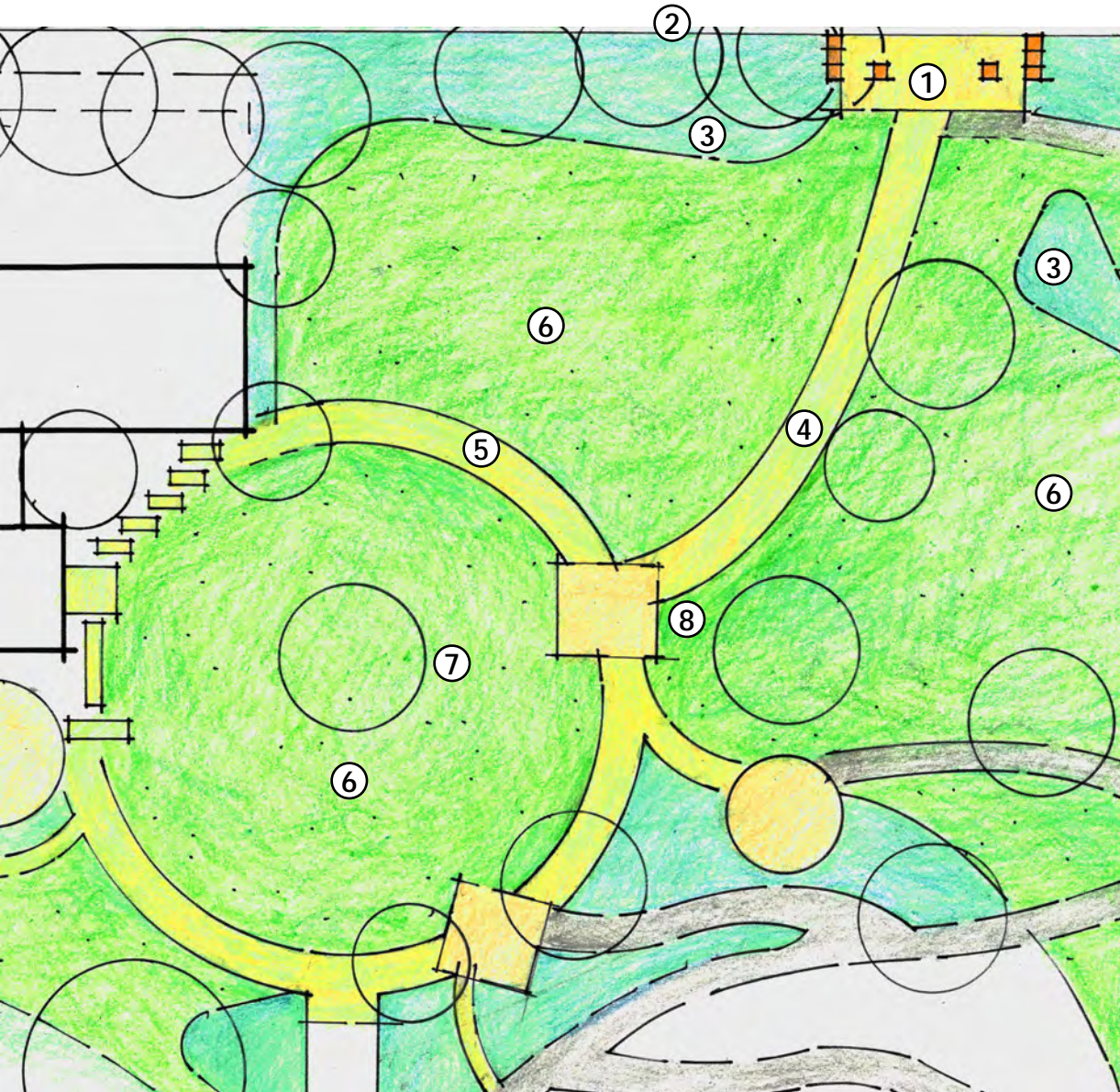
It is a gracious house and ever was friendly to strangers and a home to friends

The God of heaven's music loved this place

from Euripides' *Alcestis* - above the fireplace

ὦ πολύξινος καὶ ἐλεύθερος ἀνδρὸς αἰεὶ ποτ' οἶκος, σέ τοι καὶ ὁ Πύθιος εὐλύρας Ἀπόλλων ἤξιωσε ναίειν

Gathering Lawns



- 1 Return Henry gateway off Harvard
- 2 Remove fence, hedge for sightlines
- 3 Consider generous landscape beds following Eckbo lines
- 4 Accessible primary pathways follow Henry drive
- 5 Circle connects primary paths
- 6 Three large lawns
- 7 Relocate smaller donor trees
- 8 Limited tree removal: 2:1 replacement



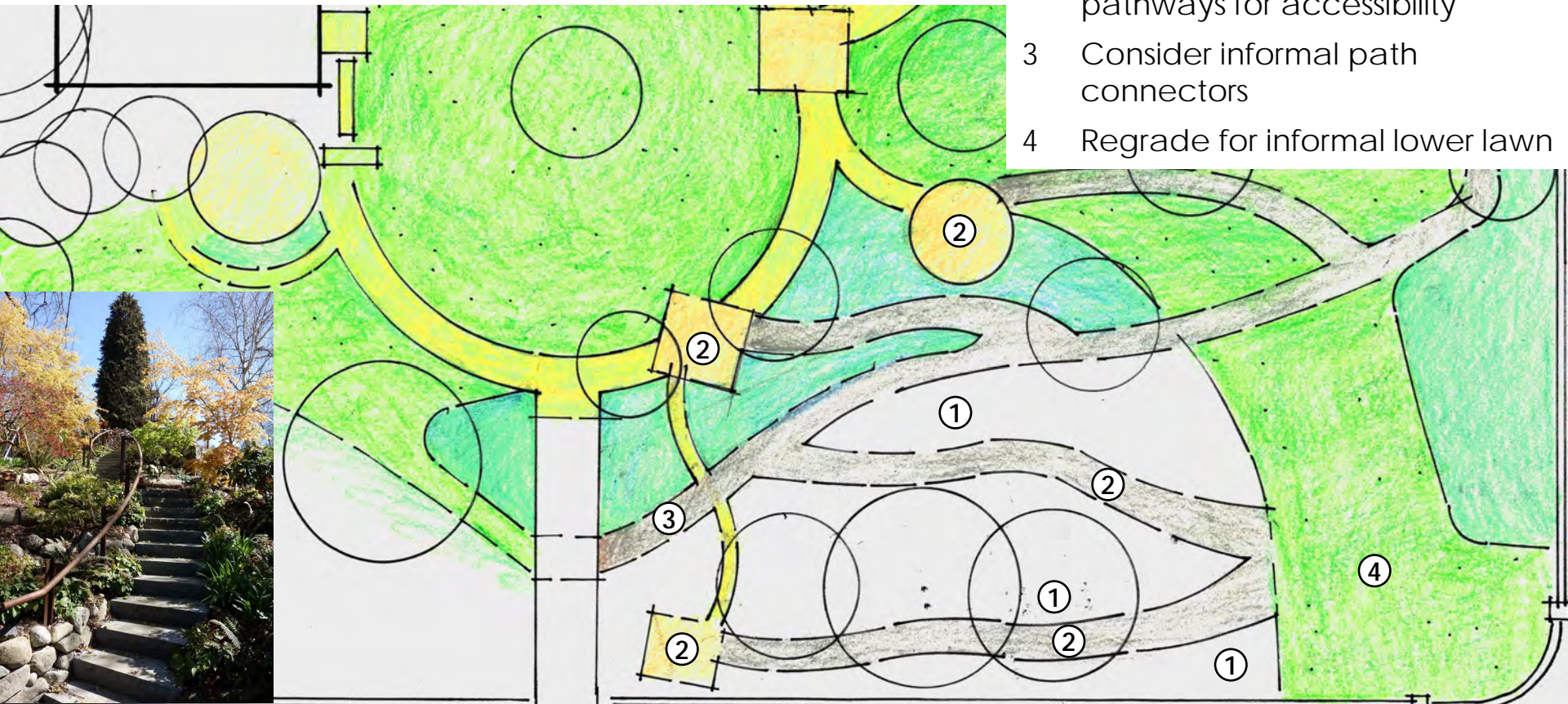
Summer gathering

Hillside - SW

Plant Amnesty has now become an official 'Friends of Group' with SPR for the care and maintenance of plant areas within the new park site.



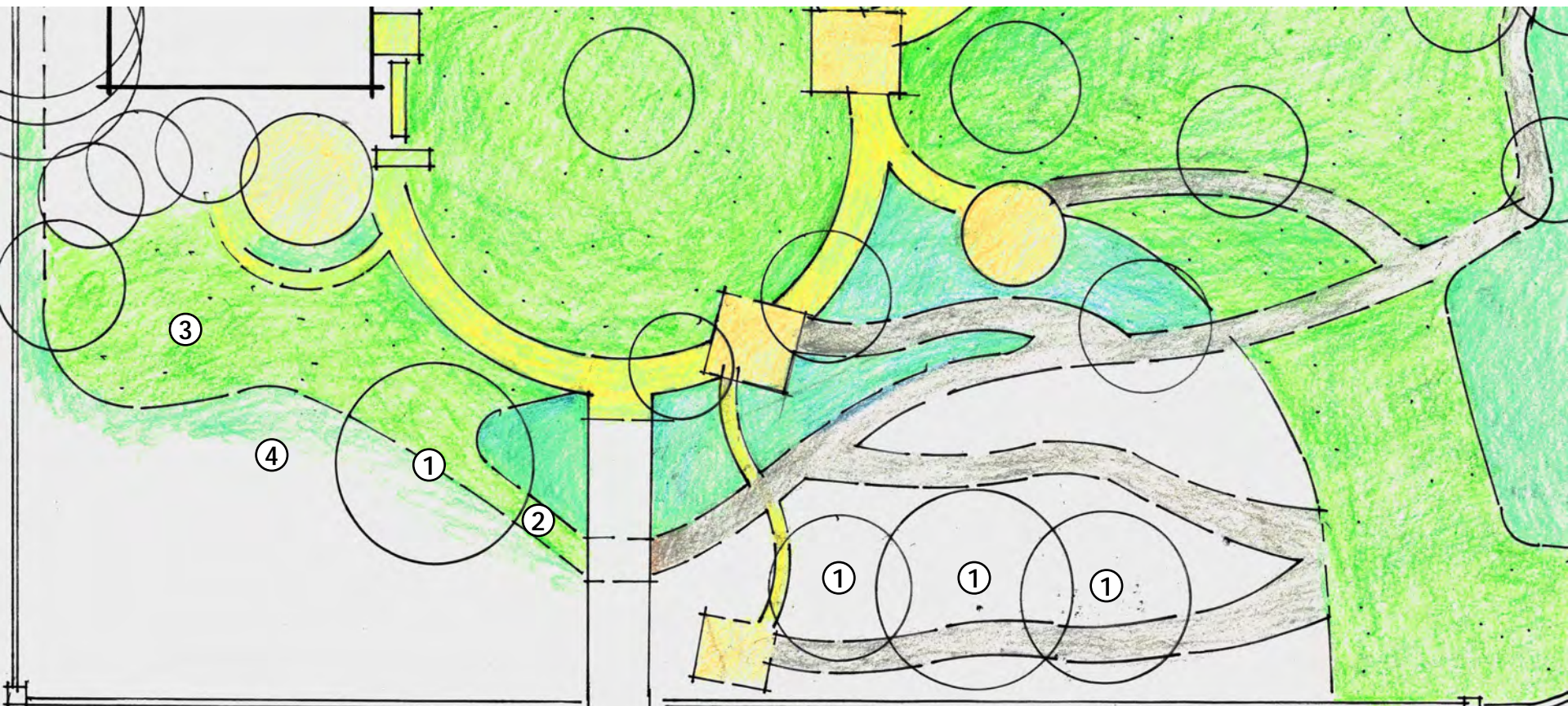
- 1 Review recent plantings for care requirements
- 2 Evaluate recent pavements and pathways for accessibility
- 3 Consider informal path connectors
- 4 Regrade for informal lower lawn



Hillside - NW



- 1 Continue monitoring of native bigleaf maples
- 2 Consider informal path connectors
- 3 Informal lower lawns
- 4 Locate native plantings with respect for views to NW

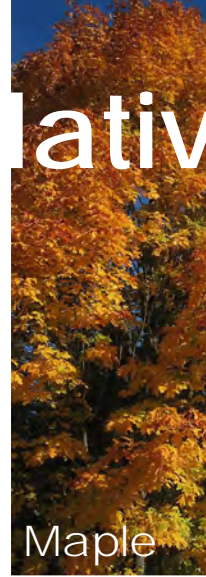


Native Plants

trees



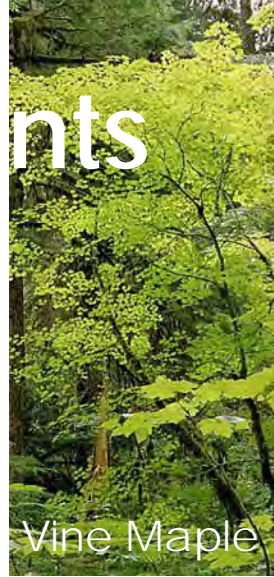
Madrona



Maple



W. Red Cedar



Vine Maple

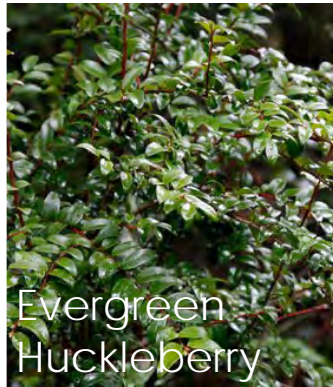
shrubs



Thimbleberry



Oceanspray



Evergreen Huckleberry



Oregon Grape

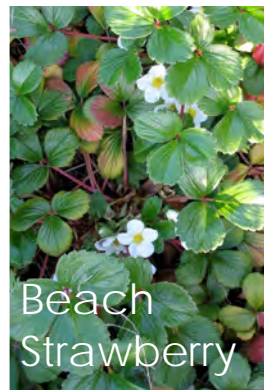


Snowberry

more



logs

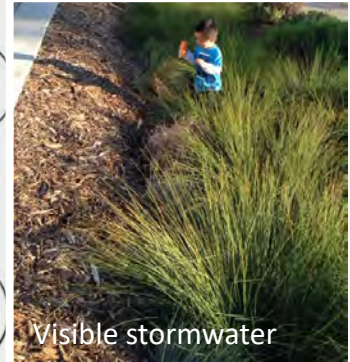


Beach Strawberry



Salal

Sustainability & Resiliency



Due Diligence

- 1 Historic Report: Bullitt Home
- 2 Retaining Wall Report
- 3 Building Report: building envelope, accessibility, electrical system
- 4 Tree Report and arborist work

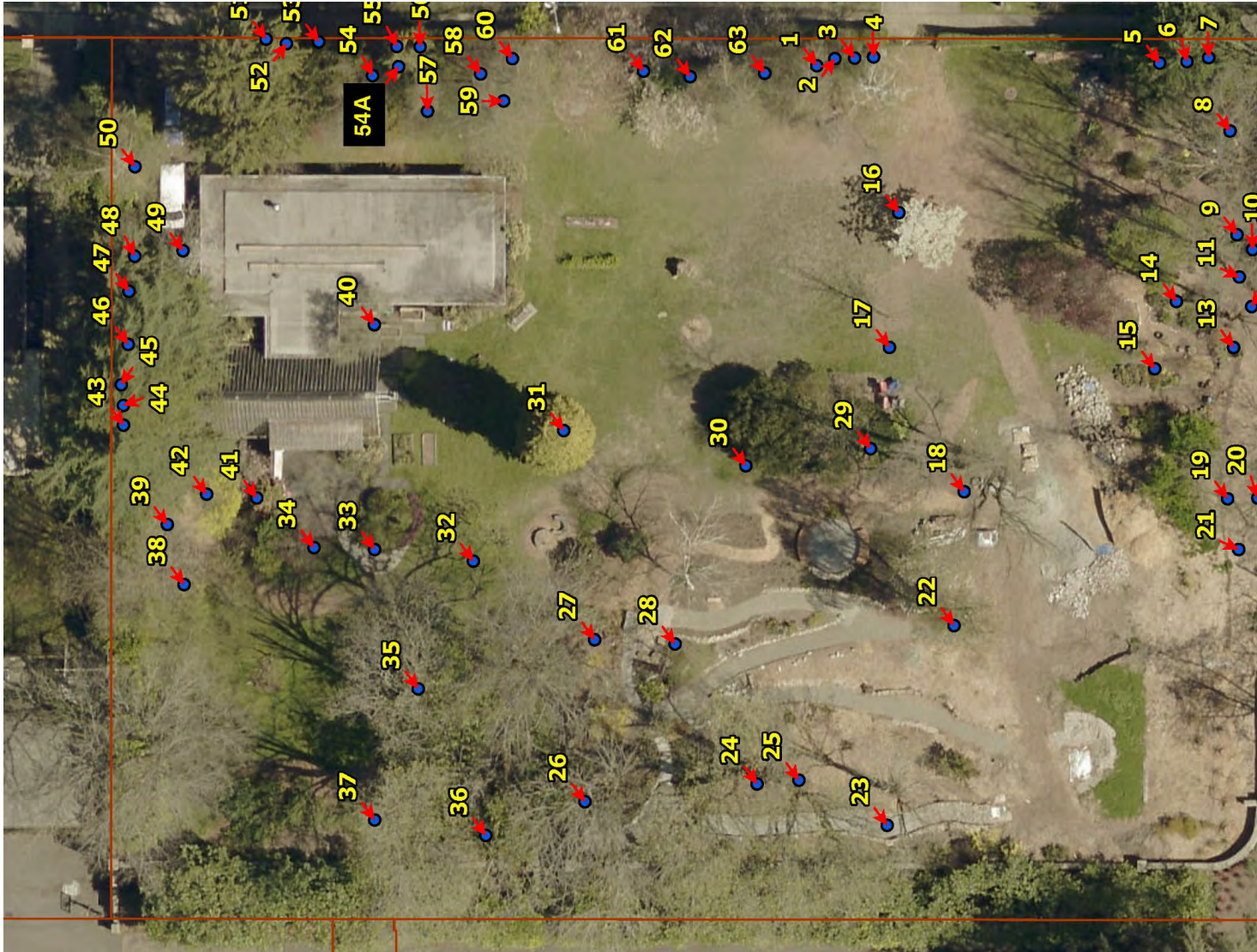


Walls



Trees

A tree survey and tree table has been prepared for 63 trees on the property. Preliminary arborist work has removed several hazard trees.



Trees

Tree ID	Scientific Name	Common Name	DSH (inches)
1	<i>Betula pendula</i>	European white birch	19
2	<i>Betula pendula</i>	European white birch	5
3	<i>Betula pendula</i>	European white birch	13
4	<i>Betula utilis</i> var. <i>jacquemontii</i>	Himalayan white birch	19
5	<i>X Cuprocyparis leylandii</i>	Leyland cypress	15
6	<i>X Cuprocyparis leylandii</i>	Leyland cypress	8
7	<i>X Cuprocyparis leylandii</i>	Leyland cypress	6
8	<i>Ulmus americana</i>	American elm	28
9	<i>Ulmus americana</i>	American elm	12
10	<i>Robinia pseudoacacia</i>	Black locust	19
11	<i>Ulmus americana</i>	American elm	9
12	<i>Robinia pseudoacacia</i>	Black locust	18
13	<i>Robinia pseudoacacia</i>	Black locust	22
14	<i>Crataegus laevigata</i>	English hawthorn	11
15	<i>Prunus cerasifera</i>	Cherry plum	9
16	<i>Prunus serrulata</i>	Flowering cherry	6

Tree ID	Scientific Name	Common Name	DSH (inches)
17	<i>Davidia involucrata</i>	Dove tree	7
18	<i>Robinia pseudoacacia</i>	Black locust	37
19	<i>Ulmus americana</i>	American elm	10
20	<i>Ulmus americana</i>	American elm	9
21	<i>Ulmus americana</i>	American elm	9
22	<i>Betula utilis</i> var. <i>jacquemontii</i>	Himalayan white birch	21
23	<i>Acer macrophyllum</i>	Bigleaf maple	24
24	<i>Acer macrophyllum</i>	Bigleaf maple	40
25	<i>Acer macrophyllum</i>	Bigleaf maple	37
26	<i>Acer macrophyllum</i>	Bigleaf maple	36
27	<i>Acer griseum</i>	Paperbark maple	6
28	<i>Betula utilis</i> var. <i>jacquemontii</i>	Himalayan white birch	12
29	<i>Davidia involucrata</i>	Dove tree	8
30	<i>Taxus baccata</i>	English yew	10
31	<i>Thuja plicata</i> 'Zebrina'	Zebrina redcedar	21
32	<i>Malus domestica</i>	Apple	5
33	<i>Stewartia pseudocamellia</i>	Japanese stewartia	4
34	<i>Acer palmatum</i>	Japanese maple	7

Tree ID	Scientific Name	Common Name	DSH (inches)
35	<i>Acer macrophyllum</i>	Bigleaf maple	28
36	<i>Acer macrophyllum</i>	Bigleaf maple	32
37	<i>Acer macrophyllum</i>	Bigleaf maple	34
38	<i>Betula pendula</i>	European white birch	14
39	<i>Prunus avium</i>	Wild cherry	17
40	<i>Cornus florida</i>	Eastern flowering dogwood	8
41	<i>Magnolia x soulangeana</i>	Saucer magnolia	7
42	<i>Acer palmatum</i>	Japanese maple	8
43	<i>Cedrus deodara</i>	Deodar cedar	30
44	<i>Cedrus deodara</i>	Deodar cedar	29
45	<i>Cedrus deodara</i>	Deodar cedar	26
46	<i>Tsuga heterophylla</i>	Western hemlock	6
47	<i>Tsuga heterophylla</i>	Western hemlock	13
48	<i>Prunus avium</i>	Wild cherry	8
49	<i>Prunus avium</i>	Wild cherry	10
50	<i>Betula papyrifera</i>	Paper birch	15
51	<i>Picea abies</i>	Norway spruce	26
52	<i>Picea abies</i>	Norway spruce	15

Tree ID	Scientific Name	Common Name
53	<i>Picea abies</i>	Norway spruce
54	<i>Betula pendula</i>	European white birch
54A	<i>Picea abies</i>	Norway spruce
55	<i>Betula pendula</i>	European white birch
56	<i>Picea abies</i>	Norway spruce
57	<i>Acer palmatum</i>	Japanese maple
58	<i>Betula pendula</i>	European white birch
59	<i>Betula pendula</i>	European white birch
60	<i>Betula pendula</i>	European white birch
61	<i>Prunus serrulata</i>	Flowering cherry
62	<i>Prunus serrulata</i>	Flowering cherry
63	<i>Prunus serrulata</i>	Flowering cherry



First Steps

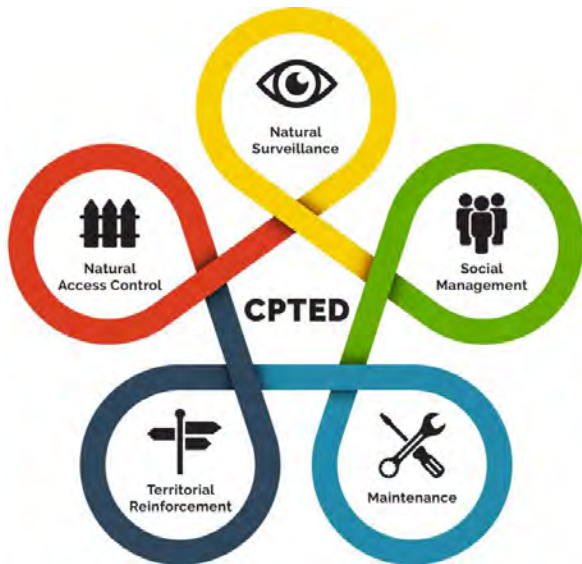
“Rome was not built in one day.”

- 1 Open up to Harvard - CPTED
- 2 Renovate lawn for maintenance
- 3 Confirm fall protection at walls
- 4 Secure perimeter at house



Open up to Harvard Avenue

CPTED Crime Prevention through Environmental Design



Natural Surveillance

Seeing into and out of a place is fundamental to safety. Natural surveillance is a way to describe characteristics of a site that afford site users the ability to see and be seen. 'Natural' indicates that this ability to see well is inherent in the environment itself and is a feature of the normal use of the space. Introduced features such as surveillance cameras, or formal site guardians, are not natural attributes of the space.

Access Control

Strategies that guide people through a space and clarify which parts of the space they are allowed to use. Access control must match the designation for the space. Some public places have little access control, where more private places demand strict control to keep users safe.

Territorial Definition

All space should declare clearly what it is designed to do. Defining space through recognizable patterns that reflect the desired use helps to reveal unwanted or abnormal uses of the place. Clear territorial definition includes orderly transition through use zones, well designated uses, appropriate signage, and empowering the 'capable' guardians of the site.

Image & Reputation

All places project a clear message about what is okay to do there. Sometimes the message indicates that nuisance or criminal behavior is acceptable. Sites also gain a reputation based on persistent image and historical use. Addressing image and reputation is fundamental to changing negative uses to positive uses and maintaining safe environments over time.

Community Activation

It takes an active and engaged community on site to achieve safe places. Connecting people to each other, to the place, and developing positive norms helps to increase safety.

Renovate Lawn, Irrigation



Confirm fall protection at walls



Secure perimeter at house



Discussion



Next Steps

Final products of this initial phase will include:

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- Public meeting #3 - 1st Quarter 2023
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