

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: 94001435

Date Listed: 12/15/94

Dunn Gardens
Property Name

King
County

WA
State

N/A
Multiple Name

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.

Paul R. Ferguson
Signature of the Keeper

12/15/94
Date of Action

=====

Amended Items in Nomination:

U.T.M.:

The correct UTM coordinate is 10 547700 5286000

Significance:

The property's exceptional significance under Criterion B is not sufficiently justified. As a result the nomination is amended to remove Criterion B, Criteria Consideration G, the area of significance Agriculture (horticulture), the period of significance 1947-1971, and the significant person Edward Dunn.

The period of significance is revised to read: 1915-1920. This reflects the full development period of the Olmsted landscape.

Historic Function:

Domestic/Single Dwelling is deleted since it does not refer to an extant contributing resource.

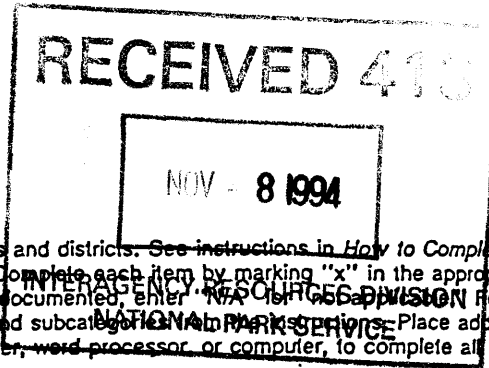
This information was confirmed with Lauren McCroskey of the WA SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" in the appropriate box. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dunn Gardens

other names/site number The Country Place; Arthur G. Dunn Estate

2. Location

street & number 13533 Northshire Road NW not for publication
See continuation sheet
city or town Seattle vicinity
state Washington code WA county King code 033 zip code 98177

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Mary M. Simpson
Signature of certifying official/Title _____ Date _____
State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the 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): _____

Signature of the Keeper Raf R. Ferguson Date of Action 12/15/94

Dunn Gardens
Name of Property

King County, WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
0	3	buildings
1	0	sites
0	0	structures
0	0	objects
1	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Landscape/garden
Domestic/single dwelling

Current Functions
(Enter categories from instructions)

Landscape/garden
Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

N/A

Materials N/A
(Enter categories from instructions)

foundation CONCRETE
walls Wood
roof Shingles
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Landscape Architecture

~~Agriculture (horticulture)~~

Period of Significance

1915 (Olmsted plan) - 1920

~~1947-1971 (E. Dunn)~~

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

~~Edward Dunn~~

Cultural Affiliation

N/A

Architect/Builder

The Olmsted Brothers

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Dunn Gardens Archives

Dunn Gardens

King County, WA
County and State

Name of Property

10. Geographical Data

Acreage of Property 6.2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	54717	171010	5121816	01010
	Zone	Easting	Northing		
2					

3					
	Zone	Easting	Northing		
4					

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kathleen Day, Associate

organization Portico, Inc. Landscape Architects date March 21

street & number 106 Lenora Street telephone 206-448-6506

city or town Seattle state WA zip code 98121 *See continuation sheet

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.) *See continuation sheet

name

street & number telephone

city or town state zip code

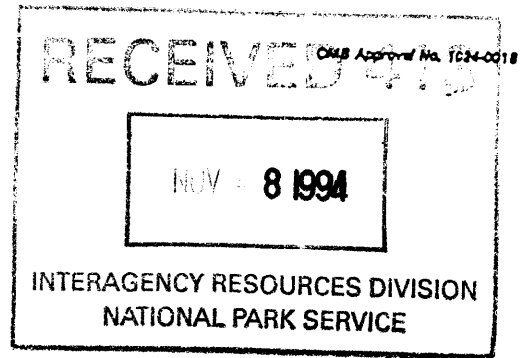
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Not for publication

We ask that the address of the Dunn Gardens be restricted. The Dunn Gardens include private residences and are not suited for unscheduled visitation. Visitors may arrange for scheduled guided tours of the Dunn Gardens by calling (206) 362-0933.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

**The Dunn Gardens
Seattle, Washington**

NARRATIVE DESCRIPTION

The Dunn Gardens comprise three contiguous, but legally separate, properties that are the principal remains of the Arthur Dunn country estate, developed in 1915-20 to a design by the Olmsted Brothers of Brookline, Massachusetts. Situated on a wooded site that slopes west the estate was developed to take advantage of western views of Puget Sound and three peaks in the Olympic Mountains, and the scenic qualities of the site (Photo #1). Changes have occurred since World War II that reflect changing social circumstances, but the developed section of the estate is essentially intact and adheres to the original property boundary. The principal changes in the developed section of the estate include the 1940 construction of a single story house at the edge of the croquet lawn, the conversion in 1947 of the garage building into a separate house, and the demolition of the original house in 1949 and its replacement by a single story house. The eastern part of the property around the converted garage was developed into a woodland garden of flowering trees and shrubs beneath the existing trees. These changes have not affected the principal spatial elements of the Olmsted design including the great lawn, its principal feature, the path system, and the original curvilinear drive. Other noteworthy preserved landscape features of the Olmsted design include the croquet lawn and tennis court area. Recommendations set forth in a recent Master Plan for the Dunn Gardens address maintenance and issues to protect the property's historic landscape characteristics and serve as a basis for public access.

Dunn Gardens comprises three properties, 13533 and 13531 Northshire Road NW, which are entered through the Northshire subdivision, and 13504 8th Avenue NW (Photo #2; Photo #3). The three contiguous properties are surrounded on all sides by typical post-war suburban developments of single story ranch-style houses on medium-sized lots, some of which retain a few remnants of second growth trees. Northshire is a small subdivision developed in the early 1950s around a U-shaped road layout with large houses on small lots. It was developed from the eastern undeveloped portions of the original Dunn country estate and the adjoining John Agen estate, which was designed at the same time by the Olmsted Brothers. Against the 3rd Avenue boundaries of the gardens on the eastern loop of the road are stands of tall fir trees, remnants of the large groves of trees at the eastern end of the Dunn and Agen properties. Adjoining the NW corner of the Dunn Gardens is the western third of the John Agen estate which includes the house and its surrounding garden.

13533 and 13531 Northshire Road NW are entered between a pair of brick gate piers and white painted gates that replicate the original entrance on 3rd Avenue NW. The Olmsted Brothers design for the Dunn estate and the adjoining John Agen estate provided a common drive centered on the joint property line that led from the original entrance on 3rd Avenue NW to a point just to the west of the existing entrance. At this point the drive divides into a graceful curve providing access to the left to the Dunn property and to the right to the former Agen property. Visually the two properties have always been separated by a thick screen of vegetation.

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Continuation SheetSection number 7 Page 3The Dunn Gardens
Seattle, WashingtonNarrative Description (Continued)

John Agen purchased the 20-acre parcel property in 1911 and sold the southern half to his friend, Arthur Dunn, in 1914. Agen selected the property because it contained extensive stands of second growth Douglas fir trees, sloped gently to the west providing attractive views toward Puget Sound and the distant peaks of the Olympic Mountains, and contained a number of open areas suitable for development as garden spaces. A ravine crossed the southern boundary of the site. Arthur Dunn began corresponding with the Olmsted office to inquire about the development of landscape plans for his summer country estate. He also commissioned Carl Gould Sr. to design his summerhouse for the property and asked the Olmsted office to assist him in siting the house and in developing a circulation and planting plan for the property.

The design by the Olmsted Brothers prepared in 1915 took full advantage of the natural features of the property. (Sketch Map #1; Sketch Map #2). The eastern section of both properties was retained as an area of undeveloped woodland and the western portions of both the properties were developed with large naturalistically treated lawn areas taking full advantage of the westerly views and internal vistas. To the east of each house the plan provided areas for tennis courts, vegetable gardens, and garage buildings.

A graceful curving drive led to the motor-court of the original low cottage-like Dunn house, past a vegetable garden and an area designated for a tennis court on the right (Photo #4; Map #3, Appendix Photo #1). The former were carefully screened by ornamental shrubbery, and the drive provided views down into a ravine on the left hand side. The house was sited at the east end of a large lawn with free standing clumps of fir trees and deciduous trees. The siting was determined by the views through the trees on the western boundary of three peaks in the Olympic Mountains. Curving paths threaded through the stands of trees at the edge of the lawn. In the southwest corner of the property, four feet below the level of the lawn was an oval area for a croquet lawn. This arrangement typifies the Olmsteds' site design approach which preserved and enhanced the natural features of a property. The native stands of trees, the existing open spaces, the ravine, and existing vistas determined the siting of the house.

The Olmsted Brothers retained the existing fir trees, which were thinned and cleared of underbrush, with new planting placed beneath and against them. While the design character of the Dunn estate is similar to that of most of their residential designs in the Pacific Northwest, it is unusual for the large number of deciduous trees. These were requested by Mr. Dunn and have now grown to a prodigious size. European beech trees, *Fagus sylvatica*, occur throughout the property, along the south side of the main lawn and along the drive, together with several species of oak, *Quercus palustris* and *Quercus rubra*, and three sugar maples, *Acer saccharum*. A large *Magnolia acuminata* that was planted in the turning circle of the original motor court, now stands at the east end of the great lawn. These trees were purchased from Bonnell's Nursery, a prominent local nursery. Arthur G. Dunn used the Olmsted planting plan as a guide to

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The Dunn Gardens
Seattle, Washington

Narrative Description (Continued)

create herbaceous borders, perennial gardens and screens of deciduous and evergreen shrubs. The Olmsted office sited several linking paths between the Dunn and Agen properties. An open wire fence was constructed along the property line with a style over the fence at the middle path. A new fence was constructed in the 1970's to replace the original one.

Certain alterations to the original estate have occurred since 1940. These alterations include the construction of a residence at the southwestern end of the estate, approached from 8th Avenue, the conversion of the original garage building into a residence at the eastern end of the improved portion of the estate, the removal of the original summer house and its replacement by a residence in the center of the estate, the sale and development of the undeveloped eastern portion of the estate into a residential subdivision, and the planting of a notable woodland garden under the existing fir and deciduous trees. These alterations did not change any of the natural features that had determined the Olmsted' design and left intact the Great Lawn, the curvilinear circulation system (drive and foot paths), the internal vistas, and the general spatial arrangement, defined by the existing and planted firs and deciduous trees, of the original Olmsted design. (Compare Photo #1 with Photo #2.)

Arthur Dunn built a house on the edge of the croquet lawn in 1940 for his youngest daughter, Dorothy and her husband (Sketch Map #5; Photo #5, Appendix Photo #2). This portion of the property was platted as a separate lot. The small single story residence was built in a cottage style that evoked the character of the original house and nestles into the topography in an unobtrusive manner. The herbaceous border at the western edge of the croquet lawn was developed by Noble Hoggson, a local landscape architect. A small pond and shrub garden designed by Fujitaro Kubota, a prominent local designer of Japanese-style gardens, was later developed to the east of the new house and integrated into the existing shrubbery at the south side of the Great Lawn.

In 1947 the original garage building, which also contained quarters for the gardener, was converted by Edward B. Dunn into a three bedroom house, with two bathrooms (Photo #6, Appendix Photo #3) for year-round use. A lawn was developed to the north on the site of the former vegetable garden, defined on its western edge by a curving herbaceous border. A loop drive was installed to the south of the converted house to connect back to the original drive.

In 1949 a new house, designed by Daniel Lamont, was built for Maurice S. Dunn to the south of the original house. Its layout and low lying character were intended to evoke the character of the original house (Photo #7). The original alignment of the drive was retained, and the motor court was realigned with the new house. Following the construction of this new year round house, the old 'summerhouse' was removed due to a severe infestation of carpenter ants.

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Seattle, WashingtonNarrative Description (Continued)

In 1952 the local School District threatened to exercise eminent domain powers to acquire the undeveloped eastern part of the property and of the adjacent Agen estate. To forestall this and the consequent development of an incompatible neighboring use, this part of the Dunn property, together with the equivalent portion of the Agen estate, was sold and the Northshire subdivision was developed (Sketch Map #6). A new joint entrance to the Agen and Dunn properties was created to the east of the new loop road in Northshire. New gate piers, exact replicas of the originals, were erected to hold white-painted gates. Inside these gates the original left-hand fork in the drive continues to serve as the approach to the developed section of the original estate. The integrity of the drive winding through stands of native Douglas fir, vine maple, and rhododendrons remains undisturbed.

From the time of the conversion of the original garage until his death in 1991, Edward B. Dunn developed his 2.7 acre property into a notable woodland garden. This garden extends southward from the house to the southern boundary, east to the new boundary line and west to the edge of the Maurice. Dunn property line. Beneath the existing fir and deciduous trees E.B. Dunn planted numerous hybrid rhododendrons, camellias and azaleas together with a range of native plants collected from sites in Washington and Oregon states. These included erythroniums, trilliums, camas, Solomon's Seal, hellebores, violets, huckleberry, hemlocks, and a medley of groundcovers.

This woodland garden was developed with narrow, meandering paths among the shrubs leading down to a long grassy glen developed at the south end of the ravine. At the glen's southeastern end was a vegetable and experimental plot developed on the sunniest area outside the lawn (Photo #8). Plants were obtained from local nurseries, distinguished plant collectors, and from public institutions. In 1963 a *Magnolia sargentiana robusta* was planted opposite the front door of the house, which is now one of the most prominent plants in the garden. E. B. Dunn's last change to the garden in 1987 was the creation of a small pond above the north end of the woodland glade to a design by Lynn Sonnemen of Sonnemen Design (Photo #9).

Despite the various changes made following Arthur Dunn's death, the integrity of the original Olmsted design remains intact. All of the major trees planted by Arthur Dunn still exist and the spatial structure of the design, including the Great Lawn and curvilinear circulation pattern of paths and drive, is still intact (refer to Photos #1 and #2). With the exception of the eastern developed portion of the estate, which is now part of Northshire, the original property boundaries are intact. The subdivision of the former country place estate is not visible on the ground. The presence of the three houses indicates that three families live on the former Arthur Dunn estate, but they live in a single large garden, not in three separate gardens.

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**The Dunn Gardens
Seattle, Washington**

Narrative Description (Continued)

The E.B. Dunn Garden Trust and Masterplan

Upon his death in 1991, Edward B. Dunn made provisions in his will for his home and surrounding 2.7 acre woodland garden to be preserved. In 1993, his property and an endowment for its maintenance were donated to the E.B. Dunn Historic Garden Trust, a recently-established non-profit organization working to conserve historically- and horticulturally-significant gardens in the Northwest. According to the wishes of Mr. Dunn, his home and gardens will be preserved, maintained, and made available by the Garden Trust for scheduled public educational, horticultural and historic uses beginning in June, 1994. The other landowners, Patrick and Susan Dunn and Dorothy Bayley, have indicated their interest in donating to the E.B. Dunn Historic Garden Trust conservation easements on their parcels so that Dunn Gardens property may be maintained and protected in perpetuity.

A masterplan has been prepared by The Garden Trust to guide the renovation of the planting beds and paths. Many of the original plants have grown to maturity and are now declining to the end of their life-cycle. Renovation and restoration of the planting will give greater definition to the original Olmsted design. The masterplan has also been developed to function as a guide to the property when it is opened to the public.

STATEMENT OF SIGNIFICANCE

The Dunn Gardens is significant to Seattle and the State of Washington as a very well preserved example of a smaller country estate designed for summer use by a prominent family. The landscape design meets National Register Criterion C in the area of Landscape Architecture as one of the best examples of residential design in the State, and as the work of landscape architect, James Frederick Dawson, one of the most gifted designers/partners of the Olmsted Brothers, exemplifying the firm's picturesque site-based design approach.

The estate was developed by Arthur G. Dunn Sr. between 1915 and 1920 as a summer 'country place' for his family on a 10-acre parcel purchased in 1914 from his friend John Agen. James Frederick Dawson of the Olmsted Brothers of Brookline, Massachusetts developed plans for the adjoining properties in 1915 to provide easy access between them. Mr. Dawson sited both homes and designed the landscape with careful consideration of privacy, individual family interests, and visual separation, while orienting both houses toward western views. To save costs, the Olmsted office drafted the landscape plans for the adjoining properties together, eliminating the

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**Dunn Gardens
Seattle, Washington**

Statement of Significance (Continued)

need for two separate plans since the topographical survey had been done for both properties. In correspondence between Arthur Dunn and James Dawson on June 14, 1915, Mr. Dawson states, "While the development of your property adjoining Mr. John B. Agen's is a separate problem itself, and must be planned first so as to give you what you desire, yet by studying your plans at the same time we study Mr. Agen's, it will be possible to consider arrangements to your mutual advantage."

The Dunn and Agen properties shared similar landscape plan elements, a common entrance way, and a linking path system possibly unique within the Olmsted firm's work. At the same time, the landscape designs for the properties and their implementation were strikingly dissimilar, reflecting differences in site topography and client interests and the strong gardening influence of Mr. Dunn. Unlike the landscape design for the Agen property, which was developed in part with great formality for a house designed for year-round use, the landscape design for the Dunn property lacked any formal elements. The design for the Dunn property also included an extensive number of planted deciduous trees from Europe and the eastern United States, a design feature conspicuously different from the other Olmsted designed landscapes in the Pacific Northwest. In addition, unlike the landscape plan for the Agen property which was designed by the Olmsted firm and implemented under their supervision, Mr. Dunn strongly influenced the character of the Olmsted plan for the Dunn property and implemented the design without continued Olmsted involvement. (See the attached matrix of landscape elements and design character of the Dunn and Agen properties.)

The Dunn family used the property as a summer residence until 1945, when following Arthur G. Dunn Sr.'s death, the property was subdivided among 4 of his 5 children. From 1947 until his death in 1991, Edward B. Dunn created a notable woodland garden of rhododendrons, camellias, magnolias, bulbs, groundcovers, and native plants beneath the remaining deciduous and coniferous trees at the eastern end of the developed part of the Olmsted garden.

Olmsted Legacy in Puget Sound (Photo #10)

For several decades before and after the turn of the century, members of the variously named Olmsted firms planned a number of projects for public and private clients in the State of Washington. The earliest of these was an unexecuted plan prepared for the City of Tacoma by Frederick Law Olmsted (1822-1903), often called the father of American Landscape Architecture. The senior Olmsted's practice was taken over by the Olmsted Brothers of Brookline, Massachusetts, founded in 1898 by John Charles Olmsted (1852-1920), the senior Olmsted's nephew and stepson, and Frederick Law Olmsted, Jr. (1870-1957). Notable among the firm's public projects are their designs for the park system of the City of Seattle, (1903, 1906, and 1909), and their work as campus planners for the University of Washington from 1903-1914. Much of

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**The Dunn Gardens
Seattle, Washington**

Statement of Significance (Continued)

the existing campus derives from their design for the Alaska-Yukon-Pacific Exposition held there in 1909.

Until the early teens of the twentieth century, the work of the firm in Washington State was directed by John Charles Olmsted, assisted by James Frederick Dawson. After J. C. Olmsted's increasing illness all of the west coast work was taken over by Dawson. James Frederick Dawson was born on 13 January, 1874 and died on 23 April, 1941. He was the son of Jackson Thornton Dawson (1841-1916), the Superintendent of the Arnold Arboretum, Cambridge Massachusetts. His father gave him an extensive knowledge of plants which he was able to use to good effect in his career as a landscape architect. He pursued special studies at the Bussey Institution, Harvard University and at the Arnold Arboretum until 1896. In that year he entered the firm of Olmsted, Olmsted and Eliot. In 1906 he became an associate partner in the Olmsted Brothers and a full partner in 1922.

Dawson's training drew him to the design of residential properties, and according to Frederick Law Olmsted Jr., "throughout his life such problems, whether large or small, were handled by him with stimulating enthusiasm, with a rich and fertile imagination and technical skill, and with a catholic appreciation of widely different types of garden beauty that enabled him to interpret the special personal preferences of all sorts of clients and help each one who had a real creative urge to develop his *own* sort of garden."

In 1922 the Olmsted Brothers established a branch office in Redondo Beach, California to manage all the firm's projects on the west coast. Dawson was in charge of this office and continued to design projects in Washington state until his death in 1940. This included several gardens and the campus of the state capitol in Olympia.

The Olmsted practice included a large number of residential projects. A substantial element of this was the design of country estates. The development of country estates became fashionable in America for wealthy families in the last three decades of the nineteenth century. By the early 20th century the practice of rural retirement had become popular among prominent families in the Pacific Northwest. In this region they were invariably developed for use in the summer and took several forms. The most elaborate were working farms, such as F.S. Stimson's 'Hollywood Farm' in Woodinville, and James W. Clise's 'Marymoor' in Redmond. Estates without farming elements were also popular. These ranged in size from very large establishments such as 'Thornewood', the Chester Thorne estate on American Lake, Tacoma, to more modest examples that were often established in association with country clubs or golf clubs, such as The Bainbridge Island Country Club and The Seattle Golf and Country Club. Both of these communities were developed with houses placed around a golf course. The Olmsted Brothers developed the latter as a community of estates, each about ten acres in size, at 'The Highlands', north of Seattle, in 1908.

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Seattle, WashingtonStatement of Significance (Continued)

Estates developed without farming elements usually included formal elements around the house such as terraces, and enclosed spaces for growing vegetables. On larger estates these features were invariably treated with a considerable degree of elaboration. Whatever the size of the estate the most important feature was a lawn defined by masses of trees and shrubs. These spaces were intended to evoke natural meadow-like spaces and were designed so that their full extent could not be seen from any one spot. Movement through and around these spaces invariably followed irregular path systems so that a sequence of pictorially-composed, naturalistic views was created. This tradition of 'Picturesque' planning derived from the large landscape parks created in England in the second half of the eighteenth century. From the second half of the nineteenth century onwards Frederick Law Olmsted, Sr. and the successive Olmsted firms combined this technique of spatial planning and design with the retention of existing natural features for private gardens as well as for a wide range of public projects, including parks, cemeteries, the grounds of public institutions, and university campuses.

The Dunn Gardens is a particularly fine example of a smaller estate without farming elements. Other surviving estates in Puget Sound have a lesser level of integrity that reduces their state-wide significance. Such comparison also reveals critical differences in the architecture of the house, size, and the permanence of residence during a year.

- The C. Black estate (1906) on Queen Anne hill in Seattle occupies an entire city block.

The large Tudor-style house was placed in the center of the site and was used as a permanent residence. It retains a thick perimeter belt of planting, the original diagonal entry and circular motor court. However, the side gardens on the west side were completely redesigned in the 1920s. The tennis court became a rose garden and a rock garden was introduced below it.

- "Thornewood", the Chester Thorne estate on American Lake south of Tacoma, was developed in 1908 on a one hundred acre site. It was one of the largest estates designed by the Olmsted Brothers in western Washington.

One authority considered it to be one of the three most beautiful gardens in the country. It was entered by a long curving drive which led past a kitchen garden, cutting garden, and greenhouses to terminate in a large motor court in front of the large Tudor style mansion. Extensive lawns, defined by large plantations of trees underplanted with rhododendrons, led down to the lake. On the east side of the mansion two elaborately detailed walled gardens provided the contrast of herbaceous borders and statuary. The property was subdivided in the 1960s. The house was divided into apartments, and houses were built within the walled gardens. Much of the property is poorly maintained and its integrity has been severely compromised.

- "Norcliffe," the C. D. Stimson estate in 'The Highlands' was developed for summer use between 1908 and 1914 on a 14-acre site commanding sweeping panoramic views west over Puget

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Continuation SheetSection number 8 Page 10The Dunn Gardens
Seattle, WashingtonStatement of Significance (Continued)

Sound to the Olympic mountains. The large Mediterranean house was placed at the eastern end of a large lawn, across which the western views could be seen. The house was approached by a winding drive that started at a large gatehouse structure, which also served as a garage, with chauffeur's quarters. The garden was renovated in the 1920s with paved paths following the original layout. In the late 1930s and 1940s a swimming pool and cabana was developed in the southwestern part of the property at the edge of the steep bluff falling down to the Sound. At this time the gatehouse and the surrounding area were sold. The estate survives in good condition. But it represents an outstanding example of a garden of the 1920s and 1930s, although vestiges of the Olmsted design remain.

- The D.E. Frederick estate in the Highlands in Seattle was developed from 1913 until 1936 on a site of thirty-six acres in 'The Highlands'. By 1936 the garden contained an extensive series of formal gardens axially related to the French chateau style mansion, and a large naturalistic lawn, all of which appeared to be a series of rooms carved out of the forest. Unlike most gardens in 'The Highlands' this estate had no outward views. The integrity of this estate has suffered since its subdivision into several properties. While some individual gardens remain in good condition, the main axial vista has been irreparably changed by the construction of a new house on the axis.
- The Weyerhaeuser estate in Tacoma was developed in 1922 on a 7 acre site aligned on a vista of Mount Rainier. The Tudor style mansion was surrounded by formal terraces and gardens, some of which have disappeared as a result of the construction of new buildings following the mansion's conversion to an institutional use.
- The A.J. Krauss estate was developed in 1926 on a 1.5-acre site on the edge of Lake Washington in Seattle. Owing to the steep site the area between the house and the lake was treated as a series of formal terraces. The steep drive on the other side of the house crisscrosses a naturalistically treated lawn area defined by large trees and shrubs. Its integrity is of high quality, but this is essentially a town garden rather than a country place.
- The W. T. Douglas estate was developed on a sloping 3 acre site in 'The Highlands' in Seattle in 1927. On the uphill side of the large lawn is a narrow channel designed to collect water from hillside seeps. At the far end of the lawn is an elaborate garden partially enclosed by vine-clad columns. The estate is largely intact, and portions of it are being restored. Integrity has been by the construction of a swimming pool adjacent to the house.
- The Edward Garrett estate was completed on a nine-acre site in 'The Highlands' in Seattle in 1938. the long, straight drive, formal motor court and western terrace, and a small formal garden were designed with a strong formal character in contrast to the medium size lawn. The latter is surrounded by an important collection of hybrid rhododendrons purchased from

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National Register of Historic Places Continuation Sheet

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**The Dunn Gardens
Seattle, Washington**

Statement of Significance (Continued)

eastern nurseries. This garden survives in good condition except for the slope below the main terrace, originally covered with an important collection of heathers.

In summary, the Dunn Gardens is, of any of the Olmsted-designed residential landscapes in Puget Sound, one of the best preserved examples of a small country estate. It also has perhaps the greatest potential for its character and integrity to be protected in perpetuity. One of the three parcels is owned by the Dunn Garden Trust, a recently established organization, working to conserve historically- and horticulturally-significant gardens in the northwest. The owners of the other parcels have indicated their intent to donate conservation easements on their parcels to the E.B. Dunn Garden Trust, so that the Dunn Gardens will be maintained and protected along lines faithful to the original Olmsted design.

Arthur Bernard Dunn, Salmon Canning, and Gardening

Arthur Bernard Dunn was born in 1861 in Cape Vincent, New York. As a young man he worked in a firm engaged in the wholesaling of fresh and frozen fish from the Great Lakes region. He came to Seattle in 1889 and went into partnership with E. E. Ainsworth. This firm became very successful, since it was the first to successfully market Pacific coast halibut in other regions of the country. In 1901 the firm sold its frozen and fresh fish business interests and concentrated on its salmon canning operations. In 1898 the firm built another salmon cannery in Blaine, Washington. These salmon canning plants were noted for their modern equipment, sanitary conditions, and extremely efficient management. Their products were sent all over the country.

Apart from being a successful business entrepreneur Arthur Dunn was a keen amateur gardener. He supervised the construction and planting of the Olmsted Brothers' design of his garden, and guided its development for the rest of his life. He was a member of the Seattle Garden Club, being probably the first man to join this organization. He died in 1945.

Development and Significance of the Design of the Dunn Gardens (Photo #11)

In about 1912, Arthur Dunn, a partner in a very successful salmon processing business, with plants in Seattle and Blaine, contemplated developing a summer place on either Bainbridge Island in Puget Sound or 'The Highlands', an exclusive gated residential community lying north of Seattle's city boundary. Both places were associated with country clubs patronized by socially prominent families. Dunn and his business partner, E. E. Ainsworth, had been offered lots in 'The Highlands'. This invitation was accepted by Ainsworth but rejected by Dunn, because of the building restrictions and his desire to keep a cow and other animals.

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Continuation SheetSection number 8 Page 12**The Dunn Gardens
Seattle, Washington**Statement of Significance (Continued)

In 1914 Arthur Dunn purchased from his friend John B. Agen for \$ 7,500, the southern half of a 20-acre parcel of logged off land in an undeveloped rural area about one mile south of 'The Highlands'. This gently sloping property was extensively wooded, had plenty of open space suitable for garden development, and commanded sweeping panoramic views west of Puget Sound and the Olympic Mountains. Since there was a 30 foot easement on the northern edge of the property the remaining area was split exactly in half, giving each owner a rectangular area 315 feet wide between 3rd Avenue and 8th Avenue.

Dunn hired C. F. Gould Sr., of Bebb and Gould, to design 'a cheap cottage' as a temporary summer home. In May, 1915 he approached the Olmsted Brothers of Brookline, Massachusetts to locate the cottage and prepare a plan of improvement for the property. Since the firm had already been hired by John Agen to prepare a landscape plan for his property the mutual advantages of planning the properties together were pointed out to Dunn. In a letter of June 14th, 1915 J.F. Dawson of the Olmsted Brothers proposed to develop a plan retaining and enhancing natural features on the site to locate the cottage and provide recommendations for a tennis court, vegetable garden, chicken house, gardener's cottage, garage building, and a flower garden. Their proposal included preparing a preliminary plan, grading plan, profiles of drives and paths, and a detailed planting plan.

The preliminary plan was sent on June 29th, 1915. The house was sited to retain the natural features of the site. Its location was determined by the western view of the Olympic Mountains, visible through the perimeter belt of fir trees, and by internal vistas, the ravine, and the topography. The foreground of the view from the house was to be a large naturalistic lawn which was intended to serve as 'an outdoor room'. The vegetable garden and a detached garage block were placed to the east of the house to coincide with the corresponding features on the Agen property. The Olmsted Brothers justified this arrangement by pointing out that the experience of moving along the curving drive, with a view to the southwest down into the ravine, would be preferable to having to drive close to the service area of the Agen estate. Dense natural and planted vegetation screened the two properties.

The Olmsted Brothers sent a revised plan to Dunn on July 31st. A summer house proposed in the southwest corner to command views into the ravine and over the Sound was omitted, perhaps owing to the maturity of the trees in the ravine. A croquet lawn was sited below the main lawn in the southwest corner. The Olmsteds pointed out that the position of the well sunk by Arthur Dunn to protect Agen's water supply had shortened the area available for the tennis court. On August 9th the Olmsteds sent further plans showing the road grading and drainage structures.

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**The Dunn Gardens
Seattle, Washington**

Statement of Significance (Continued)

On March 3rd, 1916 the Olmsteds sent the Planting Plan. This designates many existing fir trees and other plants to be saved. The main lawn and a smaller lawn to the east of the house were defined by irregular groups of spring flowering shrubs and diversified by large drifts of bulbs. On the south side of the great lawn the Olmsteds proposed a large number of deciduous trees. This feature of the design differed conspicuously from their other garden designs in the Pacific Northwest, in which deciduous trees were not used as canopy trees but occurred as small decorative trees placed against existing native trees.

On March 14th, 1916 Dunn wrote to the Olmsteds that he had hoped for more deciduous trees and that he was retaining a number of existing alder trees, slated for removal, since he was concerned that the site should not look too bare that season. The Olmsteds replied that they had placed deciduous trees along the drive and the south side of the lawn, but that more could be planted to the northeast of the house. They suggested that these deciduous trees should be ordered from eastern nurseries. From this time onward surviving records indicate that Arthur Dunn implemented the Olmsted design himself; he was a keen and knowledgeable gardener and took considerable pride in his garden. He paid the Olmsteds their last payment on 17 April, 1916. There is no evidence that he purchased any plants from eastern nurseries. Dunn appears to have purchased most of his plants from Bonnell's nursery. Bonnell was a distinguished plantsman who had been in charge of the Tropical Plants Department at the Jardin de Plantes in Paris. Dunn made his first purchase from Bonnell on May 16. In February of the following year he placed his first order for bulbs.

The garage structure, with living quarters on the second floor for the gardener, was not built until 1918. The original design, which incorporated a tower containing a water tank, was replaced by a much simpler design, with a free standing tank structure. By 1920 the Olmsted design had been installed, albeit with some planting that differed from the original proposal. However, these were changes of detail and did not change the basic layout or its design character. The tennis court area was never used for that purpose, and the Dunns used the Agen's court. The two families were very close friends and the paths proposed by the Olmsteds to link the two gardens were heavily used. These paths still exist.

The Olmsted Brothers plan for the Dunn estate is a very fine example of a twentieth century detached estate, without farm elements. A long curvilinear drive winds through thick stands of fir trees diversified by deciduous trees and shrubs. Utilitarian features such as the vegetable garden and the garage block were screened from view by this planting (Photo #13). Thus the drive provided an unfolding series of naturalistic views. On the west side of the house the full extent of the great lawn could not be seen from the terrace of the house. The lawn's principal feature was the distant view of peaks in the Olympic Mountains. Paths at the edge of the lawn provided both diagonal views into the lawn space and closed woodland views.

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**The Dunn Gardens
Seattle, Washington**

Statement of Significance (Continued)

The large number of deciduous trees afforded a greater diversity and contrast of texture and color than is found in other gardens designed in this region by the Olmsted firm.

Despite the removal of the original house the spatial structure is still intact. The curvilinear drive retains its original alignment, provides a sequence of naturalistic views, including the view to the southwest down into the ravine, and debouches into the motor-court of the new house at an angle. The edge of the great lawn follows the Olmsted plan, and the deciduous trees planted by Arthur Dunn still provide visual contrast on its south side. The most significant change is that the Great Lawn is now larger, since the new house was built to the south of the original house, and the views of the mountains disappeared in the mid-1920s

Following Arthur Dunn's death in 1945, the property was inherited by his four youngest children. Dorothy Dunn Bayley already lived on the property at 13504 8th Avenue NW. Maurice Spencer Dunn and his family occupied the original house until it was replaced in 1949 due to a severe carpenter ant infestation. Edward Bernard Dunn, the second child, converted the garage building into a three-bedroom residence and began creating a woodland garden. Gertrude Dunn Jackson, the eldest daughter, retained ownership of the remaining eastern wooded section of the property. These changes reflected the profound impact of the automobile upon society. The Dunn estate had originally been a fairly remote place that did not have easy access to Seattle. After World War II it was possible to commute into the city with relative ease.

E.B. Dunn's Civic and Horticultural Contributions (Photo #16)

Edward Bernard Dunn was born in 1904 in Seattle, the second son of Arthur Dunn and Jeannette Williams. A banker, he served as an officer in the U.S. Naval Reserve in World War II. After the war he managed the family properties in Seattle. In the 1970s Edward Dunn initiated the transformation of the central waterfront of Seattle through his conversion of the Ainsworth-Dunn pier 70 from marine storage to commercial shops and restaurants. He played a significant role in local and regional horticulture after his retirement. He was President of the Arboretum Foundation from 1957-1960 and guided the development of its Japanese Garden. He was President of the American Rhododendron Society from 1965-69. His efficient administration and creative leadership transformed a largely moribund organization into one that commanded wide respect. He was awarded the Gold Medal of the American Rhododendron Society in 1971. He was a founding member of the Species Rhododendron Society and served as its President in 1971.

Edward Dunn was an enthusiastic gardener and prolific garden writer. He was respected as an authority on native plants of the Pacific Northwest region. He collected erythroniums in the wild and wrote an article, "Erythroniums" in Horticulture, July, 1967. The hybrid rhododendron, *Rhododendron 'Edward Dunn'*, was named after him by Endré Ostbo of Bellevue in 1958. This

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Seattle, WashingtonStatement of Significance (Continued)

is a hybrid cross of *Rhododendron fortunei* ssp. *discolor* with *Rhododendron dichroanthum* ssp. *dichroanthum* and *Rhododendron neriiflorum* ssp. *neriiflorum*. As Ted Van Veen said in 1969 it was "named for one of the most enthusiastic rhododendron people".

Edward Dunn's woodland garden, like other notable gardens in the region, such as the Bloedel Reserve on Bainbridge Island and Mrs. Pendleton Miller's garden in 'The Highlands', contains flowering trees and shrubs beneath the conifers and deciduous trees that remained from the Olmsted design. His plants were obtained from northwestern nurseries, local plant collectors, and arboreta. He was a friend of the prominent British rhododendron authorities, E.H.M. Cox and his son Peter A. Cox, and obtained seed from them.

The Dunn Gardens, despite subdivision and the building of new houses, is a remarkably well preserved and outstanding residential design of the Olmsted Brothers, by one of its most talented designers. The changes in planting made by Arthur and Edward Dunn respected the spatial and design character of the plan and emphasize the often unrecognized role that a client plays in the design of a garden. Subsequent changes were always made in ways that respected the character of the original house and its garden. E. B. Dunn's garden, in particular, is a notable continuation of the woodland sections of the original design and of his father's gardening proclivities. The high level of integrity of the Dunn Gardens and its continuity of ownership make it unique in the State of Washington.

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**The Dunn Gardens
Seattle, Washington**

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Section number 10 Page 18

Verbal boundary description

E. B. Dunn Historic Garden Trust parcel:

The South Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 24, Township 26 North, Range 3 East, Willamette Meridian, in King County, Washington; Except the North 15 feet; and except the East 475 feet; and except the West 480 feet thereof.

P. W. Dunn parcel:

That portion of the West 480 feet of the South Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 24, Township 26 North, Range 3 East, Willamette Meridian, in King County, Washington, lying South of a line 15 feet south of and parallel to the North line of said subdivision and lying Northeasterly of a line described as follows:

Beginning at a point on the South line of said subdivision from which point the Southwest corner thereof bears north $89^{\circ}47'48''$ West a distance of 366.00 feet and running; thence North $41^{\circ}28'50''$ West 421.93 feet to a point on a line 15 feet South of and parallel to North line of said subdivision which point is South $89^{\circ}49'10''$ East measured along said parallel line 86.00 feet from the West line of said subdivision.

E. P. Bayley parcel:

That portion of the South half of the South half of Southwest Quarter of Northeast Quarter of Section 24, Township 26 North, Range 3 East, Willamette Meridian, in King County, Washington, lying South of line 15 feet South of and parallel to the North line of said subdivision and lying Southwesterly of a line defined as follows:

Beginning at a point on the South line of said subdivision from which point the Southwest corner thereof bears north $89^{\circ}47'48''$ West a distance of 366.00 feet and running; thence North $41^{\circ}28'50''$ West 421.93 feet to a point on a line 15 feet South of and parallel to the North line of said subdivision which point is South $89^{\circ}49'10''$ East measured along said parallel line 86.00 feet from the West line of said subdivision, excepting the West 30 feet thereof for road purposed; Together with Lot 1, Block 1, Bonnie Brae, an addition to the City of Seattle, according to Plat in Volume 19 of Plats, Page 53, Records of King County, Washington, together with the Northerly Half of Vacated West 135th Street adjoining Lot 1.

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Section number 11 Page 19

Form prepared by:

In addition to Kathleen Day, this form was prepared by David Streatfield, University of Washington, Department of Landscape Architecture, Professor and Chairman, as well as Konrad Liegel, legal counsel with law firm Preston, Thorgrimson, Shidler, Gates and Ellis in Seattle, Washington.

David Streatfield is on the Board of Directors for The E.B. Dunn Gardens Trust.
Kathleen Day and Konrad Liegel serve as advisors to the Board.

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Name of Property Dunn Gardens
County and State King County, WA

- 4 Paths along the edge of the Great Lawn provide both diagonal views of the open space and internal woodland views (same as photocopy #12)
- 5,6 The Great Lawn creates an "outdoor room: surrounded by native firs and specimen deciduous trees (also represented in photocopy 13)

PHOTOCOPIED PHOTOGRAPHS

- 1 Contributing Resource - Site overview
Aerial photo from 1930 showing native tree massings, circular drive, and open lawn area.
- 2 Contributing Resource - Site overview
Aerial photo from 1990 showing native tree massings, circular drive, and open lawn area.
- 3 Plan showing current property boundaries.
- 4 Graceful curving entry drive beneath woodland canopy.
- 5 Noncontributing Resource - building
D. Bayley Residence 13504 8th Avenue NW, built 1940.
- 6 Noncontributing Resource - building
Edward B. Dunn Residence, 13533 Northshire Road NW, original motor garage, 1918 (remodeled into residence in 1947).
- 7 Noncontributing Resource - building
P. and S. Dunn Residence, 13531 Northshire Road NW, built 1949.
- 8 View of woodland glen under a canopy of native firs and flowering trees, bordered by horticulturally significant rhododendrons, camellias, azaleas, bulbs and ground covers.

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Continuation Sheet**

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Name of Property Dunn Gardens
County and State King County, WA

MAP KEY

- 1 Sketch map of Dunn-Agen properties, 1915, identifying house locations, circulation of entry drives and footpaths, and open lawn areas.
- 2 Sketch map of Arthur G. Dunn property, 1915, identifying house, motor garage, lawn, and circulation system.
- 3 Map identifying contributing and noncontributing resources, and vantage points of photographs.
- 4 Sketch map, 1940, identifying property and building alterations; addition of Bayley residence.
- 5 Sketch map, 1950, identifying building alterations; removal of original summerhouse, construction of new house adjacent to original drive alignment, sale of eastern 2.5 acres, motor garage remodeled into residence.
- 6 Sketch map, 1990, identifying property boundaries, and the development of the woodland glen at the Edward B. Dunn residence.

BLACK AND WHITE PHOTOGRAPHS KEY

- 1 Graceful curving entry drive beneath woodland canopy (same as photocopy #4)
- 2 Noncontributing building
D. Bayley Residence, 130504 8th Avenue N.W., built in 1940 (same as photocopy 5)
- 3 Noncontributing building
Edward B. Dunn Residence, 13533 Northshire Road N.W., original motor garage, 1918 (remodeled into residence in 1947 (same as photocopy #6)

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Continuation Sheet

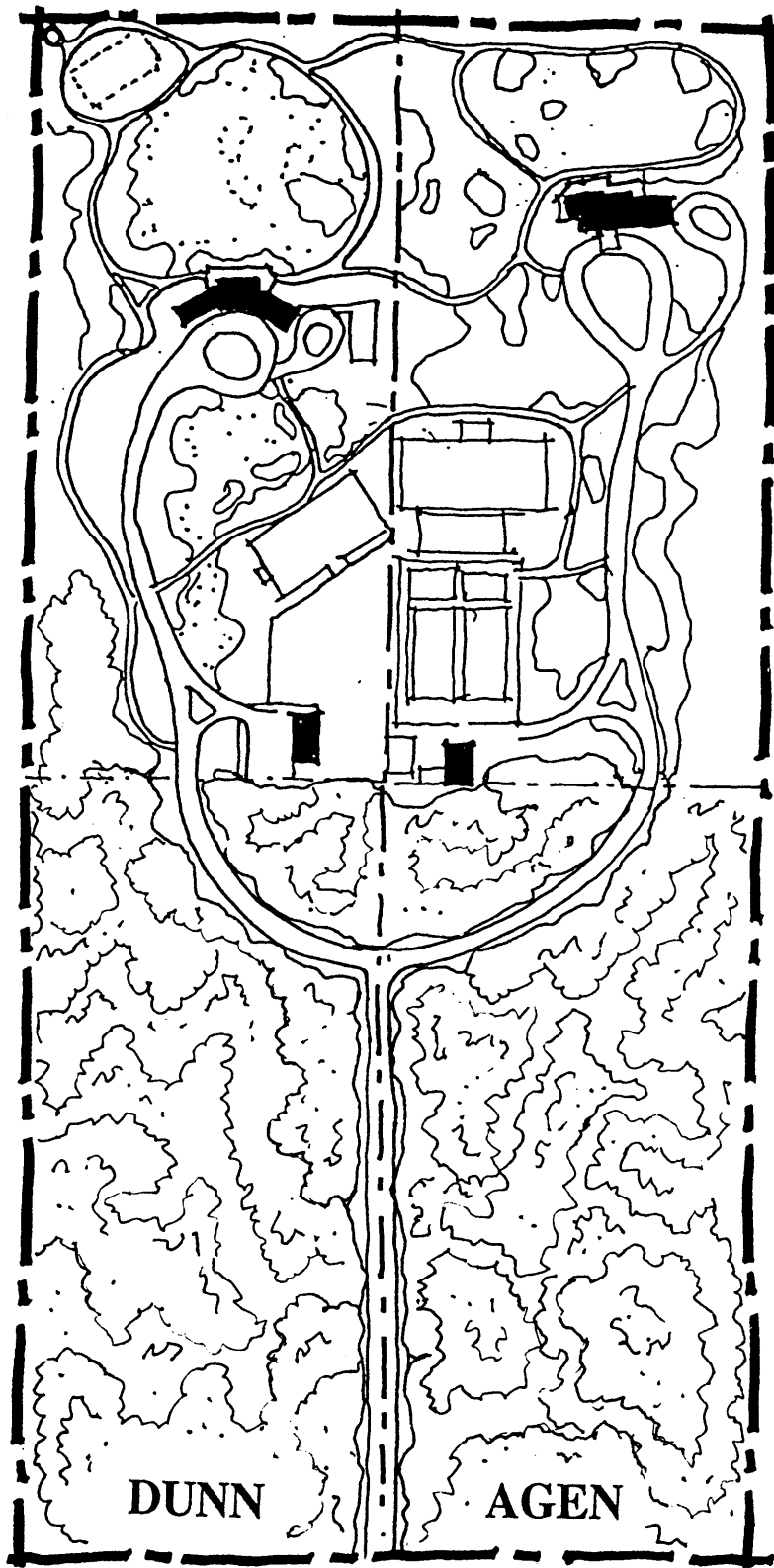
Section number 11 Page 22
Name of Property Dunn Gardens
County and State King County, WA

- 9 Woodland pond and water garden located above the north end of the woodland glen.
- 10 Olmsted Brothers Planting Plan, February 7, 1916.
- 11 Screen plantings define spaces and direct views throughout the landscape.
- 12 Paths along the edge of the lawn provide both diagonal views of the open space and closed woodland views.
- 13 The Great Lawn creates an "outdoor room" surrounded by native firs and specimen deciduous trees.

Revisions to Dunn Gardens Nomination to National Register of Historic Places

Matrix of Landscape Elements and Design Character of the Dunn and Agen Properties

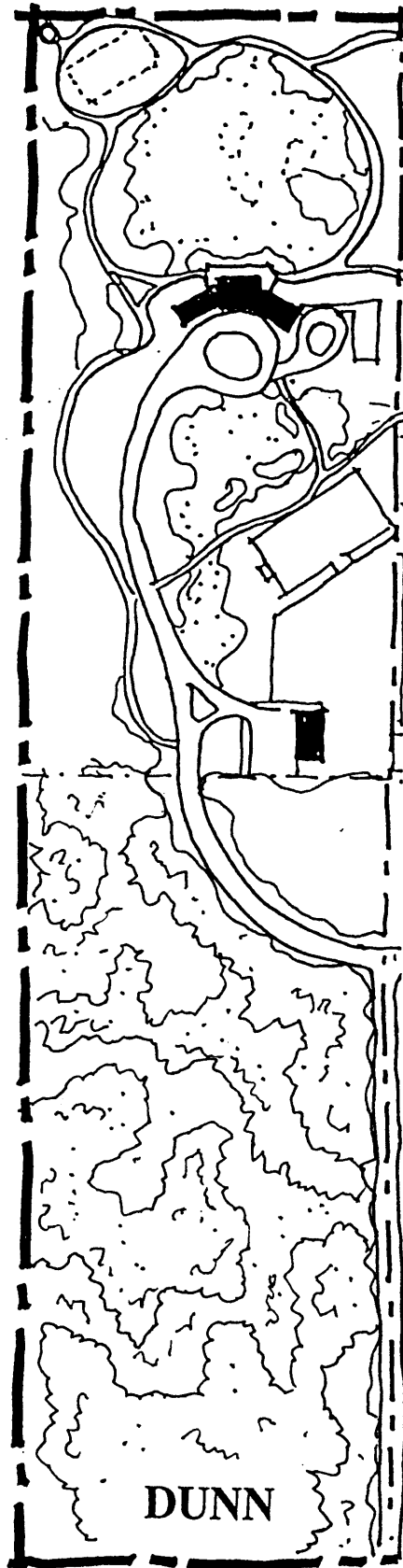
	Arthur G. Dunn Property	John Agen Property	Characteristic to Both
Use of Trees	Extensive use of Eastern U.S. and European deciduous trees as shade and specimen plantings	Canopy trees predominately second growth firs and hemlocks; small cultivated trees intermixed in planting beds	Use of native firs and hemlocks as framework for space definition and northwest shade garden character
Plant Groupings	Naturalized, informal groupings of plants with an intermix of species within a planting bed	More stylized plant groupings using greater numbers of the same plant within massings	
Shrub Massings	Shrub layer intermixed with perennials and groundcovers	Shrub layer with occasional intermix of perennials	
Herbaceous Plantings	Occurs only in naturalized island beds of shrubs and bulbs (Crocus, Narcissus, Tulips) that drift into lawn areas	Occurs in defined island beds of roses and shrubs; and in formal geometric rose garden near the playhouse. 42 kinds of roses used throughout the property, 450 rose plants recommended for the entire garden.	
Plant Sources	Bonnells Nursery, Eastern Nurseries, extensive collection of native plants dug and brought to site from other NW locations	Bonnells Nursery and some eastern nurseries	
Entry Drive			Both drives designed to provide a sense of privacy. Developed gardens on both sites were grouped together to foster the sense of driving through forests of douglas firs.
Circulation Patterns	Gravel was recommended as the surface material for footpaths	Brick was the recommended surface material for some of the footpaths around buildings	Both drives and footpaths characteristic of Olmsted design of changing views along curvilinear pathways
Features and Built Facilities	Oval croquet lawn, naturalistic lawns, vegetable and flower gardens. Garage and pump house.	Tennis Court, formal croquet lawn, formal rose garden, and flower and vegetable garden. Playhouse, garage, and chicken house. Extensive areas developed for active recreation, formal gardens, and utilitarian purposes.	Both properties had vegetable gardens, flower gardens, service entries, and garages with gardener's residence above. Shared facilities were the Agen tennis court and playhouse
Siting of House	Sited to take advantage of broad panoramic views of the Olympic mountains and of long internal views across lawns. House also was sited to integrate with open areas to develop outdoor living space on the adjacent lawn.	House sited among existing trees to take advantage of multiple narrow views of the Olympic mountains	Siting for both houses considered privacy between residences and visual separation, while oriented toward western views
Site Character	General slope to the west with the ravine creating topographical variation to the south	General even slope to the west	
Design Character	Informal, naturalized, outdoor living spaces, planting plan carried out by the Dunns	Formal and refined; Olmsted's carried out the planting plan	
View Corridors	Both internal views within the site to the ravine and across expanses of open lawn, as well as broad external views of the Olympic mountains and Sound	Site lines for narrow external views to the northwest, west, and southwest from the house	



SCALE: $\frac{1}{2}$ " = 100' 1915-16

MAP No. 1

DUNN GARDENS
KING COUNTY, WASHINGTON
HOUSE LOCATION, OPEN LAWNS,
CIRCULATION OF ENTRY,
DRIVES AND FOOTPATHS
FOR DUNN-AGEN
PROPERTIES, 20 ACRES
1915
MAP # 1



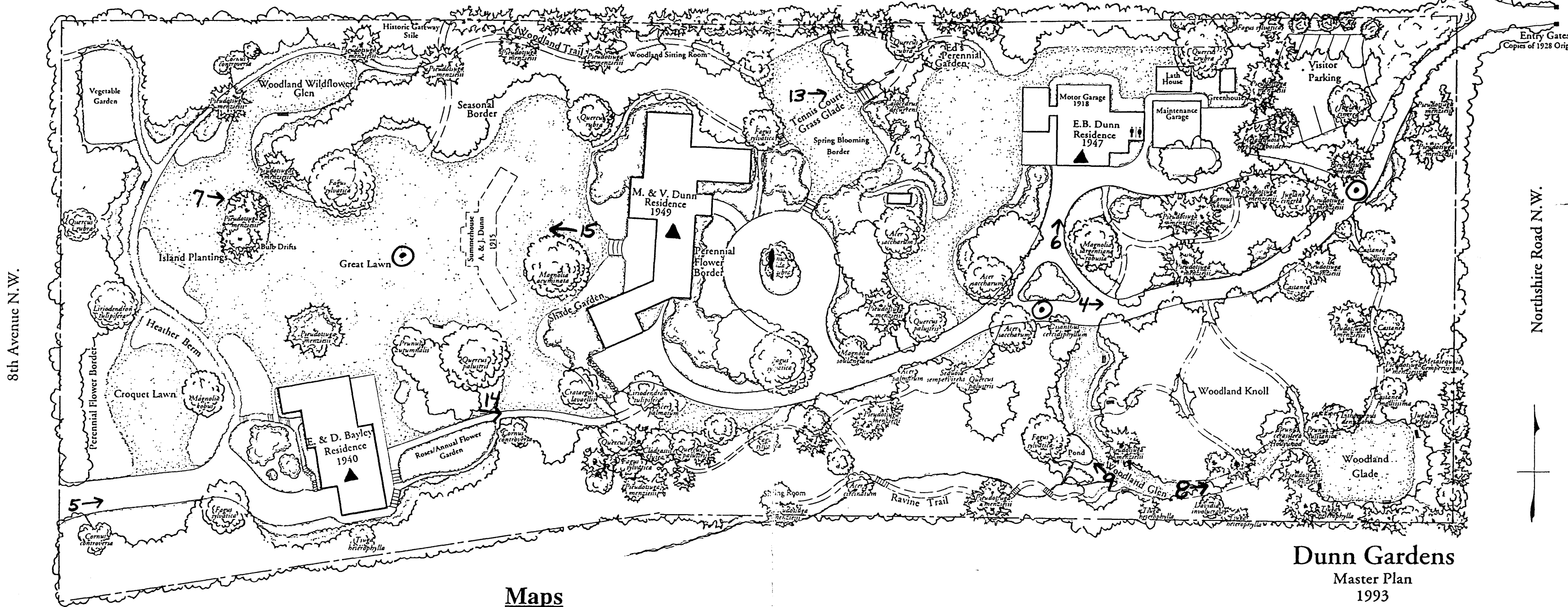
DUNN

1915

SCALE:
Approx
 $5/8" = 100'$

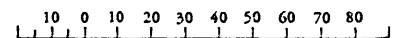
MAP No. 2

Sketch Map of Contributing and Non-Contributing Resources / Visual Documentation Location Map



Dunn Gardens
Master Plan
1993

Olmsted Brothers Master Plan completed for
Arthur G. Dunn, Esquire
1915



Maps

Number

Description

- 1 Sketch map of Dunn-Agen properties, 1915, identifying house locations, circulation of entry drives and footpaths, and open lawn areas
- 2 Sketch map of Arthur G. Dunn property, 1915, identifying house, motor garage, lawn, and circulation system
- 3 Map identifying contributing and non-contributing resources, and vantage points of photographic documentation
- 4 Map of Heritage Trees: Location and Diameter
- 5 Sketch Map, 1940, identifying property and building alterations; addition of Bayley residence
- 6 Sketch Map, 1950, identifying property and building alterations; removal of original summerhouse, construction of new house adjacent to original drive alignment, sale of eastern 2.5 acres, motor garage remodeled to residence
- 7 Sketch Map, 1990, identifying property boundaries, and the development of the woodland glen at the Edward B. Dunn residence

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206-461-4206

LEGEND

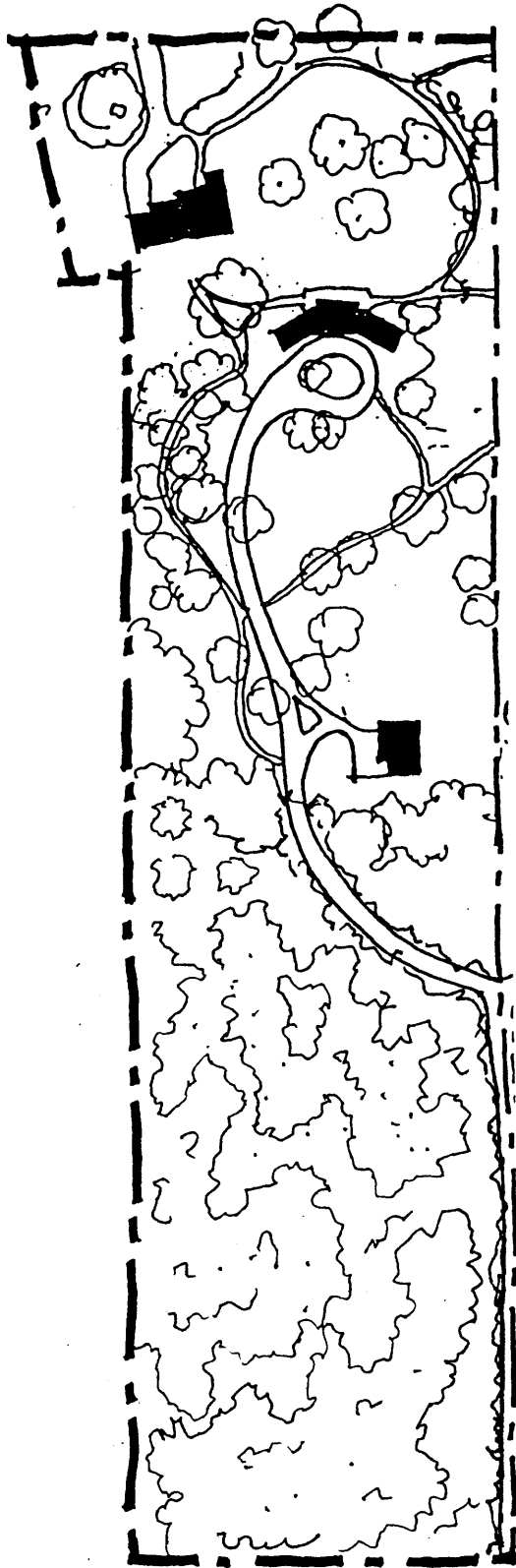
⊙ CONTRIBUTING RESOURCES

- SITE
- STRUCTURE - CURVILINEAR CIRCULATION SYSTEM
- STRUCTURE - GREAT LAWN

▲ NON-CONTRIBUTING RESOURCES

- BUILDINGS - 3 RESIDENCES

MAP No. 3



1940

SCALE:
5/8" = 100'

MAP No. 4

MAP # 5
DUNN GARDENS
KING COUNTY, WASHINGTON
SKETCH MAP, 1940
IDENTIFYING PROPERTY
AND BUILDING ALTERATIONS;
ADDITION OF BAYLEY
RESIDENCE



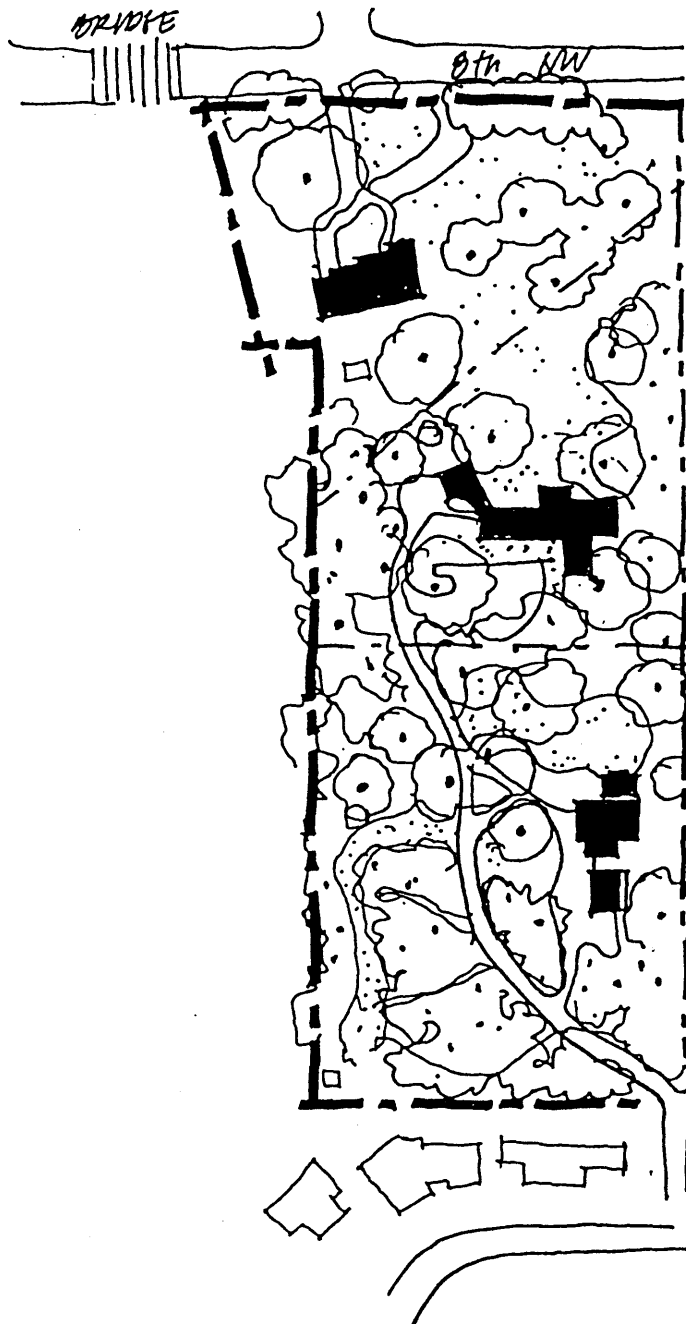
1950

SCALE:
 $5/8'' = 100'$

MAP No. 5

MAP # 6
DUNN GARDENS
KING COUNTY, WASHINGTON
1950

SKETCH MAP INDICATING
PROPERTY AND BUILDING
ALTERATIONS, REMOVAL OF
SUMMERHOUSE, NEW HOUSE
CONSTRUCTION ALONG EXISTING
DRIVE, SALE OF EASTERN
3.5 ACRES, MOTOR GARAGE
REMODELED TO RESIDENCE



1990

SCALE:
 $5/8" = 100'$

MAP No. 6

MAP # 7

DUNN GARDENS

KING COUNTY, WASHINGTON

1990

SKETCH MAP IDENTIFYING
PROPERTY BOUNDARIES,
AND DEVELOPMENT OF
WOODLAND GARDEN AND
GLEN AT E. B. DUNN
RESIDENCE