

Designating the Charles Buswell House  
as an Historic Landmark.

**Ordinance No. 108212**

76.B:37

AN ORDINANCE relating to historic preservation, designating the Charles Buswell House a Landmark under Ordinance 106348 and imposing control thereon.

5/8/79-VD:HT

COMPTROLLER  
FILE NUMBER

**Council Bill No. 100230**

INTRODUCED: APR 2 1979	BY: EXECUTIVE REQUEST
REFERRED: APR 2 1979	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REPORTED: MAY 14 1979	SECOND READING: MAY 14 1979
THIRD READING: MAY 14 1979	SIGNED: MAY 14 1979
PRESENTED TO MAYOR: MAY 15 1979	APPROVED: MAY 21 1979
RECD. TO CITY CLERK: MAY 21 1979	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

ORDINANCE 108212

AN ORDINANCE relating to historic preservation, designating the Charles Bussell House a Landmark under Ordinance 106348 and imposing control thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on November 15, 1978 voted to approve the nomination of the Charles Bussell House, 1630 - 36th Avenue, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 20, 1978, the Board voted to approve the designation of the Charles Bussell House as a Landmark under Ordinance 106348; and

WHEREAS, on January 23, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Charles Bussell House and site, more particularly described as Lots 3, 4, 5, 6, 7, Block 4, and a portion of the vacated alley adjoining, Rosedale Addition to Seattle, as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

1  
2 Section 2. The following controls upon alteration of  
the landmark are hereby imposed:

3 A Certificate of Approval must be obtained or the time  
4 for denying a Certificate of Approval must have expired  
5 before the owner may make alterations to:

- 6 a. The entire exterior of the house, the first floor  
7 principal interiors (parlors, dining room, entrance  
8 hall), including hardware, panelling, door and  
9 window trims and mantel piece; and  
10 b. The general site arrangement.

11 Any in-kind maintenance and repair for the above noted  
12 features shall be excluded from the above controls.

13 Section 3. The following economic incentives are  
hereby made available to the owner:

- 14 1. The incentives available to all Seattle Landmarks  
15 under the City's Zoning Ordinance;  
16 2. Historic Preservation Grants-in-Aid funds, on an  
17 application basis, should the property be entered  
18 in the National Register of Historic Places.

19 Section 4. Enforcement of this Ordinance and penalties  
20 for its violation shall be as provided in Section 14.08 of  
Ordinance Number 106348.

21 Section 5. The City Clerk is hereby directed to record  
22 this ordinance with the King County Director of Records and  
23 Elections, deliver two copies to the City Historic Preservation  
24 Officer, 400 Yesler Building, and deliver one copy to the  
25 Superintendent of Buildings.  
26  
27  
28

(To be used for all Ordinances except Emergency.)

Section <sup>6</sup>..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979,  
and signed by me in open session in authentication of its passage this 14 day of  
May, 1979.

John Wullen  
President of the City Council.

Approved by me this 21 day of May, 1979.  
Charles Boyer  
Mayor.

Filed by me this 21 day of May, 1979.

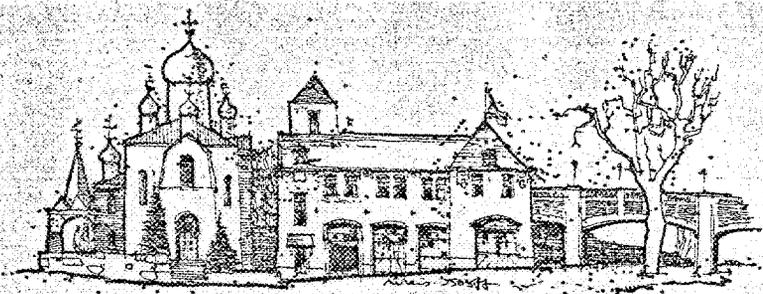
Attest: E. L. King  
City Comptroller and City Clerk.

(SEAL)

Published.....

By Rayne Angermeier  
Deputy Clerk.

36015



The City of Seattle

# Landmarks Preservation Board

~~1919 Broadway~~ Seattle, Washington 98104 • (206) 625-4501

*Crandall* / **FEARN**  
LPB-54/79

22 February 1979

The Honorable Douglas Jewett  
City Attorney  
1000 Municipal Building  
Seattle, Washington 98104

ATTENTION: Gordon Crandall  
James Fearn

SUBJECT: Request for Landmarks Designating Legislation

Dear Mr. Jewett:

Again and in accordance with agreement with Councilman Hildt, we are forwarding directly to you Approved Nominations, Reports on Designation and Agreements or Reports on Controls and Incentives for the following properties:

- P.P. Ferry Mansion (St. Mark's Deanery)
- Bystrom House
- Norvell House
- 14th Avenue West Victorian Group
- Charles BusseII House

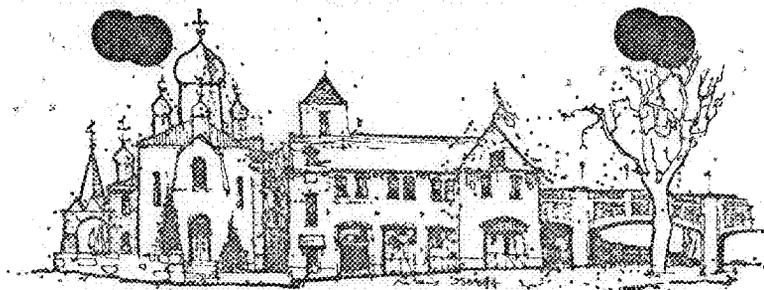
We would appreciate early preparation of designation legislation pursuant to Ordinance 106348.

Sincerely yours,

*Earl D. Layman*  
Earl D. Layman  
City Historic Preservation Officer

EDL:hg

cc: J. M. Neil  
James Daly



LPB 189/78

City of Seattle  
 Department of Community Development/Office of Urban Conservation

## Landmark Nomination Form

Name JACOBSEN  
LIST/EASTMAN RESIDENCE - CAROL'S BOSSON HOUSE Year Built\* 1892  
 (Common, present or historic)

- Landmark
- Landmark Site
- Both

Street and Number 1630 36th Avenue

Assessor's File No. 742470 0070 0

Legal Description Plat Name Rosedale Add Block 4 Lot 3,4,5,6, 7

and por vac alley adj.

Present Owner John M. Jacobsen  
Carol Eastman Present Use Residence

Address same

Original Owner George and Julia Gooch List Original Use Residence

Architect Thomas G. Bird Builder Flynn and Rockmark

### Designation Criteria:

Standards for Designation of Landmark Sites and Landmarks. (Ordinance 106348 Section 3.01). An object, site or improvement which is more than twenty-five (25)\* years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value, as part of the development, heritage or cultural characteristics of the city, state, or nation and if it falls into one of the following categories:

Explain and list documentation supporting each criterion checked: (use additional sheets if needed for detailed descriptions of property, historical significance, etc. as applicable.)

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- (1) It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, city, state or nation; or
- (2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or  
See attached criterion 2
- (3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; or
- (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or  
See attached criterion 4
- (5) It is an outstanding work of a designer or builder; or
- (6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

## Criterion 2:

This house was built for George List in 1892. List was in real estate investment ventures with James Upper, son of Herbert S. Upper, a pioneer "lumber baron". Either James or his father was reputedly responsible for the building of this residence. The Lists sold the property to E.V. Bussell on February 21, 1900. The Bussell family resided there until 1928. Bussell was founder and co-owner of Seattle Soap Company. When that business failed in the late 1880's, he began to invest in fruitlands, real estate, mining, and canneries, as well as lumber and shipping and acquired great wealth. In 1889, he began purchasing tide water lands, and became one of the largest individual holders of tide lands. He authored the pamphlet, "Tidelands, their Story" to promote the value of such properties to the growing city of Seattle. His investments were considered by many to be folly. But in 1906, he sold much of this property for \$1,500,000 to the expanding railroad network. Later on, he focused his energies on two more money making ventures, the Bussell Land Company, and the Weber-Bussell Canning Company.

## Criterion 4:

The Bussell House epitomizes the romantic, ambiance-filled mansions that Victorian designers aspired to in their residences for the well-to-do. From its prominent position atop a bluff in Madrona, the "castle" (as it is referred to by neighbors) still commands a magnificent view of Lake Washington and the Cascades with vistas north to Mt. Baker and south to Mt. Rainier. Its private garden sets off the building quite handsomely.

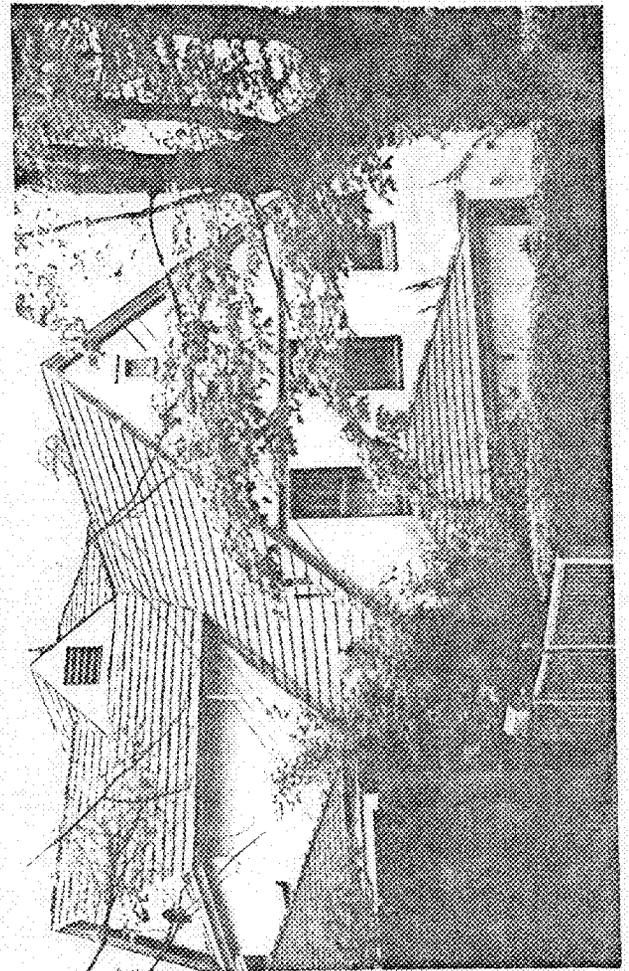
Although there are no early photographs to verify this, it would seem certain from the forms concealed beneath its stucco layer that the house was originally sheathed in horizontal wood siding. Its round porch probably had turned wooden posts and spindle work or brackets, and its side bays must have met the roof gable with open scrollwork or closed gouged brackets. The house also must have had scalloped shingle skirting between the bay windows on the first and second floors similar to those at the house at 304 30th Avenue S. A-1 these delicate gingerbread and shingle decorations were hidden behind stucco or removed, either after a 1914 fire or, more likely, in 1927 when, according to the tax assessor's records, the house was remodelled. The owner might have been inspired by the popular Spanish Mission eclecticism of that period, deciding to "modernize" his old style Victorian by stuccoing the facade and adding brickwork and stucco to the porch to create an arched veranda reminiscent of Spanish haciendas. Fortunately, whoever did this left the interior intact, and the beautiful woodwork panelling and stained glass are excellent examples of turn-of-the-century Victorian domestic detailing.

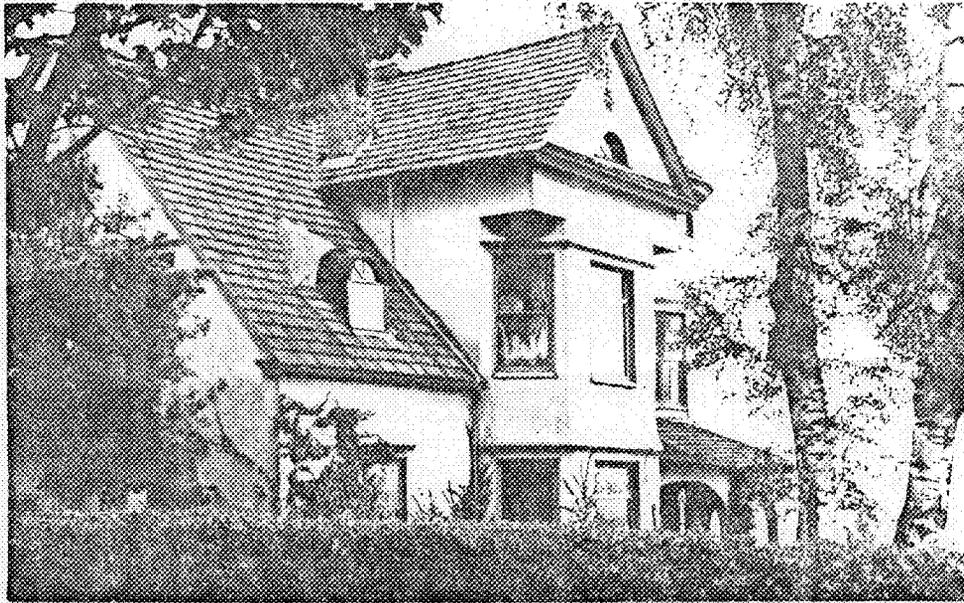
This 13 room (two story plus attic) residence combines a great many architectural elements assymmetrically into a whole which is, if not "harmonious", certainly whimsical and capricious--in the manner most large Victorian and Queen Anne homes were memorable. The tower, with lookout windows in the attic, fans out at the first floor to enclose an open covered veranda. In angled two-story bay meets the flat front of a large gabled roof. Overlapping, variously sized gabled roofs are particularly noticeable when one approaches the house from

## Criterion 4 (continued):

the north along 36th Avenue. Another odd thing about the house is its entry. The back of the house faces the main street, the main entrance being on the lakeside and accessible only after passing a wrought iron gate and walking through the garden and around the veranda. An alley below may have originally provided a path directly to the front door, and also to the south door off the veranda that leads directly into the back parlor.

The woodwork on the first floor includes oak panelling in the front and rear parlors and cedar panelling in the dining room, and hall, and on the staircase, with oak flooring throughout. There are colored glass windows in the dining room, parlor, and front hall. The parlor fireplace has a handsome oak mantel and is faced in peach and cream colored tile. Three maidens of the type familiar in Victorian art work are represented at the top and sides of the tile facing.





Submitted by Carol Eastman and John Jacobsen

Address 1630 36th Avenue

home (329-3954)  
work (543-5240 or 5048)  
Phone \_\_\_\_\_

Date June 20, 1978

Reviewed \_\_\_\_\_  
Historic Preservation Officer

Date \_\_\_\_\_



The City of Seattle

## Landmarks Preservation Board

400 Yesler Building

98144-4444 Seattle, Washington, 98104 • (206) 625-4501

January 3, 1979

LPB-02/79

### REPORT ON DESIGNATION

NAME OF PROPERTY & ADDRESS: Charles Bussell House  
1630 36th Avenue

LEGAL DESCRIPTION: Rosedale Addition,  
Block 4, Lots 3, 4, 5, 6, 7 and  
por vac. alley adj.

OWNERS: John M. Jacobsen  
&  
Carol Eastman  
1630 36th Avenue  
Seattle, Washington 98122

On November 15, 1978 the Seattle Landmarks Preservation Board voted to approve nomination of the subject property. On December 20, 1978 the Board held a Public Hearing and voted to approve designation of the subject property specifying the following features to be preserved:

the exterior of the structure and first floor principal interiors (parlors, dining room, entrance hall and stair-hall), including hardware, panelling, door and window trims and mantelpiece, and the general site arrangement.

The action is based upon satisfaction of the following criteria of Ordinance 106348, Section 3.01:

over...

- 2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation;

This house was built for George List in 1892. List was in real estate investment ventures with James Upper, son of Herbert S. Upper, a pioneer "lumber baron". Either James or his father was reputedly responsible for the building of this residence. The Lists sold the property to E.V. Bussell on February 21, 1900. The Bussell family resided there until 1928. Bussell was founder and co-owner of Seattle Soap Company. When that business failed in the late 1880's, he began to invest in fruitlands, real estate, mining, and canneries, as well as lumber and shipping and acquired great wealth. In 1889, he began purchasing tidelands, and became one of the largest individual holders of tidelands. He authored the pamphlet, Tidelands, their Story to promote the value of such properties to the growing city of Seattle. His investments were considered by many to be folly. But in 1906, he sold much of this property for \$1,500,000 to the expanding railroad network. Later on, he focused his energies on two more money making ventures, the Bussell Land Company and the Weber-Bussell Canning Company.

- 4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

The Bussell House epitomizes the romantic mansions Victorian designers aspired to in their residence for the well-to-do. This 13-room (two story plus attic) residence combines a great many architectural elements assymmetrically into a whole which is, if not "harmonious", certainly whimsical and capricious - - in the manner most large Victorian and Queen Anne homes were memorable. From its prominent position atop a bluff in Madrona, the "castle" (as it is referred to by neighbors) still commands a magnificent view of Lake Washington and the Cascades with vistas north to Mt. Baker and south to Mt. Rainier. Its private garden sets off the building quite handsomely.

Although there are no early photographs to verify this, it would seem certain from the forms concealed beneath its stucco layer that the house was originally sheathed in wood siding and shingles. Its round porch probably had turned wooden posts and spindle work or brackets, and its side bays must have met the roof gable with open scrollwork or closed gouged brackets.

The woodwork on the first floor includes oak panelling in the front and rear parlors and cedar panelling in the dining room, and hall, and on the staircase, with oak flooring throughout. There are colored glass windows in the dining room, parlor, and front hall.

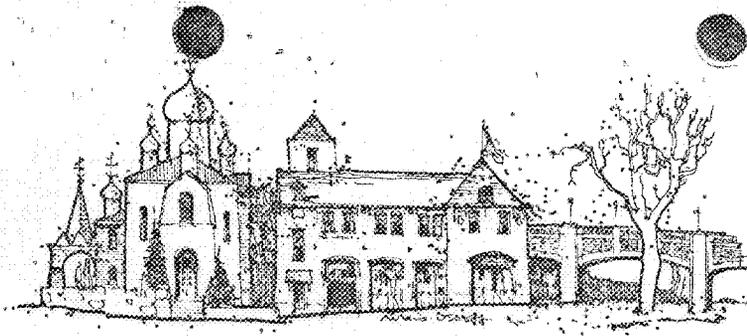
The parlor fireplace has a handsome oak mantel and its faced in peach and cream colored tile. Three maidens of the type familiar in Victorian art work are represented at the top and sides of the tile facing.

REPORT ISSUED:

Earl D. Layman Jan. 3, 1979  
Earl D. Layman  
City Historic Preservation Officer Date

/hg

cc: Property Owner  
William Justen  
Margaret A. Corley



The City of Seattle

## Landmarks Preservation Board

400 Yesler Bldg.  
Seattle, Washington 98104 • (206) 625-4501

LPB-21/79

### AGREEMENT ON CONTROLS AND INCENTIVES

#### Charles Bussell House

1630 - 36th Avenue

WE, the undersigned, the owners of this property, and the City Historic Preservation Officer, do hereby agree in accordance with the provisions of Seattle Landmarks Preservation Ordinance 106348, to the following Controls and Incentives for the subject property:

#### CONTROLS:

To assure preservation of the specified features and characteristics of the Landmark, the following Controls shall be imposed:

1. A Certificate of Approval, issued by the Landmarks Preservation Board, must be obtained, or the time for denying a Certificate of Approval must have expired, before the owners may make alterations or significant changes to:
  - the entire exterior of the house, the 1st floor principal interiors (parlors, dining room, entrance hall), including hardware, panelling, door and window trims and mantlepiece; and
  - the general site arrangement.

Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

MORE-

INCENTIVES:

The following economic incentives are hereby noted as available to the owners:

1. The incentives to all Seattle Landmarks under the Zoning Code;
2. The availability of Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

*Jacobson* 23 JAN 79  
Owner Date

*Carol Cutman* January 23, 1979  
Owner Date

*[Signature]* 23 January 1979  
Earl D. Layman Date  
City Historic Preservation Officer

/hg  
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RECORDED KC RECORDS

ORDINANCE 108212

AN ORDINANCE relating to historic preservation, designating the Charles Bussell House a Landmark under Ordinance 106348 and imposing control thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on November 15, 1978 voted to approve the nomination of the Charles Bussell House, 1630 - 36th Avenue, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 20, 1978, the Board voted to approve the designation of the Charles Bussell House as a Landmark under Ordinance 106348; and

WHEREAS, on January 23, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Charles Bussell House and site, more particularly described as Lots 3, 4, 5, 6, 7, Block 4, and a portion of the vacated alley adjoining, Rosedale Addition to Seattle, as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

1 Section 2. The following controls upon alteration of  
2 the landmark are hereby imposed:

3 A Certificate of Approval must be obtained or the time  
4 for denying a Certificate of Approval must have expired  
5 before the owner may make alterations to:

6 a. The entire exterior of the house, the first floor  
7 principal interiors (parlors, dining room, entrance  
8 hall), including hardware, panelling, door and  
9 window trims and mantel piece; and

10 b. The general site arrangement.

11 Any in-kind maintenance and repair for the above noted  
12 features shall be excluded from the above controls.

13 Section 3. The following economic incentives are  
14 hereby made available to the owner:

- 15 1. The incentives available to all Seattle Landmarks  
16 under the City's Zoning Ordinance;
- 17 2. Historic Preservation Grants-in-Aid funds, on an  
18 application basis, should the property be entered  
19 in the National Register of Historic Places.

20 Section 4. Enforcement of this Ordinance and penalties  
21 for its violation shall be as provided in Section 14.08 of  
22 Ordinance Number 106348.

23 Section 5. The City Clerk is hereby directed to record  
24 this ordinance with the King County Director of Records and  
25 Elections, deliver two copies to the City Historic Preservation  
26 Officer, 400 Yesler Building, and deliver one copy to the  
27 Superintendent of Buildings.  
28

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Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

John Miller  
President of the City Council.

Approved by me this 21 day of May, 1979.  
Charles Boyer  
Mayor.

Filed by me this 21 day of May, 1979.

Attest: E. L. King  
City Comptroller and City Clerk.

(SEAL)

Published \_\_\_\_\_ By Raymond [Signature]  
Deputy Clerk.

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported  
and Adopted

Your Committee on Urban Development & Housing,

MAY 14 1979

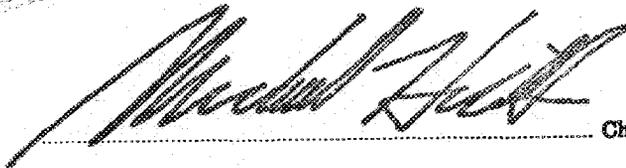
to which was referred

C.B. 100230

Designating the Charles Bussell House as an Historic Landmark.

Relating to historic preservation, designating the Charles Bussell House a Landmark under Ordinance 106348 and imposing controls thereon,

recommends that the same do pass.



Chairman

Chairman

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Committee

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Committee

# Affidavit of Publication

## STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a .....

Ordinance No. 108212

was published on May 24, 1979

*[Signature]*  
Subscribed and sworn to before me on

May 24, 1979

*[Signature]*  
Notary Public for the State of Washington,  
residing in Seattle.

**ORDINANCE 106343**

AN ORDINANCE relating to historic preservation, designating the Charles Bussell House a Landmark under Ordinance 106343 and imposing control thereon.

WHEREAS the Landmarks Ordinance (106343) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS the Landmarks Preservation Board after a public hearing on November 15, 1978 voted to approve the nomination of the Charles Bussell House, 1520-16th Avenue, Seattle as a Landmark under Ordinance 106343; and

WHEREAS after a public hearing on December 10, 1978, the Board voted to approve the designation of the Charles Bussell House as a Landmark under Ordinance 106343; and

WHEREAS on January 23, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Charles Bussell House and site, more particularly described as Lots 3, 4, 5, 6, 7, Block 4 and a portion of the vacated alley adjoining Rosedale Addition to Seattle, as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106343:

(1) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and

(2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

a. The entire exterior of the house, the first floor principal interiors (parlors, dining room, entrance hall), including hardware, paneling, floor and window trims and mantel piece; and

b. The general site arrangement.

Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;

2. Historic Preservation Grants-in-Aid funds, on an application basis should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.05 of Ordinance Number 106343.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 404 Yesler Building and deliver one copy to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14th day of May, 1979, and signed by me in open session in authentication of its passage this 14th day of May, 1979.

JOHN MILLER,

President of the City Council.

Approved by me this 21st day of May, 1979.

CHARLES ROYER,  
Mayor.

Filed by me this 21st day of May, 1979.

Attest: E. L. KIDD,  
City Comptroller and  
City Clerk.

By: WAYNE ANGEVINE,  
(Seal) Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, May 24, 1979. (C-462)