

Designating the Bystrom House as an  
Historic Landmark.

10-6-39

**Ordinance No. 108214**

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

5/8/79-OD:H-PASS

COMPTROLLER  
FILE NUMBER

**Council Bill No. 100232**

INTRODUCED: APR 2 1979	BY: EXECUTIVE REQUEST
REFERRED: APR 2 1979	URBAN DEVELOPMENT & HOUSING
REFERRED:	
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
RET. TO CITY CLERK: MAY 21 1979	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 108214

AN ORDINANCE relating to historic preservation, designating the Bystrom 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 1, 1978 voted to approve the nomination of the Bystrom House, 1022 Summit East, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 6, 1978, the Board voted to approve the designation of the Bystrom House as a Landmark under Ordinance 106348; and

WHEREAS, on February 7, 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 as a landmark by the Landmarks Preservation Board of the Bystrom House, more particularly described as Block 18, Lot 13 East Park Addition to the City of Seattle, 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.

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

1  
2 before the owner may make alterations or significant  
3 changes to:

- 4 -- the entire exterior of the house;  
5 -- the entire interior of the 1st and 2nd  
6 floors.

7 This protection extends to, and is in recognition  
8 of, the well-preserved or restored quality of  
9 windows, including stained glass; all woodwork  
10 including door and window casings, doors, window  
11 sash, cornices, floors; fireplaces and mantle  
12 pieces; and with especial concern for continued  
13 preservation of all room layouts and spatial  
14 interrelationships as they now exist, including  
15 the noteworthy addition and improvements made in  
16 recent years to the house in complete sympathy and  
17 harmony with the original portions of the structure.

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

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

- 22 1. The incentives available to all Seattle Landmarks  
23 under the City's Zoning Ordinance;  
24 2. Historic Preservation Grants-in-Aid funds, on an  
25 application basis, should the property be entered  
26 in the National Register of Historic Places.

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

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, 400 Yesler Building, and deliver one copy to the  
Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

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 Muller  
President of the City Council.

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

Filed by me this 21 day of May, 1979.

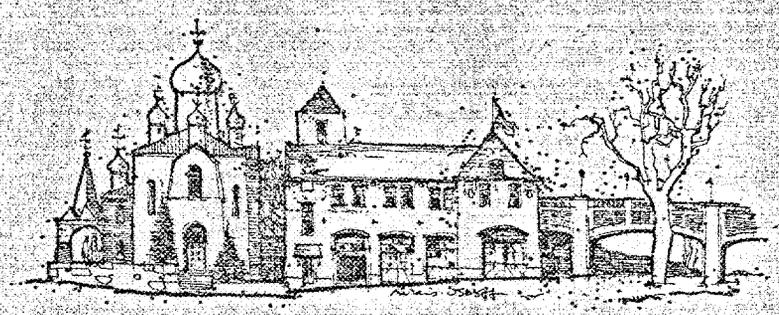
Attest: Ed King  
City Comptroller and City Clerk.

By: Rayne Maguire  
Deputy Clerk.

(SEAL)

Published

36015



The City of Seattle

# Landmarks Preservation Board

~~City of Seattle~~ 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 Buswell House

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

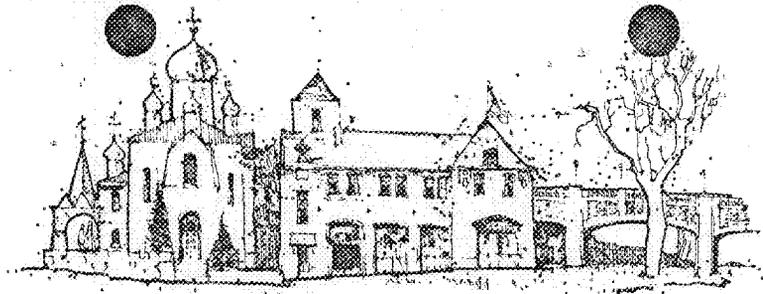
Sincerely yours,

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

EDL:hg

cc: J. M. Neil  
James Daly

Enclosures  
Administered by The Office of Urban Conservation, The Seattle Department of Community Development



LPB 180/78

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

### Landmark Nomination Form

Name Bystrom House Year Built\* 1890  
(Common, present or historic)

- Landmark
- Landmark Site
- Both

Street and Number 1022 Summit East

Assessor's File No. 216390 1670 0

Legal Description Plat Name East Park Add. Block 18 Lot 13

Present Owner Arne Bystrom Present Use Residence

Address Same as above

Original Owner A. G. Bower Original Use Residence

Architect Unknown Builder Unknown

#### 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, built in 1890 by a New York owner, A. G. Bower, was originally the residence of Eugene Semple, the last governor of the (Washington Territory) and the unsuccessful candidate for first elected governor of the State of Washington. Semple leased the house with option to buy, and he and his daughters lived here until 1894. In addition to his political position, Semple was responsible for the filling of (Seattle) tidelands. He also lobbied for a ship canal to the south of the central city, but his plans were fouled by Thomas Burke, David Denny, Judge McGilvra, and others who desired the Lake Washington Ship Canal to the north, at its present location.

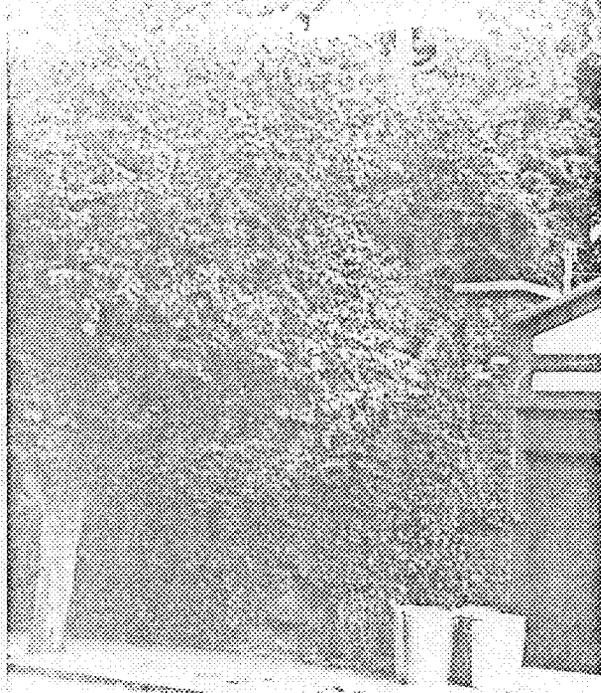
#### Criterion 4:

Half-hidden by trees and shrubs, the Bystrom house is set back and above the street and is reached by a steep flight of stairs. It is a two story T-shaped frame building with angled bays on the first floor front (defining the living room or front parlor) and first floor side (defining the dining room). Modifications to the building to provide modern-day conveniences and additional light have been accomplished with a sensitive understanding of Victorian decorative styling. Architect Bystrom has rebuilt the front porch, using several original turned balusters and posts as models for the rest. At the rear, he has enlarged the kitchen and opened it to the sun, but has used small panes of tinted and clear glass set in wood frames to reconstruct the sun porch. Throughout the house, stained glass edging has been added to windows in the manner of the original Victorian windows in the entry door and front hall. Where necessary, new scalloped shingle has been added in the gable sections and block decoratives to the barge-boards. New windows in the gables use mullions in sunburst patterns. These are accented with new spindle work decoratives in the major gables. Bystrom is also stripping and restoring all the original woodwork inside the house.

#### Criterion 6:

The East Park Addition in which this house is located is unusual because, unlike the grid pattern of its neighboring districts, East Park has irregularly shaped streets that generally follow the natural land contours of this section of Capitol Hill. In addition to its topographical sensitivity, this plat also set aside space for parks, fountains, and other community facilities.

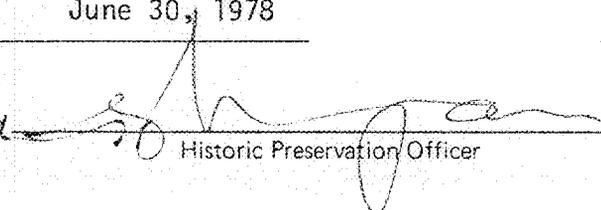
Most of the large mansions built in this district were designed after the turn of the century in the prevailing eclectic styles--English Tudor, Federal, Classic Revival, and Georgian. The Bystrom house, having been one of the earliest homes within the area, is also one of the few nineteenth century Victorian residences and the only one which has been restored.



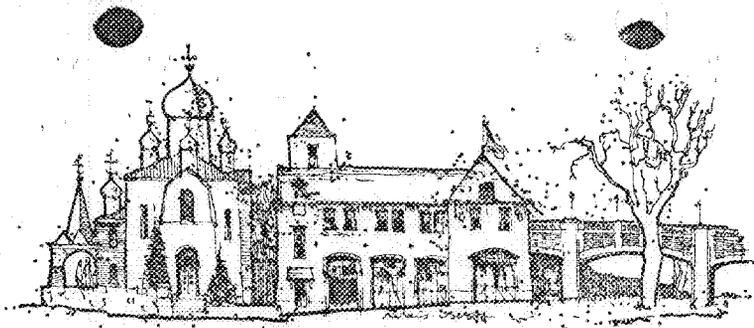
Submitted by Arne Bystrom

Address 1022 Summitt Ave. E. Phone \_\_\_\_\_

Date June 30, 1978

Reviewed   
Historic Preservation Officer

Date 10 59 78



The City of Seattle

## Landmarks Preservation Board

400 Yesler Bldg.

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

LPB-366/78

### REPORT ON DESIGNATION

NAME OF PROPERTY: BYSTROM RESIDENCE  
1022 Summit Avenue East

LEGAL DESCRIPTION: Assessor File # 216390 1670  
East Park Addition, Block 18, Lot 13

OWNER: Arne Bystrom  
1022 Summit Avenue East  
Seattle, Washington 98102

### RECOMMENDATIONS FOR DESIGNATION:

On November 1, 1978, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property. Subsequently Board Staff continued research and analysis of the property, and recommend designation with preservation of the following features or characteristics:

*Entire exterior and interior of building, not including the site.*

This recommendation is based upon satisfaction of the following criteria of Ordinance 106348 (Section 3.01):

- (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, built in 1890 by a New York owner, A.G. Bower, was at one time the residence of Eugene Semple, the last

governor of the Washington Territory, and the unsuccessful candidate for first elected governor of the State of Washington. Semple leased the house with option to buy, and he and his daughters lived here until 1894. In addition to his political position, Semple was responsible for the filling of {Seattle} tidelands. He also lobbied for a ship canal to the south of the central city, but his plans were fouled by Thomas Burke, David Denny, Judge McGilvra, and others who desired the Lake Washington Ship Canal to the north, at its present location.

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

Half-hidden by trees and shrubs, the Bystrom house is set back and above the street and is reached by a steep flight of stairs. It is a two story T-shaped frame building with angled bays on the first floor front {defining the living room or front parlor} and first floor side {defining the dining room}. Modifications to the building to provide modern-day conveniences and additional light have been accomplished with a sensitive understanding of Victorian decorative styling. Architect Bystrom has rebuilt the front porch, using several original turned balusters and posts as models for the rest. At the rear, he has enlarged the kitchen and opened it to the sun, but has used small panes of tinted and clear glass set in wood frames to reconstruct the sun porch. Throughout the house, stained glass edging has been added to windows in the manner of the original Victorian windows in the entry door and front hall. Where necessary, new scalloped shingles have been added in the gable sections and block decoratives to the barge-boards. New windows in the gables use mullions in sunburst patterns. These are accented with new spindle work decoratives in the major gables. Bystrom has also stripped and restored all the original woodwork inside the house.

REPORT SUBMITTED BY:

[Signature]  
Earl D. Layman  
City Historic Preservation Officer

06 Dec. 1978  
Date

REPORT APPROVED: By vote of 7 to 1 Landmarks Preservation  
Board at Public Hearing on: 06 Dec. 78

Margaret A. Corley  
Peggy Corley, Chairperson

Date  
12/6/78  
Date

REPORT ISSUED:

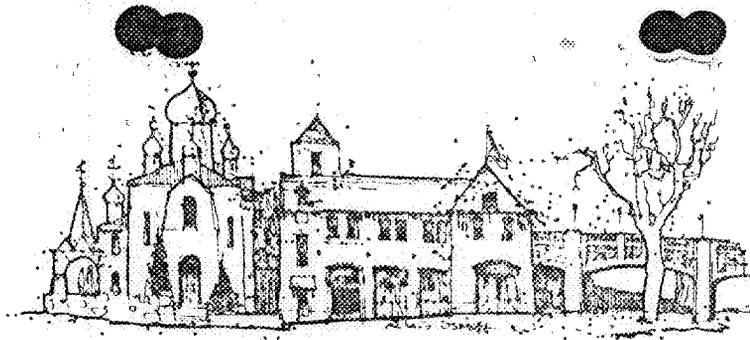
[Signature]  
Earl D. Layman  
City Historic Preservation Officer

07 Dec. 1978  
Date

/hg

cc: Peggy Corley  
William Justen  
Owner

SIGNED



The City of Seattle

# Landmarks Preservation Board

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

LPB-41/79

## AGREEMENT ON CONTROLS AND INCENTIVES

### The Bystrom House

1022 Summit Avenue East

WE, the undersigned, the owner 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, characteristics and quality 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 entire interior of the 1st and 2nd floors.

This protection extends to, and is in recognition of, the well-preserved or restored quality of windows, including stained glass; all woodwork including door and window casings, doors, window sash, cornices, floors; fireplaces and mantle pieces; and with especial concern for continued preservation of all room layouts and spatial interrelationships as they now exist, including the noteworthy addition and improvements made in recent years to the house in complete sympathy and harmony with the original portions of the structure.

CONTROLS (cont.)

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

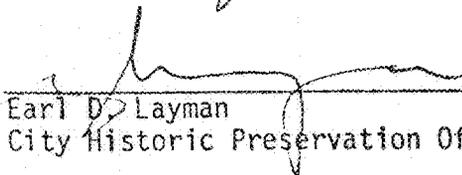
INCENTIVES:

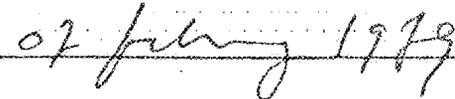
The following economic incentives are hereby noted as available to the owner:

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.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Earl D. Layman  
City Historic Preservation Officer

  
\_\_\_\_\_  
Date

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RECORDED KC RECORDS

ORDINANCE 108214

AN ORDINANCE relating to historic preservation, designating the Bystrom 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 1, 1978 voted to approve the nomination of the Bystrom House, 1022 Summit East, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 6, 1978, the Board voted to approve the designation of the Bystrom House as a Landmark under Ordinance 106348; and

WHEREAS, on February 7, 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 as a landmark by the Landmarks Preservation Board of the Bystrom House, more particularly described as Block 18, Lot 13 East Park Addition to the City of Seattle, is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

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

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

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, 400 Yesler Building, and deliver one copy to the  
Superintendent of Buildings.

7905241008

7905241008

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 Muller  
President of the City Council.

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

Filed by me this 21 day of May, 1979.

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

(SEAL)

Published

By [Signature]  
Deputy Clerk.

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported  
and Adopted

Your Committee on *Urban Development & Housing,*  
to which was referred

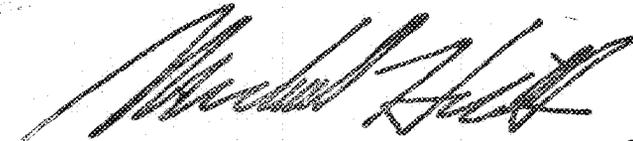
MAY 14 1979

C.B. 100232

Designating the Bystrom House as an Historic Landmark.

Relating to historic preservation, designating the Bystrom House as a Landmark under Ordinance 106348 and imposing control thereon,

*recommends that the same do pass.*



Chairman

Chairman

Committee

Committee

# Affidavit of Publication

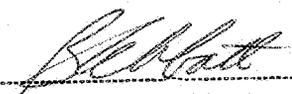
## STATE OF WASHINGTON KING COUNTY—SS.

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.

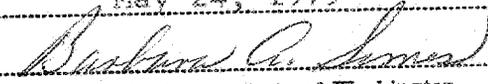
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a .....

Ordinance No. 108214

was published on May 24, 1979

  
Subscribed and sworn to before me on

May 24, 1979

  
Notary Public for the State of Washington,  
residing in Seattle.

**ORDINANCE 106348**

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

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This protection extends to, and is in recognition of, the well-preserved or restored quality of windows including stained glass; all woodwork including door and window casings, doors, window sash, cornices, floors; fireplaces and mantle pieces; and with especial concern for continued preservation of all room layouts and spatial interrelationships as they now exist, including the noteworthy addition and improvements made in recent years to the house in complete sympathy and harmony with the original portions of the structure.

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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.

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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, 409 Yeater Building, and deliver one copy to the Superintendent of Buildings.

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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-811)