

Seattle City Clerk's Office

Comptroller File

114382

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

114382 ✓

FILE NO.

Petition
OF

Harry B. Lear et al

for vacation of portion of E. 31st Street.

Handwritten notes:
The petition was filed on 1/18/28
and referred to the Streets & Sewers
Committee on 1/23/28.
The committee reported on 3/29/28
and recommended that it be granted.

FILED JAN 18 1928
BY
ADDRESS H. W. CARROLL
CITY CONTROLLER AND EX-OFFICIO CITY CLERK
BY DEPUTY

ACTION OF THE COUNCIL

REFERRED JAN 23 1928	TO STREETS & SEWERS
REFERRED	TO
REPORTED	REPORT ADOPTED
REPORTED	REPORT ADOPTED
REP. FOR ORD.	C. B. ORD. <input checked="" type="checkbox"/>
	DISPOSITION
	GRANTED

APR 2 1928

REPORT OF COMMITTEE

Mr. President:

Your STREETS & SEWERS Committee

to which was referred the within PETITION

would respectfully report that we have considered the same and respectfully recommend that it be granted.

(3/29-28)

CHAIRMAN

CHAIRMAN

Handwritten signatures:
[Signature]
[Signature]
[Signature]

2-1-28

Valid Signatures - 100.0%

114382

LAURELHURST ADD.

Vol. 14-15

LAKE WASHING
Inner Harbor line 2
LAKE
WASH. SHORE LANDS NO. 6
approximate shore
Government Meandered Line 2
Outer Harbor line 2

Phebe A. Thompson ✓

East 31st Street

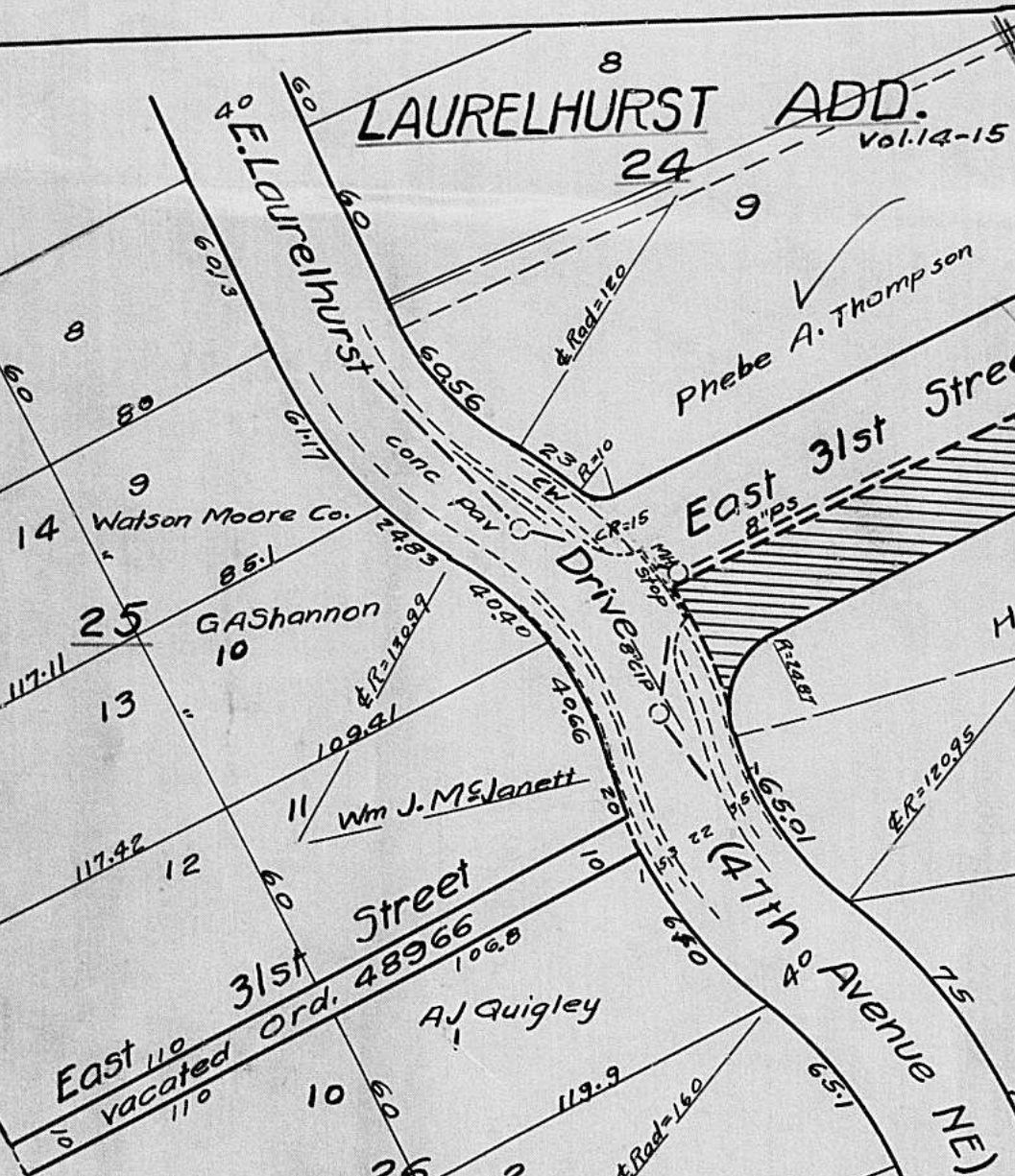
Harry B. Lear ✓

31st Street
East 110 vacated Ord. 48966

(47th & Avenue NE)

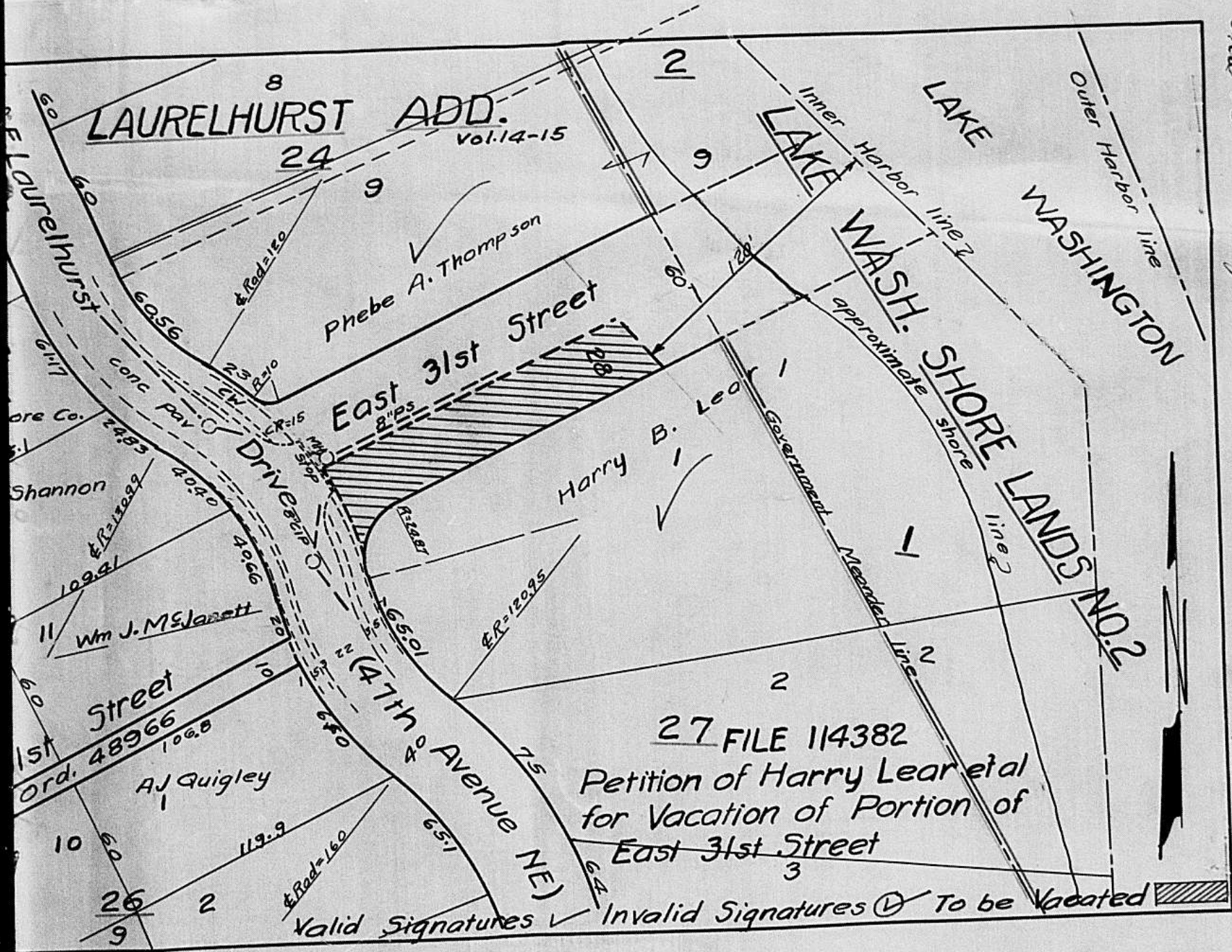
27 FILE 114382
Petition of Harry Lear et al
for Vacation of Portion of
East 31st Street

Valid Signatures ✓ Invalid Signatures ⊕ To be Vacated



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Old 55011 - existing



LAURELHURST ADD.

Vol. 14-15

LAKE WASHINGTON

LAKE WASHINGTON

Phebe A. Thompson

East 31st Street

Harry B. Lear

WASH. SHORE LANDS NO. 2

27 FILE 114382

Petition of Harry Lear et al for Vacation of Portion of East 31st Street

Valid Signatures ✓ Invalid Signatures ⊕ To be Vacated

A



THE
UNIVERSITY NATIONAL BANK
OF SEATTLE

HARRY B LEAR, PRESIDENT
A W HOGUE, VICE PRESIDENT
C W DAVIS, VICE PRESIDENT
A W TENNEY, CASHIER
E A COOK, ASSISTANT CASHIER

SEATTLE, WASHINGTON

Jan. 24, 1928

Honorable Board of Public Works
of the City of Seattle.

Gentlemen:

Referring to my petition filed with the City Council January 23, 1928, for the vacation of a portion of the south half of East 31st street, which will be referred to you on January 27, 1928.

This is a stub street end running from East Laurelhurst Drive to Lake Washington the upper portion of which was vacated several years ago.

There are just two lots abutting on east 31st street, Br. Thompson's and mine. He has signed the petition with me. The present street is too steep for traffic and leads nowhere. It has not been used and probably never would be in its present condition.

I wish to build on my property and to clean up and improve the appearance of this street end, at the same time arrange a driveway into my garage.

In order that this street end might be of some possible use to the general public and less of a dumping ground for rubbish it is necessary to expend some money on its improvement. This I am willing to do in accordance with the attached letters.

Trusting that this letter may have your favorable consideration, I am,

Yours very truly,

Copies attached:

1. Letter from residents of vicinity.
2. Reply to residents.
3. Petition to City Council.
4. Letter to streets and sewers committee.

Harry B Lear

HBL LP

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COPY

October 4, 1927.

Mr. Harry B. Lear
4550-20th Avenue N.E.
Seattle, Washington

Dear Mr. Lear:

Referring to street end, known as "Lake Dell Place", Seattle, on which your property abuts on the South side, we, as upland owners, suggest that as long as this Street belongs to the City, that you improve it in whatever way you see fit, so long as you see that we are provided with a four-foot concrete (or other permanent substance) walk in the center extending from East Laurelhurst Drive to a point sixty feet from the edge of the water of Lake Washington, and further provide for the improvement of the Lake Front, from the center of Lake Dell Place to your property line, a distance of sixty feet back from the water of the Lake.

We trust that Dr. Thompson will cooperate with you in improving the North half of this street, to the Lake in the same manner.

Yours very truly,

C. E. Hughes,
C. S. Edmundson,
Mrs. J. E. Pinkham,
J. D. Trenholme,
R. E. Post,
J. R. Moore,
Dr. M. W. McKinney,
G. A. Shannon,
A. J. Quigley,

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THE
UNIVERSITY NATIONAL BANK
OF SEATTLE

HARRY B. LEAR, PRESIDENT
A. W. HOGUE, VICE PRESIDENT
A. W. TENNEY, CASHIER
E. A. COOK, ASSISTANT CASHIER

SEATTLE, WASHINGTON

Jan. 23, 1928.

To C. E. Hughes, C. S. Edmundson,
Mrs. J. E. Pinkham, Mrs. J. D. Trenholme,
R. E. Post, J. R. Moore, G. A. Shannon,
A. J. Quigley and Dr. M. W. McKinney

On October 4, 1927, you were kind enough to write me a joint letter regarding Lake Dell Place or East 31st Street.

Owing to the lateness of the season and a pressure of other matters I was forced to postpone any action on this matter until now. For fear that you might think me unappreciative of your courtesy or non-cooperative, I wish to advise you that I am taking steps to get this matter adjusted, I trust to the satisfaction of all, so that at least the south half of the actual waterfront and probably all will be made accessible and useful in time for the bathing season this summer.

To quote from your letter, "You improve it in whatever way you see fit, so long as you see that we are provided with a four foot walk, concrete or other permanent substance, in the center extending from East Laurelhurst Drive to a point sixty feet from the edge of the water of Lake Washington, and further provide for the improvement of the lakefront, from the center of Lake Dell Place to your property line, a distance of sixty feet back from the water of the lake. We trust that Dr. Thompson will co-operate with you in improving the north half of this street in the same manner."

For your information I find that Dr. Thompson does not wish to make any special change at present but has no objection to my doing so. My impression is that he will co-operate in any reasonable way.

My information from the City Hall is that the City will not or cannot give any special lease for any period of time, on a City street or any portion thereof. Therefore, I have today filed with the City Council a petition for a vacation of a strip alongside my lot, only to within sixty feet of the edge of the water. I was advised not to include in the petition any reference to a sidewalk down the center of the street or improvements to the lakeshore, which of course remain public property, for the reason that it would complicate any vacation. However, it is my firm intention, and I have so agreed with the City Council, to install, solely at my own expense, a four foot concrete sidewalk with the necessary steps, running down the middle of the street from the paving to a point sixty feet from the water's edge and then to grade, clean up and seed to grass at least the south half of this public lakefront, whose total area will be sixty by sixty. If this plan is carried out it will take a month or so to settle the details but I believe all can be complete and ready for use by the first of June.

Yours very truly,

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COPY

TO THE CITY COUNCIL OF THE CITY OF SEATTLE:

Come now the undersigned, being the owners of property abutting on East 31st Street, from the easterly margin of 47th Avenue Northeast to Lake Washington, and petition your Honorable Body to vacate a portion of said East 31st Street, same being

The southerly Twenty-eight (28) feet of East 31st Street, lying between the East margin of 47th Avenue Northeast and a point 60 feet west from the outer edge of Lake Washington.

And your petitioners pray that your Honorable Body, by resolution, may fix a time when this petition may be heard, and that upon hearing, after due notice, as provided by law, the above described portion of East 31st Street be vacated, and the title thereto reverted to the abutting property owners..

<u>Owner</u>	<u>Property</u>
Harry B. Lear, Maude W. Lear.	(Lot 1, Block 27, Laurelhurst, ((Lot 1, Block 1, Lake Washington (Shorelands, Division No. 2.
Ehebe A. Thompson, Howard B. Thompson.	(Lot 9, Block 24, Laurelhurst, ((Lot 9, Block 2, Lake Washington (Shorelands Division No. 2.

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COPY

January 23, 1928.

Mr. Phillip Tindall
Chairman Streets and Sewers Committee
City Hall
Seattle, Washington

Dear Sir:

Referring to my petition, filed today with the City Council, for a vacation of a portion of the southerly half of East 31st Street, between East Laurelhurst Drive and a point sixty feet from Lake Washington.

I hereby agree that when this vacation is granted I will install, solely at my own expense, a four foot concrete sidewalk together with the necessary steps running down the middle of East 31st Street from the paving at or near East Laurelhurst Drive to a point sixty feet from the shore of Lake Washington. This to be done according to City specifications and under City inspection. In addition I will grade, clean up, and seed to grass at least the south half of this street end.

By this plan I would have the use of a strip of ground which I could grade and pave, thus to enable me to get down into my garage, and as a consideration I would make this street end attractive, useful and accessible to the general public.

Yours very truly,

HBL LP

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DEPARTMENT OF PUBLIC WORKS
THE CITY OF SEATTLE
ROOM 234 COUNTY-CITY BUILDING

February 10, 1928.

Re: File 114382, Pet. of Harry B.
Lear, et al., for vacation of
portion of E. 31st Street.

Honorable Streets & Sewers Committee
of the City Council.

Gentlemen:

Returned herewith the above petition inviting attention
to letter from District Engineer Wartelle to the City Engineer,
dated 2/8/28:

In view of the fact that the proposed improvement will
clean up and make accessible an at present inaccessible water
front area, and remove from it some of the moral hazards attending
such spots, the Board recommends that the petition be granted;
provided the proportion of the L.I.D. costs abutting the vacated
portion of East 31st Street be paid into the general fund by the
petitioner.

Your attention is also called to protest from J. W.
Moore, attached, who is requesting that he be notified when this
matter comes up for hearing before your Honorable Body.

Respectfully,

C. B. Nagley
Secretary.

HSB
cc to City Engineer
" Supt. of S. & S.

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OFFICE OF CITY ENGINEER

Seattle

February 8, 1928

Re: Comptroller's File No.
114382

REC'D FEB 10 1928

Mr. W. C. Morse,
City Engineer.

Dear Sir:

I am handing you herewith Comptroller's File No. 114382 same being petition of Harry B. Lear, et al, for vacation of a portion of East 31st Street, from East Laurelhurst Drive to a point sixty feet west of the shore line of Lake Washington, shown in detail on the accompanying blue print. Also a letter from Mr. Lear to Mr. Tindall, Chairman of the Streets & Sewers Committee, in which he agrees to construct at his own cost and expense a four foot concrete walk from East Laurelhurst Drive to a point sixty feet west from the shore line of Lake Washington.

Reporting on this petition wish to state that we feel that if the waterfront is left intact and access provided for the property owners from the Laurelhurst district through a walk, that the public interest has been complied with. However, would recommend that the south twenty-six feet instead of the south twenty-eight feet be vacated.

Yours very truly,

O. L. Watille
District Engineer

GLW:LP

Enc.

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REPORT ON PETITION

2-1-28

File No. 114382

Improvement of Vacation Portion of E 31st St

from _____ to _____

by Vacation

Total Frontage _____ Lin. Ft. Total Area _____ Sq. Ft.

	% of Frontage	% of Area
Valid Signatures	100.0%	
Incomplete Signatures	} 0	
Invalid Signatures		

_____ % Limit of Assessment \$ _____

Maximum Rate \$ _____

Approximate Rate for this Improvement \$ _____

Worked by ALS

Approved by [Signature]

Note Protest of JRM Moore & additional agreement by interested property owners are attached to this petition

Jinc
11-13-23

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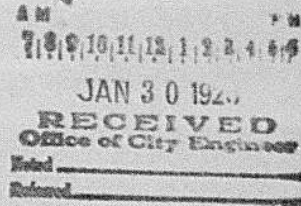
A. Ross
DEPARTMENT OF PUBLIC WORKS

THE CITY OF SEATTLE

ROOM 234 COUNTY-CITY BUILDING

January 27, 1928.

Re: File 114382, Petition of Harry B. Lear,
et al., for vacation of portion of
East 31st Street.



Mr. W. C. Morse, City Engineer
Mr. W. D. Barkhuff, Supt. of Streets & Sewers
Mr. C. R. Jackson, Supt. of Public Utilities
Mr. J. D. Ross, Supt. of Lighting.

Gentlemen:

Herewith the above petition which has been referred to the Board for its information, check of signatures, description, utility needs, recommendation and return.

Referred to the above committee for report.

Respectfully,

G. A. Dapley
Secretary.

HSB

cc to Supt. of Water
Attention Mr. Ferguson.

" Supt. of Buildings.

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PLEASE ADDRESS
ALL COMMUNICATIONS TO
THE COMPANY

Established 1907
WATSON-MOORE COMPANY
STOCKS AND BONDS
Listed and Unlisted Securities
902 Second Avenue
SEATTLE, WASHINGTON
Phone ELLiott 6486

CONNECTIONS IN ALL
PRINCIPAL CITIES IN
U. S. AND CANADA

January 27, 1928



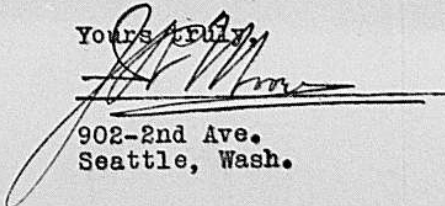
Board of Public Works,
County City Bldg.,
C i t t y.

Gentlemen:

Referring to petition for vacation of East 31st Street, running from East Laurelhurst Drive to Lake Washington, filed by Harry B. Lear, a few days ago, which I understand came up before the Board this morning for hearing, this is to notify you that as an owner of three homes across, in Blocks 25 and 26, Laurelhurst, these properties being located opposite this proposed vacation of East 31st Street or Lakedel Place; also as a holder of Lots 6 and 7 in Block 24, of Laurelhurst Addition, which is likewise a water-front property, I hereby file an objection to the vacation of this street.

My immediate neighbors who are in Blocks 25 and 26, likewise desire to retain the water-front privileges to which the street entitles us and they also object to the vacation of this street, and I feel that it would be to the interests of all parties concerned that before same is vacated we be given an opportunity to be heard, and that we be notified accordingly.

Yours truly,


902-2nd Ave.
Seattle, Wash.

JRM/gl

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See file 114382 Pet of Harry B. Lear, et al. for vacation of portion of East 31st Street.

CHAUNCEY L. BAXTER
J. WILL JONES
C. E. HUGHES

LAW OFFICES
BAXTER, JONES & HUGHES
SUITE 1117 WHITE BUILDING
SEATTLE

January 28, 1928

Mr. Harry B. Lear
4520-20th Avenue N. E.
Seattle, Washington

Dear Mr. Lear:

Referring to your letter of January 23rd in which you state that you filed a petition to vacate "The southerly 28 feet of East 31st Street lying between the East margin of 47th Avenue N. E. and a point sixty feet West from the outer edge of Lake Washington", we wish to state that a meeting of a portion of the upland owners was held last night at the home of Dr. M. W. McKinney attended by Mrs. J. E. Pinkham, Mrs. J. D. Trenholme, A. J. Quigley, Dr. McKinney, Carl Croson and myself, and we decided to co-operate with you in every way to secure this vacation, provided the petition be amended to read, "The southerly 26 feet" instead of "The southerly 28 feet", it being our desire to have the City retain an eight foot strip down the center of East 31st Street, with the understanding that the street end will be improved as outlined in our letter of October 4, 1927.

The meeting authorized Mr. Croson and me to notify you to this effect.

I am forwarding to the Board of Public Works a copy of this letter in order that they may know our attitude in this matter.

Yours very truly,

C. E. Hughes

RECEIVED
JAN 30 1928
SECRETARY
Board of Public Works

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THE
UNIVERSITY NATIONAL BANK
OF SEATTLE

HARRY B. LEAR, PRESIDENT
A. W. HOGUE, VICE PRESIDENT
C. W. DAVIS, VICE PRESIDENT
A. W. TENNEY, CASHIER
E. A. COOK, ASSISTANT CASHIER

SEATTLE, WASHINGTON
January 25, 1928

REC'D JAN 27 1928

Mr. Phillip Tindall
Chairman Streets and Sewers Committee
City Hall
Seattle, Washington

Dear Sir:

Referring to my petition, filed today with the City Council, for a vacation of a portion of the southerly half of East 31st Street, between East Laurelhurst Drive and a point sixty feet from Lake Washington.

I hereby agree that when this vacation is granted I will install, solely at my own expense, a four foot concrete sidewalk together with the necessary steps running down the middle of East 31st Street from the paving at or near East Laurelhurst Drive to a point sixty feet from the shore of Lake Washington. This to be done according to City specifications and under City inspection. In addition I will grade, clean up, and seed to grass at least the south half of this street end.

By this plan I would have the use of a strip of ground which I could grade and pave, thus to enable me to get down into my garage, and as a consideration I would make this street end attractive, useful and accessible to the general public.

Yours very truly,

Harry B. Lear.

HBL LP

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HEM:LP
12-24-27

TO THE CITY COUNCIL OF THE CITY OF SEATTLE:

Comes now the undersigned, being the owners of property abutting on East 31st Street, from the easterly margin of 47th Avenue Northeast to Lake Washington, and petition your Honorable Body to vacate a portion of said East 31st Street, same being

The southerly Twenty-eight (28) feet of East 31st Street, lying between the East margin of 47th Avenue Northeast and a point 60 feet west from the outer edge of Lake Washington.

And your petitioners pray that your Honorable Body, by resolution, may fix a time when this petition may be heard, and that upon hearing, after due notice, as provided by law, the above described portion of East 31st Street be vacated, and the title thereto reverted to the abutting property owners.

Owner Property

Harry B. Lear,
Maude W Lear

{ Lot 1 Block 27 Laurelhurst
Lot 1 Block 1 Lake Washington
Shorelands Division No. 2

Mike A. Thompson
Harold B Thompson

{ Lot 9 Block 24 Laurelhurst
Lot 9 Block 2 Lake Washington
Shorelands Division No. 2

REC'D JAN 27 1928

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