

Seattle City Clerk's Office

Comptroller File

172282

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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FILE NO. 172282

Supplemental Petition

OF

New Market Company et al

For vacation of portion of Lambert Place.

174131 174132 - Lambert Place
New Market Company
City Eng for vacational
of Lambert Place - 174131
3/12/42

Dec. 12, 1941.

FILED

W. C. THOMAS
CITY COMPTROLLER AND EX-OFFICIO CITY CLERK

BY *W. C. Thomas* DEPUTY

ACTION OF THE COUNCIL

REFERRED/	TO	REPORT ADOPTED	DISPOSITION
DEC 15 1941	STREETS & SEWERS		GRANTED
REFERRED	TO	REPORT ADOPTED	
REPORTED		REPORT ADOPTED	
REPORTED		REPORT ADOPTED	
REF. FOR ORD.	C. B. ORD.		
			'942

REPORT OF COMMITTEE

Mr. President:

Your _____ Streets & Sewers _____ Committee

to which was referred the within _____ supplemental petition

would respectfully report that we have considered the same and respectfully recommend that

the same be granted in accordance with the recommendation of the City Engineer.

CHAIRMAN

Cornell

CHAIRMAN

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December 15, 1941

Board of Public Works
City of Seattle

Gentlemen:

I am forwarding herewith File No. 172282, being supplemental petition New Market Company et al for vacation portion of Lambert Place, with the request that you return same with your report and recommendation thereon.

Very truly yours,

John E. Carroll, Chm.

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LAW OFFICES OF
JONES & BRONSON
COLMAN BUILDING
SEATTLE

December 11, 1941

Honorable Clerk of the City Council
Seattle, Washington

Re: Vacation Lambert Place

Dear Sir:

At the suggestion of the City Engineer's office, we are enclosing herewith a new petition asking for the vacation of a portion of Lambert Place rather than the entire street as was previously requested. The original petition, we believe, is still in the possession of the County Engineer's office and should, of course, receive no further attention as this petition will take its place.

Yours very truly,

JONES & BRONSON

C. M. McCune
C. M. McCune

hw
Enclosure



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uses and purposes therein mentioned, and each on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Timothy Day
Notary Public in and for the State
of Washington, residing at Seattle

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The City of Seattle--Legislative Department

MR. PRESIDENT:

Your Committee on Streets & Sewers

Date Reported
and Adopted

FEB 24 1942

to which was referred File No. 172282, being petition of New Market Co., et al, for the
vacation of portion of Lambert Place,

recommends that the same be laid over two weeks.

..... Chairman

Carroll Chairman

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.....

Committee

Committee

LBH CO.

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A-72062

LAW OFFICES OF
JONES & BRONSON
COLMAN BUILDING
SEATTLE

July 5th, 1942

Seattle City Council
County-City Building
Seattle, Washington

Attention: Mr. Fred McGee, Council Aide
Re: Vacation Lambert Place


Dear Mr. McGee:

We are enclosing a check in the amount of \$740.00, covering the fee for the above vacation, together with a warranty deed conveying the south eight feet of tract 135 to the city for use as a sidewalk. We are also enclosing a statement from the treasurer's office indicating that no assessments are outstanding against tract 135.

As I advised you, there are taxes covered by a ten year tax agreement outstanding against tract 135, in the amount of approximately \$207.00. The County Treasurer's office is not inclined to segregate, but has indicated that it has no objection to the dedication of the eight foot strip. I discussed this matter with the City Engineer's office, and they saw no reason, considering the relatively small amount of tax which would be chargeable to the eight foot strip were a segregation made and the obvious solvency of the W. G. Morris estate, why we should be required to pay the entire \$207.00 in order to clear up what at most is only a technical encumbrance on the title, and a very minor one at that.

Very truly,

JONES & BRONSON

By: 
C. E. McCune

CC
Enc. 3

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Seattle Real Estate Board

(INCORPORATED)



SUPPLEMENTARY APPRAISAL:
SEE LETTER ATTACHED

CERTIFICATE OF APPRAISAL

No. 4-71

Legislative Department
514 County-City Bldg.
Seattle, Wash.

Seattle, May 25 1942

Attention: Fred McGee, Council Aide

This is to Certify that the Undersigned Members of the

Seattle Real Estate Board Appraisal Committee

have carefully examined, considered and appraised the following described property, situate in the County of King, State of Washington:

Portion of Lambert Place, which is sought to be vacated on petition of New Market Company, et al, File No. 174283 per enclosed blueprint.

In consideration of the above facts this Official Appraisal is issued by the
Seattle Real Estate Board

The fair market value of said property as of the 25th day of May 1942, is as follows:

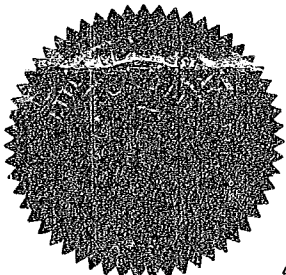
Land value One HUNDRED AND NO/100 Dollars [\$100.00]

Value of Improvements _____ Dollars [\$NIL]

Total value ONE HUNDRED AND NO/100 Dollars [\$100.00]

In witness whereof, the Seal of the Board and the signatures of its officers are hereto affixed.

SEATTLE REAL ESTATE BOARD



(SEAL)

Albert Balch President

Lon Fordgush Secretary

[Signature]
Acting Chairman Appraisal Committee

APPRAISAL
COMMITTEE

[Signature]

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

WHITE & BOLLARD REALTY INC.

1222 2nd AVE. SEATTLE, WASHINGTON

SALES • PROPERTY MANAGEMENT • RENTALS • INSURANCE

TELEPHONE MAIN 4711

GEO. F. BRICE President
W. V. BRICE Vice-President
A. VANDER SYS Vice-President
HAROLD W. ANDERSON Secretary
V. V. SMITH Treasurer

May 25, 1942

Seattle Real Estate Board
Appraisal Committee
1411 Fourth Avenue Building
Seattle, Washington

Attention Mr. Ernest J. Riley, Appraisal Chairman

Gentlemen:

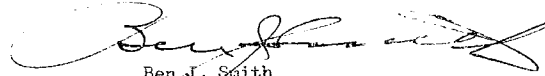
Request has been made to reappraise a portion of Lambert Place which is sought to be vacated on petition of New Market Company, et al, File #172282, the purpose of the reappraisal being to indicate an alternative use than was indicated in the appraisal of March 25th.

Assuming that Lambert Place, consisting of 9898 square feet, were to be offered to the general public for sale, its use as an individual tract being its only basis of value, the appraisal would then necessarily have to be based on its utility as an individual tract. On this premise, the value attributed to the tract as unimproved acreage would be a very nominal amount per square foot.

Any prospective purchaser for such a tract would expect to use the property as farm land or as a residential site. Inasmuch as Lambert Place is located in a high-class residential district zoned only for first residence, the possibility of using the area for farm land is eliminated. Further, the present Building Code and Building Restrictions prevent the tract from being used as a residential site.

From the above analysis, it appears that Lambert Place has no utility value to an outside purchaser either for farming or residential purposes, and if this approach is to be considered as the purpose of the appraisal, a nominal value of \$100 should be used as the appraised value. This amount is merely sufficient to pay for the cost of transferring the title.

Very truly yours,

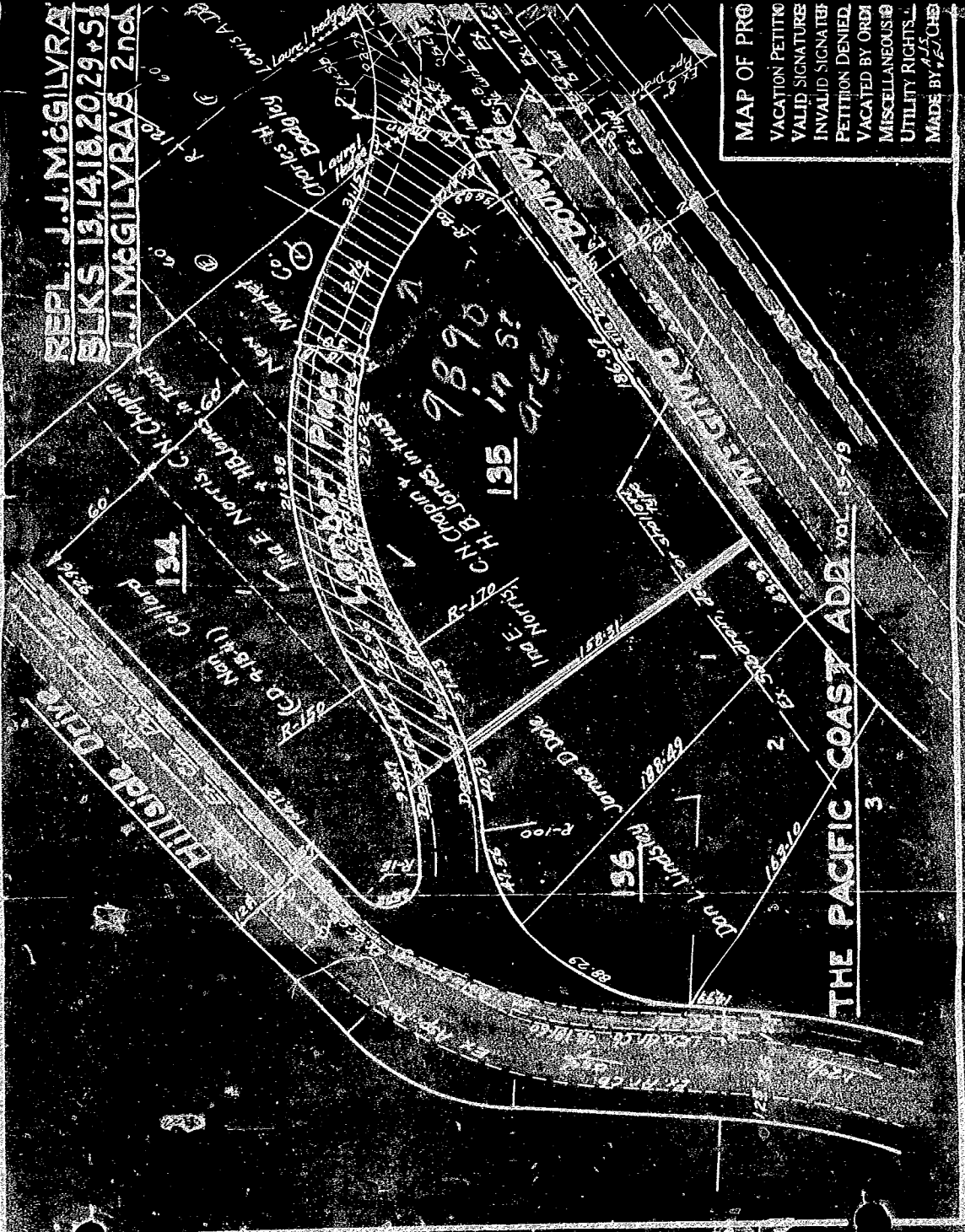


Ben J. Smith

BJS:JS

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REFL. J.J. MCGILYRA
BLKS 13, 14, 18, 20, 29 & 31
J.J. MCGILYRA'S 2ND



MAP OF PRO
VACATION PETITION
VALID SIGNATURE
INVALID SIGNATURE
PETITION DENIED
VACATED BY ORDER
MISCELLANEOUS
UTILITY RIGHTS
MADE BY J. J. CHEE

Seattle Real Estate Board

(INCORPORATED)



CERTIFICATE OF APPRAISAL

Legislative Department
514 County-City Bldg.
Seattle, Wash.

No. 4-22 Seattle, March 25 1942

Attention: Fred McGee, Council Aide

This is to Certify that the Undersigned Members of the

Seattle Real Estate Board Appraisal Committee

have carefully examined, considered and appraised the following described property, situate in the County of King, State of Washington:

Portion of Lambert Place, which is sought to be vacated on petition of New Market Company, et al, File No. 172282, per enclosed blueprint.

In consideration of the above facts this Official Appraisement is issued by the
Seattle Real Estate Board

The fair market value of said property as of the 25th day of March 1942, is as follows:

Land value TWO THOUSAND ONE HUNDRED AND NO/100 Dollars [\$ 2100.00]

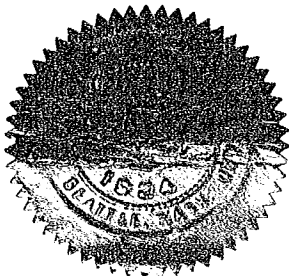
Value of Improvements ----- Dollars [\$ NIL]

Total value TWO THOUSAND ONE HUNDRED AND NO/100 Dollars [\$ 2100.00]

In witness whereof, the Seal of the Board and the signatures of its officers are hereto affixed.

SEATTLE REAL ESTATE BOARD

(SEAL)



Albert Balch President

Leon Tarduech Secretary

John Smith
acting Chairman Appraisal Committee

APPRaisal
COMMITTEE

John Smith
John Smith

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Seattle REAL ESTATE BOARD, INC.

AN ASSOCIATION OF REALTORS

CHARTER MEMBER OF THE NATIONAL ASSOCIATION OF REAL ESTATE BOARDS



OFFICERS
ALBERT BALCH
President
DONALD H. YATES
First Vice-President
DON RIPLEY
Second Vice-President
HOWARD F. HULET
Secretary-Treasurer
JAMES M. BAILEY
Legal Counsel

LON FORBUSH, Executive Secretary
1502 : 1411 FOURTH AVE. BLDG.
* * *
TELEPHONE MAIN 7221
SEATTLE, WASHINGTON

March 25, 1942

DIRECTORS
ALBERT BALCH
TOM COPPAGE
T. V. DEMPSEY
HOWARD F. HULET
WM. H. JOHANNESSEN
DON RIPLEY
ARTHUR VANDER SYS
WALTER L. WYCKOFF
DONALD H. YATES

Legislative Department
514 County-City Bldg.
Seattle, Wash.

Attention: Fred McGee, Council Aide

Gentlemen:

Supplementing our Certificate of Appraisal No. 4-22, we wish to submit the following additional information:

DESCRIPTION: Portion of Lambert Place, which is sought to be vacated on petition of New Market Company, et al, File No. 172282, per enclosed blueprint.

LOCATION: McGilvra Blvd and Hillside Drive

SIZE OF PROPERTY: 9898 Square Feet

TOPOGRAPHY: From level to 20 feet above grade with a view.

ZONING: First residence Vacant
STREET IMPROVEMENTS: All in

CHARACTER OF NEIGHBORHOOD: High class residential section; fine homes throughout the neighborhood.

GENERAL COMMENT: Property appraised is a portion of Lambert Place. The purpose of the appraisal is for the vacating of a street.

APPRAISAL: Land Value: \$2100.00; Value of improvements: NIL;
TOTAL VALUATION AS OF MARCH 25, 1942: TWO THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$2100.00).

Yours very truly,

SEATTLE REAL ESTATE BOARD

B. J. Smith

B. J. Smith, Acting Chairman
APPRAISAL COMMITTEE

BJS/mf
Consult a Realtor

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Copy h 5-12-42

March 6, 1942.

Mr. C. F. McCune,
C/o Jones & Bronson,
Colman Building,
Seattle, Washington.

Dear Sir:

In accordance with the agreement reached last Tuesday between the City Council and yourself, regarding the vacation of Lambert Place (Comptroller's File No. 172282) I have prepared a deed effecting the transfer to the City, for Walkway Purposes, of the southerly eight feet of Tract 135, Replat of J. J. McGilvra's Addition, et al, together with the easterly one-half of the vacated street.

In returning the executed instrument, please include a statement from the City Treasurer and the County Treasurer that no assessments or taxes remain unpaid against the portion conveyed.

A council bill, providing for the vacation of Lambert Place, will be introduced next Monday, but will not be passed until we have received the deed for the walkway and the sum stipulated by the City Council for the street area in Lambert Place, paid to the City Treasurer.

Yours very truly,

C. L. WARTLELE,
City Engineer

By
P. M. ROYAL,
Associate Engineer.

PNR:h

Encl-deed

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DEPARTMENT OF PUBLIC WORKS OF
THE CITY OF SEATTLE

OFFICE OF CITY ENGINEER

C. L. WARTELLE, CITY ENGINEER

IN RE:

March 2, 1942.

Hon. Streets and Sewers
Committee of the
Seattle City Council.


Gentlemen:

There is attached hereto Comptroller's
File No. 172232, the petition of the New Market
Company, et al, for the vacation of a portion
of Lambert Place.

The granting of this petition was recom-
mended by the Board of Public Works under date
of January 6th and hearing was held before your
committee on February 17th. At the hearing, two
neighborhood residents requested that a pedestrian
walkway between McGillvra Boulevard and Hillside
Drive be retained. We contacted the petitioners
and they have pointed out that a right-of-way
along the existing alignment of Lambert Place
would cut their property diagonally in two and
thus render any vacation valueless. They have
agreed to deed to the City of Seattle the southerly
eight (8) feet of Tract 135, Pacific Coast Addition,
and the south eight (8) feet of the vacated street
as described in the petition.

It appears that this will serve equally well
as a walkway and it is recommended that the vacation
be granted, the appraised value of the deeded strip
to be deducted from the appraised value of the
vacated street in determining the amount to be
paid to the City by the petitioners.

Yours very truly,


C. L. WARTELLE,
CITY ENGINEER.

CCW:mvs
Enc

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March 2, 1942.

Hon. Streets and Sewers
Committee of the
Seattle City Council.

Gentlemen:

There is attached hereto Comptroller's
File No. 172282, the petition of the New Market
Company, et al, for the vacation of a portion
of Lambert Place.

The granting of this petition was recom-
mended by the board of Public Works under date
of January 3th and hearing was held before your
committee on February 17th. At the hearing, two
neighborhood residents requested that a pedestrian
walkway between McIlvra Boulevard and Hillside
Drive be retained. We contacted the petitioners
and they have pointed out that a right-of-way
along the existing alignment of Lambert Place
would cut their property diagonally in two and
thus render any vacation valueless. They have
agreed to deed to the City of Seattle the southerly
eight (8) feet of Tract 135, Pacific Coast Addition,
and the south eight (8) feet of the vacated street
as described in the petition.

It appears that this will serve equally well
as a walkway and it is recommended that the vacation
be granted, the appraised value of the deeded strip
to be deducted from the appraised value of the
vacated street in determining the amount to be
paid to the City by the petitioners.

Yours very truly,

C. L. BARTELL,
CITY ENGINEER.

CG:RVS
-40

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THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY-CITY BUILDING
February 18, 1942

JOHN E. CARROLL
~~STREETS AND SEWERS~~
STREETS AND SEWERS

Mr. C. L. Wartelle
City Engineer
City of Seattle

Dear Sir:

I am forwarding herewith File No. 172282, Supplemental Petition of New Market Company, et al, for vacation of portion of Lambert Place, with the request that you make a further study of the matter with regard to leaving a pathway in the street to be vacated, for pedestrian use. You may wish to contact the petitioners in regard to this matter.

Very truly yours,

John E. Carroll
John E. Carroll

Enc.

*am inc
BE 0900*

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PIONEER SAND & GRAVEL COMPANY, INC.



501 FAIRVIEW AVENUE NORTH
SEATTLE

February 16, 1942

City Engineer
City of Seattle
Seattle, Washington

Dear Sir:

I understand that tomorrow afternoon there is to be a hearing in connection with a petition to vacate Lambert Place. This comes under File #172292.

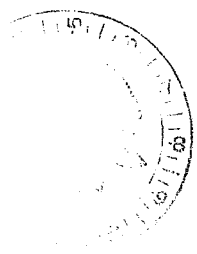
I received no notice of this hearing although I live directly across the street and see no particular reason to object to this vacation as long as sufficient land is left for a footpath from McGilvra Blvd. to Hillside Drive. I think this is important.

Yours very truly,

Gordon N. Scott

516 Mc Gilvra Blvd.

GNS:PH



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SEATTLE • TACOMA • PORTLAND • SPOKANE

*
Asbestos Supply Co.

DISTRIBUTORS • CONTRACTORS

FIRST AVENUE AT JACKSON • SEATTLE



ELIOT 4234

February 16, 1942

City Engineer Office
404 County-City Building
Seattle, Washington

Re: Proposed vacation of Lambert Place (File No. 172282), hearing before Streets & Sewers Committee on Tuesday, February 17th, at 2:00 P.M.

Gentlemen:

I am advised by your office that this petition does not provide for retaining a walkway between McIlvra Boulevard and Hillside Drive. There is no need for an automobile highway through here, but it would be a great mistake not to retain a pedestrian passageway for the benefit of children, maids and others wanting to reach the bus lines and/or schools and churches.

Kindly record my protest before the Streets & Sowers Committee.

Yours very truly,

J. W. CLISE
Resident 540 Hillside Drive

JWC/ad

cc: Councilwoman Powell, C-C Building

Dear Mrs Powell -

This is a small matter and does not seriously affect my personal interests as I am moving out of this district soon. However from the point of view of the district it is important that a passageway be retained. J.W. Clise

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RESOLUTION NO. _____

A RESOLUTION providing for the hearing on the petition of the New Market Company, et al for the vacation of a portion of Lambert Place.

WHEREAS, there has been filed with the City Council the petition of the New Market Company, et al (City Comptroller's File No. 172282) asking for the vacation of that portion of Lambert Place lying north of the Production, west of the south line of Tract 135, Re-Plat of J. J. McGilvra's Addition and Blocks 13, 14, 18 and 20 to 29, inclusive, and the south half of Block 19 of J. J. McGilvra's 2nd Addition, Seattle, King County, Washington, which petition is signed by the owners of more than two-thirds of the property abutting on the portion of the street therein sought to be vacated. Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That Monday, the 16th day of February, 1942, at the hour of 2:00 o'clock, p.m. in the City Council Chambers in the County-City Building, Seattle, be and the same is hereby fixed as the time and place when and where said petition will be heard, and the City Clerk is directed to give due notice of such hearing in the manner provided by law.

ADOPTED by the City Council the 19th day of January, 1942, and signed by me in open session in authentication of its adoption this 19th day of January, 1942.

President of the City Council

Filed by me this ____ day of _____, 194__.

City Comptroller and ex-officio City Clerk.

By _____
Deputy Clerk.

Date of first publication _____, 194__.

City Comptroller and ex-officio City Clerk.

By _____
Deputy Clerk.

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THE CITY OF SEATTLE

DEPARTMENT OF PUBLIC WORKS
508 COUNTY-CITY BUILDING

G. W. ROBERGE, SECRETARY
MAIN 8000 - LOCAL 435

January 8, 1942

Re: Council files #171233 & #172282 -
Petitions of H.B. Jones, et al
and the New Market Co. respectively
for the vacation of portion
of Lambert Place.

Honorable Streets & Sewers Committee
Seattle City Council

Gentlemen:

The two above Council files are herewith
returned together with copy of report of our street
vacation committee thereon, dated January 7, 1942.

The Board at today's meeting concurred in
this report and recommend that the petition be
granted in accordance therewith.

Respectfully yours

BOARD OF PUBLIC WORKS



G.W. ROBERGE - SECY.

GWR:R
CC :City Engineer
Supt. of Lighting
Mr. Will

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January 7, 1942

C. F. #172282 - Petition of
New Market Company, et al,
for vacation of portion of
LAMBERT PLACE -

Honorable Board of Public Works
Mr. Geo. W. Roberge, Secretary,
City of Seattle

Gentlemen:

There is returned herewith Council File #172282, the
same being petition of the New Market Company, et al
for the vacation of a portion of Lambert Place, to-
gether with the report of Mr. C. G. Will, Supervis-
ing Senior Engineer, in this regard.

Your Committee respectfully recommends that this va-
cation be granted in conformity with Mr. Will's re-
port of even date.

Very truly yours,


C. L. WARTELLE,
CITY ENGINEER,

E. R. HOFFMAN,
SUP'T., LIGHT DEP'T.

CLW/AOS
ENC.

cc Mr. Hoffman



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OFFICE OF THE CITY ENGINEER
Seattle, Washington

C.F. 172282 - Pet. of
New Market Co., et al
for vacation of por.
of Lambert Place.

January 7, 1942.



Mr. G. L. Wartelle,
City Engineer.

Dear Sir:

There is returned herewith Comptroller's File No. 172282, the petition of the New Market Company, et al for the vacation of Lambert Place, from McGilvra Boulevard to the production of the south line of Tract 135, Replat of J. J. McGilvra's Addition and Blocks 13, 14, 18, 20 to 29 inclusive, and the south one-half of Block 19 of J. J. McGilvra's 2nd Addition to Seattle, King County, Washington, as shown on the accompanying sketch.

The petition contains the signatures of the owners of 99.2% of the property affected.

This street was graded in 1903, but has never been used and the roadway has entirely disappeared, due to erosion and forest growth. There are no utilities in the area sought to be vacated.

It does not appear that the interests of the City will be adversely affected by the vacation and it is recommended that the petition be granted, providing that the beneficiaries pay into the City Treasury a sum to be determined by appraisal, in accordance with the policy adopted by the City Council.

There is also attached Comptroller's File No. 171233, an earlier petition, superseded by the petition under consideration. It is recommended that the petition embraced in Comptroller's File No. 171233 be denied.

Respectfully,

CGW:th

C. G. WILL,
Supervising Senior Engineer.

Attch. 2 files

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REPORT ON PETITION

12-19-41

File No. _____

Improvement of Lambert Place

From McGilvra Blvd. to prop. W. of 5th. of Tract 135

By Vacation Replat of John J. McGilvra's Add. etc.

Total Frontage 706.46 Lin. Ft. Total Area _____ Sq. Ft.

% of Frontage % of Area

Valid Signatures	<u>92.2%</u>
Incomplete Signatures	<u>-</u>
Invalid Signatures	<u>-</u>
King County	<u>-</u>



_____ % Limit of Assessment. . . . \$ _____

Maximum Rate \$ _____

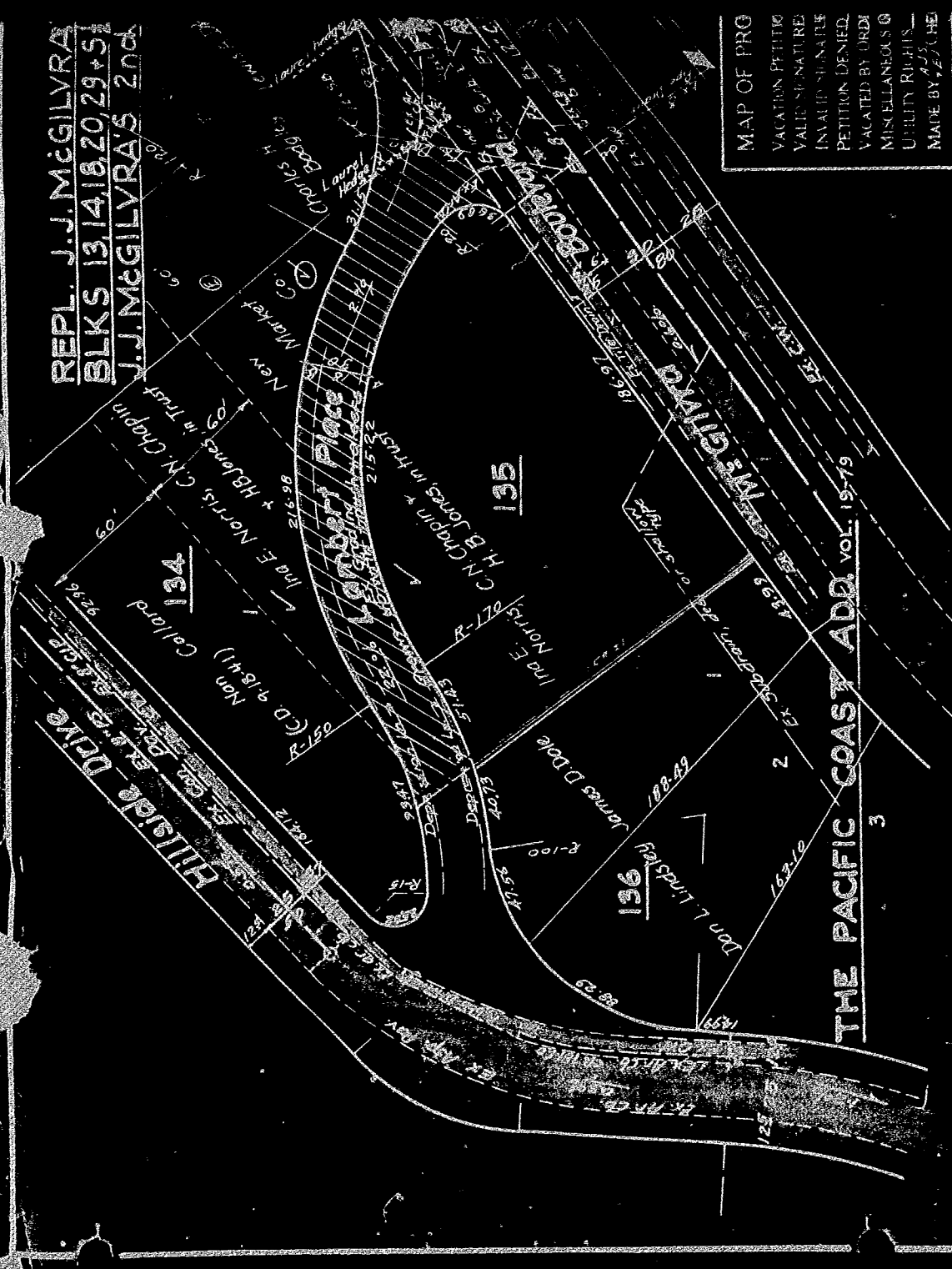
Approximate Rate for this Improvement \$ _____

Worked by _____

Approved by OK

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REPL. J.J. MCGILVRA
BLKS 13, 14, 18, 20, 29 + 51
J.J. MCGILVRA'S 2nd



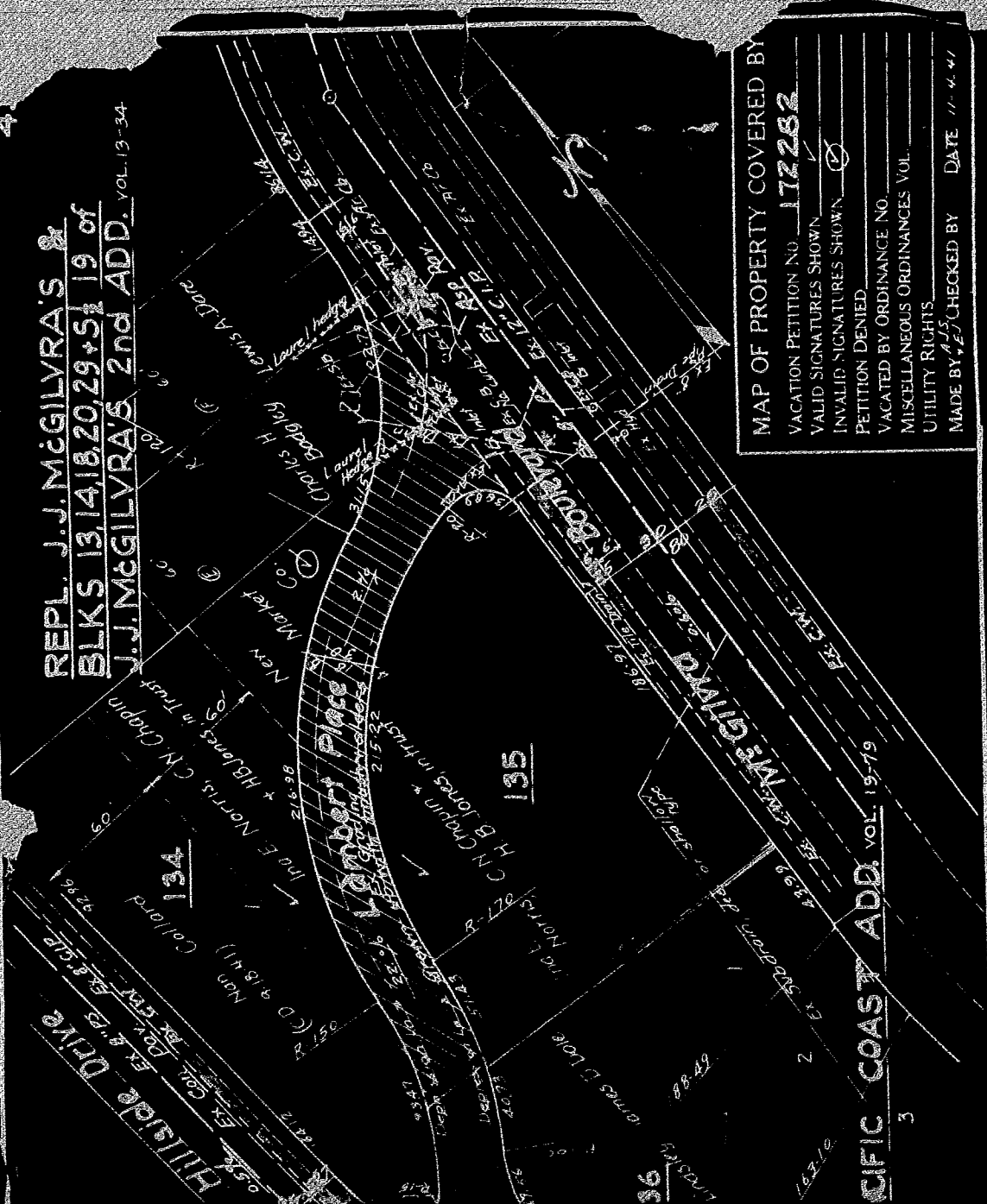
MAP OF PRO
VACATION PETITIO
VALID SIGNATURE
INVALID SIGNATURE
PETITION DENIED
VACATED BY ORDER
MISCELLANEOUS
UTILITY RIGHTS
MADE BY J.J. MCGILVRA

THE PACIFIC COAST ADD. VOL. 19-79

3

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4
REPL. J.J. MCGILVRA'S &
BLKS 13, 14, 18, 20, 29 & 31 19 of
J.J. MCGILVRA'S 2nd ADD. VOL. 13-34



MAP OF PROPERTY COVERED BY
VACATION PETITION NO. 172262
VALID SIGNATURES SHOWN _____
INVALID SIGNATURES SHOWN _____
PETITION DENIED _____
VACATED BY ORDINANCE NO. _____
MISCELLANEOUS ORDINANCES VOL. _____
UTILITY RIGHTS _____
MADE BY: 2/27 CHECKED BY _____ DATE 11-4-41

3
CIFIC COAST ADD. VOL. 19-19

RA
+SI
Ind

F PRG
PETITIO
NATURE
UNATUE
DENIED
BY ORDR
NEOUS
RIGHTS
4/5
2/5 CHE

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