

Seattle City Clerk's Office

Comptroller File

188357

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

FILE NO. 180057

Petition  
OF

W. R. Taylor, et al

For vacation of portion of  
Thorndyke Avenue, *17-1/2*

*17-1/2*  
*17-1/2*  
*17-1/2*

FILED Mar. 22, 1946.

W. C. THOMAS  
CITY CONTROLLER AND EX-OFFICIO CITY CLERK  
BY *W. C. Thomas* DEPUTY

ACTION OF THE COUNCIL

REFERRED MAR 25 1946	TO STREETS & SEWERS	REPORT ADOPTED	C. B. ORD.	DISPOSITION GRANTED
REFERRED	TO	REPORT ADOPTED		
REPORTED		REPORT ADOPTED		
REPORTED		REPORT ADOPTED		
REF. FOR ORD.				
				JUN 10 1946

REPORT OF COMMITTEE

Mr. President:

Your Streets and Sewers Committee

to which was referred the within Petition

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

same be granted.

CHAIRMAN

CHAIRMAN

*Lumber*

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# Seattle Real Estate Board

(INCORPORATED)



## CERTIFICATE OF APPRAISAL

City of Seattle Dept. of Public Works  
Office of City Engineer  
No. 8-410 404 County-City Bldg. Seattle, July 5, 19 46  
Seattle 4, Wash.

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 Thorndyke Avenue and 17th Avenue West, which is sought to be vacated on petition of W. R. Taylor, et al, File No. 188357, which matter has been considered by the Streets and Sewers Committee.

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 5th day of July, 19 46, is as follows:

Land value THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 3,500.00)

Value of Improvements NIL Dollars (\$ - - - - -)

Total value THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 3,500.00)

IN WITNESS WHEREOF, The Seal of the Board and the signature of its officers are hereto affixed.

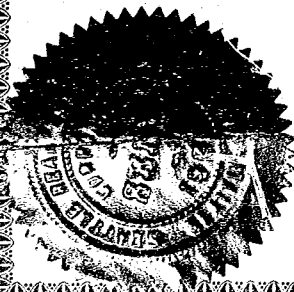
#### SEATTLE REAL ESTATE BOARD

(SEAL)

G.T. Ritchey, President  
Jan Farbach, Secretary  
B.B. Ewin, Acting Chairman Appraisal Committee

APPRAISAL COMMITTEE

B.B. Ewin



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CHARTER MEMBER OF THE NATIONAL ASSOCIATION OF REAL ESTATE BOARDS



## Seattle Real Estate Board, Inc.

AN ASSOCIATION OF REALTORS  
MEMBER WASHINGTON ASSOCIATION OF REALTORS

**OFFICERS**  
G. T. RITCHEY  
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E. J. RILEY  
First Vice-President  
H. E. McCREERY  
Second Vice-President  
HARRY BALDWIN  
Secretary-Treasurer  
JAMES M. BAILEY  
Legal Counsel

LON FORBUSH, Executive Secretary  
TELEPHONE MAIN 7221  
1502 - 1411 FOURTH AVE. BLDG.  
SEATTLE 1, WASHINGTON

**DIRECTORS**  
HARRY BALDWIN  
MARGERY DUNHAM  
JAMES A. GANNON  
WM. H. JOHANNESSEN  
H. E. McCREERY  
VINCENT D. MILLER  
E. J. RILEY  
G. T. RITCHEY  
JAMES WHEELER

July 5, 1946

City of Seattle Dept. of Public Works  
Office of City Engineer  
404 County-City Building  
Seattle 4, Washington

Gentlemen:

Supplementing our Certificate of Appraisal No. 8-410, we wish to submit the following additional information:

**DESCRIPTION:** Portion of Thorndyke Ave. and 17th Ave. West, which is sought to be vacated on petition of W. R. Taylor, et al, File No. 188357, which matter has been considered by the Streets & Sewers Committee.

**LOCATION:** Between Ruffner St. & W. Bertona St.

**SIZE OF PROPERTY:** See enclosed blueprint.

**TOPOGRAPHY:** Approximately level.

**ZONING:** Manufacturing. Vacant.

**STREET IMPROVEMENTS:** Gravel.

**CHARACTER OF NEIGHBORHOOD:** Manufacturing and old residence.

**APPRAISAL:** Land value: Block 113 - \$2,750.00; Block 114 - \$750.00.  
Value of improvements: Nil. TOTAL VALUATION AS OF JULY 5, 1946:  
THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00).

Very truly yours,

SEATTLE REAL ESTATE BOARD

*B. G. Owen*

B. G. Owen, Acting Chairman  
APPRAISAL COMMITTEE

BGO:azm  
Encl.

7

*Consult a Realtor*

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JQ: 5-17-46

CITY OF SEATTLE

MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of W. R. Taylor, et al, (City Comptroller's File No. 188357) for the vacation of

The east and southeasterly 14 feet of Thorndyke Avenue and 17th Avenue West, from West Bertona Street to the north line of Block 114, Gilman's Addition produced west; and, portion of Thorndyke Avenue and 17th Avenue West, westerly of a line drawn 14 feet southeasterly from and parallel to the southeasterly line of Block 113, Gilman's Addition and west of a line 14 feet east of the production north of the east line of Block 115, said addition, from the production east of the center line of Ruffner Street to the production east of the center line of West Bertona Street, both as vacated by Ordinance No. 18078, reserving to the City of Seattle the right to maintain existing utility pole on the west side of Thorndyke Avenue, approximately 75 feet north of West Bertona Street.

will be considered by the STREETS AND SEWERS COMMITTEE in the Council Chambers of the County-City Building on

TUESDAY, JUNE 4, 1946, at 2:00 O'CLOCK, P.M.

at which time petitions for and protests against such vacation will be heard.

For further information, call at the office of the City Engineer, 404 County-City Building.

STREETS AND SEWERS COMMITTEE.

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Vac. of East & Southeastely 14' of  
 Thorndyke Ave & 17<sup>th</sup> Ave W, (W. Bertona St to  
 File No 178357 - N. W. of Bk 114, Gilman Add. prod W) etc.

Name & Address	Lot	Bk	Addition
John Felder 1122 Coallaba Ave. (D)	N66' of 1	114	Gilman's.
cont: Kazis Kay, Jr. 3443-16 Ave W (D) (94)	"	"	"
Jess Ray Simpson 3102 Rucker, Everett, Wn	S 55' of 1 W 200' of 2	"	"
Edward H. Chavelle, Extr. 733 Dexter Est. of Mary Agnes Kelley Horton City	34	114	"
Mapel Wood 2433-16 Ave W.	34	114	"
Charles E. Walker & Olive M. Walker 3477 1/2 St 3427-2 Ave W (D) (3)	S 75' of 1 W 6'	114	"
cont: Jefferson & Betty L. Boyce	S 75' of 1	"	"
Neil & Odessa Blegen 3427 1/2 Ave W	S 15' of 1 W 15' of 1	114	"
Loren F & Bertha A. Quintan <sup>TR</sup> Rt 2 Bothall, Wn	S 16' of 1 all of 1	114	"
K. L. Goultier & Co. IR 212 W Hudson St (4)	7, 10, 11, 12 B-19	114	"
Albert A & Helen Thiel 2235 Baylston N. (2)	20-22	114	"
L. W. Shell & Velma Shell 2503 Perkins Lane	114-53	113	"
W. R. Taylor 5720-36 Ave NE. (6)	27-43	113	"

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION providing for the hearing on the petition of W. H. Taylor, et al., for the vacation of a portion of Thornadyke Avenue, and 17th Avenue West.

WHEREAS there has been filed with the City Council the petition of W. H. Taylor, et al., (City Comptroller's File No. 188357), asking for the vacation of the east and southeasterly 1 1/2 feet of Thornadyke Avenue and 17th Avenue West, from West Barton Street to the north line of Block 114, Gilman's Addition produced west; and, portion of Thornadyke Avenue and 17th Avenue West, westerly of a line drawn 1 1/2 feet southeasterly from and parallel to the southeasterly line of Block 115, Gilman's Addition and west of a line 1 1/2 feet east of the production north of the east line of Block 115, said addition, from the production east of the center line of Ruffner Street to the production east of the center line of West Barton Street, both as vacated by Ordinance No. 18078, reserving to the City of Seattle the right to maintain existing utility pole on the west side of Thornadyke Avenue, approximately 75 feet north of West Barton Street, which petition is signed by the owners of more than two-thirds of the property abutting on the portion of the streets sought to be vacated; Now, therefore,

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

That Monday, the 3rd day of June, 1946, at the hour of 2:00 o'clock, P. M., in the City Council Chambers in the County-City Building, 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 6th day of May, 1946, and signed by me in open session in authentication of its adoption this 6th day of May, 1946.

\_\_\_\_\_  
President of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 1946.

\_\_\_\_\_  
City Comptroller and ex-officio  
City Clerk

By \_\_\_\_\_  
Deputy Clerk

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# THE CITY OF SEATTLE

DEPARTMENT OF PUBLIC WORKS  
509 COUNTY-CITY BUILDING

G. W. ROBERGE, SECRETARY  
MAIN 6000 - LOCAL 435

April 25, 1946

Re: Council File #186357 -  
Petition of W. K. Taylor,  
et al. for the vacation of 14  
feet on each side of Thorndyke  
Ave.

Hon Streets & Sewers Committee  
Seattle City Council

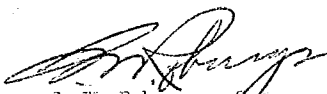
Gentlemen:

The above file is herewith returned together with copy  
of report of our street vacation committee thereon dated April 24th.

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

Respectfully yours

BOARD OF PUBLIC WORKS



G. W. Roberge - Secy.

GWR/E

CC - Supt. Ltg.  
City Eng.  
Mr. Will.

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CF 188357

April 24, 1946

Hon. Board of Public Works  
Seattle, Washington

Gentlemen:

We are returning herewith City Comptroller's File No. 188357, being the petition of W. E. Taylor, et al., for the vacation of 14 feet on each side of Thorndyke Avenue from West Bertona Street to 16th Avenue West, and 14 feet on the west side only of Thorndyke Avenue from 16th Avenue West to Ruffner Street.

Thorndyke Avenue is 100 feet in width, but has been developed on the basis of a 72 foot street with a 42 foot roadway, the sidewalks being 15 feet from the street margins.

The property lying west of Thorndyke Avenue to the Great Northern Railway right of way is to be improved by the construction of a wholesale bakery and a furniture factory.

Thorndyke Avenue may sometime in the future be used in connection with a grade separation at the intersection of 15th Avenue West, West Nickerson Street and West Emerson Street, but in the blocks under consideration a street width of 72 feet will in our opinion suffice for future needs.

There are no utilities in the area sought to be vacated, with the exception of 1 City Light guy pole on the west side of Thorndyke Avenue about 75 feet north of West Bertona Street. The petition is signed by the owners of 78 per cent. of the abutting frontage. All property not represented has frontage on both Thorndyke Avenue and 16th Avenue West.

It is recommended that the petition be granted, the City reserving an easement to maintain the existing guy pole.

Very truly yours,

  
C. L. KARPELLE, City Engineer

E. R. HOFFMAN  
Superintendent of Lighting

CC:vs  
Enc  
cc Light Dept.

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March 25, 1946

Hon. Board of Public Works  
City of Seattle

Gentlemen:

I am forwarding herewith File No. 188357, being petition of W. R. Taylor, et al, for vacation of portion of Thorndyke Avenue, with the request that you return same, together with your report and recommendation in duplicate.

Yours very truly,

Frank J. Laube, Chairman  
Streets Committee

TW  
Att.

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**C. B. WHITE**

LAWYER

1229 DEXTER HORTON BUILDING  
SEATTLE

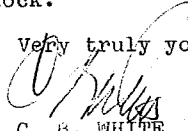
March 21, 1946

Mr. C. G. Will  
Assistant City Engineer  
County City Building  
Seattle 4, Washington

Dear Mr. Will:

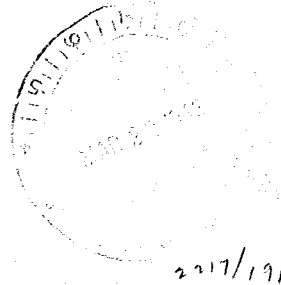
I enclose petition from considerably more than  $2/3$  thirds of the ownership fronting on Thorndyke Avenue in Blocks 113 and 114, Gilman's Addition to Seattle, asking for the vacation of a strip of approximately 14 feet on each side of the street in that block.

Very truly yours,

  
C. B. WHITE

CBW:JMB

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HSM HEM:MM  
2-28-46

TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE:

We, the undersigned, being the owners of more than two-thirds of the property abutting on that portion of

THORNDYKE AVENUE and 17<sup>th</sup> Ave W.

herein sought to be vacated, petition your Honorable Body to vacate:

and 17<sup>th</sup> Ave W

The east and southeasterly 14 feet of Thorndyke Avenue, from West Bertona Street to the north line of Block 114, Gilman's Addition produced west; and, portion of Thorndyke Avenue, westerly of a line drawn 14 feet southeasterly from and parallel to the southeasterly line of Block 113, Gilman's Addition and west of a line 14 feet east of the production north of the east line of Block 115, said addition, from the production east of the center line of Ruffner Street to the production east of the center line of West Bertona Street, both as vacated by Ordinance No. 18078.

Reserving to the City of Seattle the right to maintain existing utility pole on the west side of Thorndyke Avenue, approximately 75 feet north of West Bertona Street.

OWNER	DESCRIPTION OF PROPERTY
<i>W.D. Taylor</i>	<i>Lots 10 to 43 inclusive Block 113 Gilman's Addition to Seattle</i>
<i>L. W. Skell</i>	<i>Lots 1-9 incl. 44 to 53 inc.</i>
<i>Far.</i>	<i>Block 113 Gilman's addition Seattle</i>
<i>Shell Wholesale &amp; Supply Co. - Inc.</i>	
<i>H. J. Smalley Co. By H. J. Smalley Partner</i>	<i>lots 9 to 19 inclusive Block 114 Gilman's addition</i>

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STATE OF WASHINGTON }  
COUNTY OF KING } ss.

On this 21 day of March A.D., 1946  
before me personally appeared W.R. Taylor - Husband  
W.D. Paulku

to me known to be the individual described in, and who  
executed the within instrument, and acknowledged that they  
signed the same as his free and voluntary act and deed for  
the uses and purposes therein mentioned.

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

Robert P. Agan  
Notary Public in and for the State of  
Washington, residing at Seattle

\* \* \* \* \*

STATE OF WASHINGTON }  
County of KING } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_  
before me personally appeared \_\_\_\_\_

to me known to be the individual described in, and who  
executed the within instrument, and acknowledged that \_\_\_\_\_  
signed the same as \_\_\_\_\_ free and voluntary act and deed  
for the uses and purposes therein mentioned.

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

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_

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