

Seattle City Clerk's Office

Comptroller File

228383

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

SPECIAL ORDER

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

JUL 30 1956

Your Committee on Streets and Sewers
to which was referred the within Comptroller's File No. 228383, petition

of property owners for vacation of portion of 51st Avenue South,

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

THE SAME BE LAID OVER TWO WEEKS,

and in the meantime be referred back to the Committee for further consideration.

..... Chairman

Melby

..... Chairman

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Committee

Committee

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Seattle Real Estate Board



Certificate of Appraisal

W. E. Parker, City Engineer
City of Seattle, Department of Engineering

No. 18-106 404 County City Building Seattle, August 27, 1956 19
Seattle 4, Wash.

This is to Certify that the Undersigned Members of the

Seattle Real Estate Board Appraisal Committee

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

Portion of 51st Avenue South, which is sought to be vacated on petition of Property Owners, File No. 228383. See enclosed blueprint.

This vacation was granted subject to the following conditions: Reserving to the City of Seattle the right to reconstruct, maintain and operate the existing overhead utility in the area sought to be vacated, until such time as the beneficiaries of the vacation arrange with the owners thereof for its removal.

for the purpose of determining its fair market value as of the 27th day of August 1956..... 19..... which in our opinion is

Three hundred sixty--- DOLLARS (\$ 360.00)

which may be allocated as follows:

LAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$ 360.00)

IMPROVEMENTS _____ DOLLARS (\$ _____)

We further certify that we have no interest in the property appraised, either present or prospective.

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

SEATTLE REAL ESTATE BOARD



(SEAL)

APPRAISAL
COMMITTEE

Kenneth Chaney President

R. W. Pennington Executive Secretary

Thor E. Bloomquist
Chairman Appraisal Committee

Thor E. Bloomquist
Wesley G. Lamb

Limiting conditions are listed on the reverse side hereof. Comments concerning the property and its value are attached hereto and made a part of this appraisal.

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SEATTLE REAL ESTATE BOARD

Charter Member of the National Association of Real Estate Boards

An Association of Realtors

"SERVING KING COUNTY"

August 28, 1956

• TELEPHONE MAIN 7221
215 COLUMBIA ST.
SEATTLE 4, WASHINGTON

Kenneth Chaney, President
R. W. Lenington, Executive Secretary

W. E. Parker, City Engineer
City of Seattle
Department of Engineering
404 County City Bldg.
Seattle 4, Wash.

Dear Mr. Parker:

Supplementing our Certificate of Appraisal No. 18-106, we wish to submit the following additional information:

DESCRIPTION: Portion of 51st Ave. So., which is sought to be vacated on petition of Property Owners, File No. 228383. See enclosed blueprint.

LOCATION: 51st Ave. South between Myrtle and Orchard Sts.

DESCRIPTION OF LAND: Size: 20x165. Sidewalk, blacktop paving, city sewer and water. It is 7 miles from center of city, on transportation, 1/2 miles to high school, 1 mile to grade school and 3 blocks to neighborhood stores. No assessable improvement are expected. Zoning: B-C & R-1A. Level. Fair neighborhood.

DESCRIPTION OF DISTRICT: Built up 90%. Approximate average age of houses in vicinity are 25 years. Trend is stable. District commonly known as Rainier Valley.

Vacating to Adj. owners - not suitable for building site.

APPRAISAL: Land value: \$360.00; Value of improvements: Nil; TOTAL VALUATION AS OF AUGUST 27, 1956: THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$360.00).

Yours very truly,

SEATTLE REAL ESTATE BOARD

Thor E. Bloomquist
Thor E. Bloomquist, Acting Chairman
APPRAISAL COMMITTEE



TEB/ms
Enc.

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

CITY OF SEATTLE PLANNING COMMISSION
583 COUNTY CITY BUILDING SEATTLE 4, WASHINGTON

August 2, 1956

Honorable M. B. Mitchell, Chairman
Streets and Sewers Committee of the City Council
City of Seattle

Dear Mr. Mitchell:

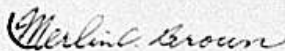
This is in reply to your communication of July 25, 1956, concerning Comptroller's File No. 228383, being the petition of property owners for vacation of a portion of 51st Avenue South and Comptroller's File No. 229803, being the protest of property owners versus the vacation of a portion of 51st Avenue South.

In your communication, you request early reply from this office in regards to the statement at your hearing by the opposition that the petitioner plans rezoning of the property from 1st Residence District if the vacation is granted.

On December 16, 1955, the City Planning Commission authorized the Superintendent of Buildings to issue a permit to construct a duplex as a conditional use in a 1st Residence District, Area District "A", at 7110-12 - 51st Avenue South, subject to the Building and Zoning Code requirements of the City of Seattle and further subject to the vacation of 51st Avenue South between the property in question and the property immediately to the west. These conditions to the grant of a duplex are set forth in the notification to Mrs. Sherer, a copy of which is attached to Comptroller's File No. 229803.

As mentioned above, the Commission's authorization was for a conditional use in a 1st Residence District, consequently the statement of the opposition that the "petitioner plans rezoning of the property from 1st Residence District" is incorrect. The district will continue to be a 1st Residence District, there being no change to the 1st Residence District zoning as the result of the above conditional use authorization.

Respectfully submitted,



Merlin C. Brown
Chairman

JDS:bf1

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MERLIN C. BROWN, CHAIRMAN · TOM M. ALBERTSON, VICE CHAIRMAN · J. LISTON HOLMES ·
DORRIS P. SNEW · PAUL TRIGY · ROBERT M. COTTER · PAUL V. BROWN, SUPERINTENDENT OF PARKS ·
FRED S. MC COY, SUPERINTENDENT OF BUILDINGS · WILLIAM E. PARKER, CITY ENGINEER ·
JOHN D. SPAETH, DIRECTOR OF PLANNING ·

CITY OF SEATTLE PLANNING COMMISSION
303 COUNTY - CITY BUILDING · SEATTLE 4, WASHINGTON

COPY

December 16, 1955 ✓

Marie A. Sharer
11801 - 87th South
Seattle, Washington

You are hereby advised that after the public hearing on December 9, 1955, the City Planning Commission, as provided by law, has authorized the Superintendent of Buildings to GRANT * your application for permit to construct a DUPLEX in 1st Residence District, Area District "A", at 7110-12 51st Ave. South subject to the plan for this use meeting the Building and Zoning Code requirements of the City of Seattle.

Failure to present this notice at the Office of the Superintendent of Buildings within 90 days to complete details and procure said permit will result in revocation of this authorization.

CITY PLANNING COMMISSION

By (s) Merlin C. Brown
Merlin C. Brown
Chairman

b1

*Grant subject to vacation of 51st Avenue South between property in question and property immediately to the west.

MERLIN C. BROWN, CHAIRMAN · TOM M. ALDERSON, VICE CHAIRMAN · J. LESTER BOLAND ·
DORRIS P. SNEW · PAUL THIEY · ROBERT M. COTTER · PAUL V. BROWN, SUPERINTENDENT OF PARKS ·
FRED S. MC COY, SUPERINTENDENT OF BUILDINGS · WILLIAM E. PARKER, CITY ENGINEER ·
JOHN D. SPAETH, DIRECTOR OF PLANNING ·

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McLean

CITY OF SEATTLE
MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of property owners (City Comptroller's File No. 228383) for the vacation of:

Portion of 51st Avenue South from Orchard Street to Myrtle Street;

will be considered by the Streets and Sewers Committee of the City Council in the Council Chambers of the County-City Building on:

TUESDAY, JULY 24, 1956, 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.

A map indicating the street described in the petition has been attached to the notice posted on the site of the proposed vacation for your examination.

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51ST AVENUE SOUTH.
228383

| NAME | ADDRESS | LOT | BLK | ADD. |
|-------------------------------|---------------------------------------|---------------------|-----|-------------------------------|
| JOHN RECHICHI | 3007 COURT ST. (44) | 18, 19 | 11 | 11 |
| K.O. PEARSON | REPERT | 1, 2, 3 | 3 | BRIGHTON BEACH ACRE TRACTS |
| CITY OF SEATTLE | — | 4-6 | 3 | |
| JOHN V. FARRELL 4692976 2 | 7930 1 ST AVE. S. (P) | do | 3 | |
| SALVATORE C. DELFIERO | 7202 48 TH AVE. S. (P) | 1 | 2 | |
| SPARKMAN & McLENNAN Co. | 1110 3 RD AVE. | do | 2 | |
| RENEE A. PAULL | No. Add. | 2, 3 | 2 | |
| JOHN L. RYDING | 4807 ORCHARD ST. (P) | 79, 80 | | BRIGHTON BEACH ACRE TRACTS |
| HARRY COOMBS | 7010 RAINIER AVE. (P) | 79, 80 | | |
| ABNER HADFIELD | 2000 43 RD AVE. N. (P) | 79, 80 | | |
| JOEL H. ISBELL | No. Add. | do | | |
| WILLIAM BARNES | 6027 78 TH AVE. S.E. | | | |
| E | MERCER ISLAND (P) | 78, 79 | | |
| GEORGE L. WATKINS | 7021 RAINIER AVE. (P) | 79, 80 | | |
| ARTHUR E. CARSTENSON | 2720 17 TH AVE. S. (P) | 79, 80 | | |
| JAMES L. NAPIER | No. Add. | 79, 80 | | |
| NATL. BK. OF COM. TRUST DEPT. | 2 ND AVE. & SPRING ST. (P) | do | | |
| ALVERA CARSTENSON | 7010 RAINIER AVE. (P) | 79, 80 | | |
| LOUIS V. WESTERMAN | 303 W. 89 TH ST. (P) | 79, 80 | | |
| OSCAR D. MATHEWS | No. Add. | | | |
| ROBERT L. EAGER | 6608 S. 132 ND ST. (88) | (34) | | |
| GEO. BIGLEY | 8423 42 ND AVE. S. (10) | (35 TH) | | |
| K.O. PEARSON | REPERT | do | | |
| CITY OF SEATTLE, LIGHT | 1015 3 RD AVE. (1) | (34 TH) | | |

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3/3

51ST AVENUE SOUTH.
228383

| NAME | ADDRESS | LOT | BLK | ADD |
|--------------------|--------------------------------|--------------|-----|-----|
| CLEM LAVOY. | 11234 RAINIER AVE | (98) (9) | | ↑ |
| W.H. IVINS | 5106 MYRTLE ST. | (19) do | | ↓ |
| HANS OLSEN | 5108 MYRTLE ST. | (13) (92) | | ↓ |
| ALEXANDER WOODS | 5108 MYRTLE ST. | (18) do | | ↓ |
| HARRIET BUTLER. | 8034 30 TH AVE N.W. | (7) | | ↓ |
| JOSEPH A. BENFANTE | N. ADD. | 6 | | ↓ |

↑
↓
4-2-92
3-5-21

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RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Property Owners for the vacation of portion of 51st Avenue South.

WHEREAS there has been filed with the City Council the petition of Property Owners (City Comptroller's File No. 228383), for the vacation of portion of 51st Avenue South from Orchard Street to Myrtle Street; and

WHEREAS said 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 23rd day of July, 1956, 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. A map, indicating the portion of the street described in the petition, shall be affixed to and become a part of the notice required by law to be posted in a conspicuous place on the street sought to be vacated.

ADOPTED by the City Council the 25th day of June, 1956, and signed by me in open session in authentication of its adoption this 25th day of June, 1956.

President of the City Council

Filed by me this ____ day of _____, 1956

City Comptroller and City Clerk

By _____
Deputy Clerk

BPW recommendation-
Grant

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MAYOR
GORDON S. CLINTON

CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS

MAIN 6000
LOCAL 436

ROOM 518 COUNTY-CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

June 13, 1956

Re: Council File No. 228383
Petition of property owners
for vacation of 51st Avenue So.
from Orchard St. to Myrtle St.

The Honorable Streets and Sewers Committee
Seattle City Council

Gentlemen:

The above Council File is herewith returned, together with
copy of report of our Street Vacation Committee thereon
dated June 12, 1956.

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

Respectfully,

BOARD OF PUBLIC WORKS


E. G. Henry, Executive Secretary

ht
Enc.
cc: W. E. Parker
J. Ray Heath
E. H. Lindstrom

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THE CITY OF SEATTLE
DEPARTMENT OF ENGINEERING

W. E. PARKER, CITY ENGINEER
MEMBER, BOARD OF PUBLIC WORKS

In Re:

File No. 226383

June 12, 1956

Honorable Board of Public Works
Seattle, Washington

Gentlemen:

We are returning herewith Comptroller's File No. 226383, being petition for vacation of 51st Avenue South from Orchard Street to Myrtle Street, with our report and recommendation.

The petition contains valid signatures of 75.74% of the owners of abutting property, with City Light owning the balance amounting to 24.26% of the total area.

There are no utilities involved except a pole line adjacent to the west line of the street, which appears to be existing on property of City Light, but the wires may extend across the street to the north.

The street was originally condemned for alley purposes, but its location precludes its development as an alley because property to the west lies low and level with Rainier Avenue and can be served from Rainier Avenue or from Myrtle Street or Orchard Street.

The street is not needed for traffic purposes or for utilities, as the necessary utilities are constructed on adjacent streets. We feel the property could be put to better use for private development and recommend that the petition for vacation be granted, the City reserving the right to maintain, operate, or reconstruct existing overhead utilities, and should future improvements on this vacated portion of property necessitate rearrangement or removal of the Utility's equipment, the Utility is to be reimbursed for the expense.

Very truly yours,

STREET VACATION COMMITTEE


W. E. PARKER, City Engineer

J. RAY HEATH, Supt. of Water

EHL:vw

Encls.

cc - Water Dept.
Light Dept.

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July 25, 1956

City Planning Commission
City of Seattle

Gentlemen:

Attached are File No. 228383, petition of property owners for vacation of portion of 51st Avenue South and File No. 229803, protest of property owners vs. vacation of portion of 51st Avenue South.

The Streets and Sewers Committee, at its meeting yesterday, recommended that action be withheld on this vacation petition for two weeks for a Committee view trip and further study before reconsideration.

At the hearing, the opposition stated that the petitioner plans rezoning of the property from 1st Residence District if the vacation is granted. The Committee would appreciate receiving an early reply from you in regards to this statement.

Very truly yours,

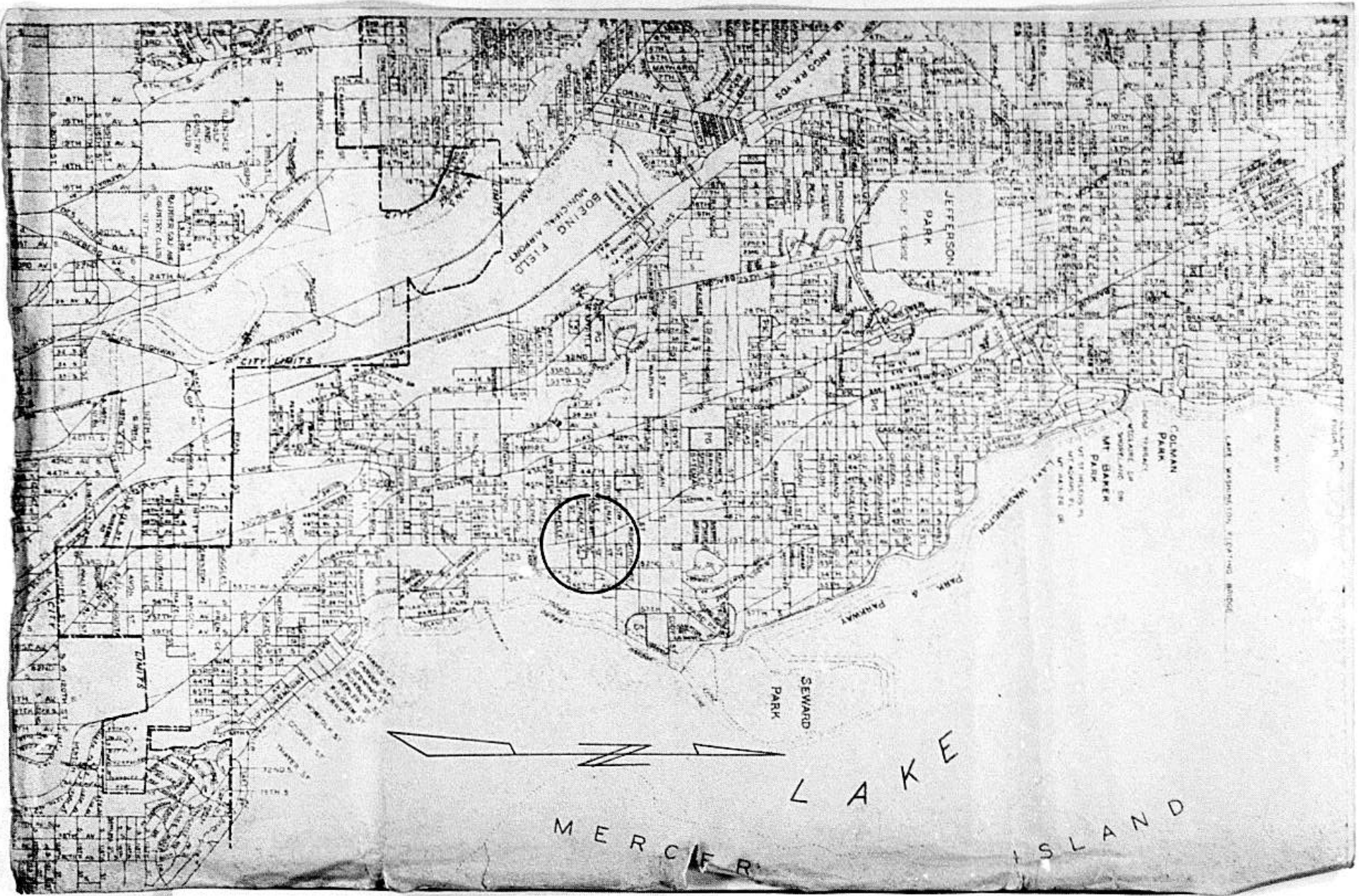
STREETS AND SEWERS COMMITTEE

K. B (Mike) Mitchell, Chairman

ej

Att. -2

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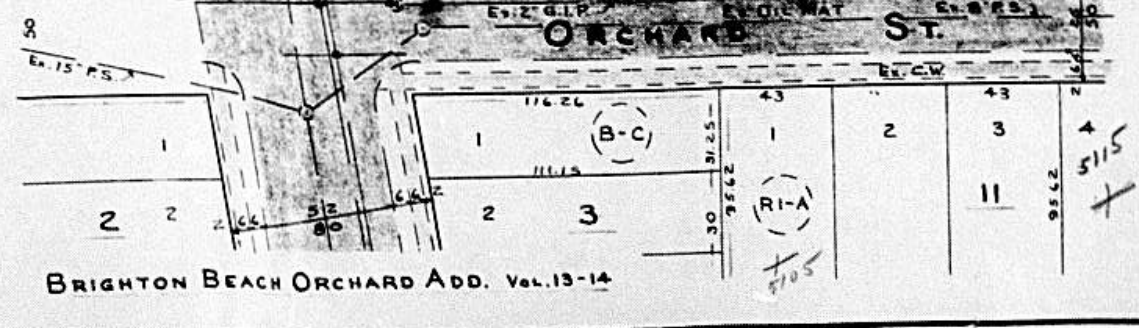
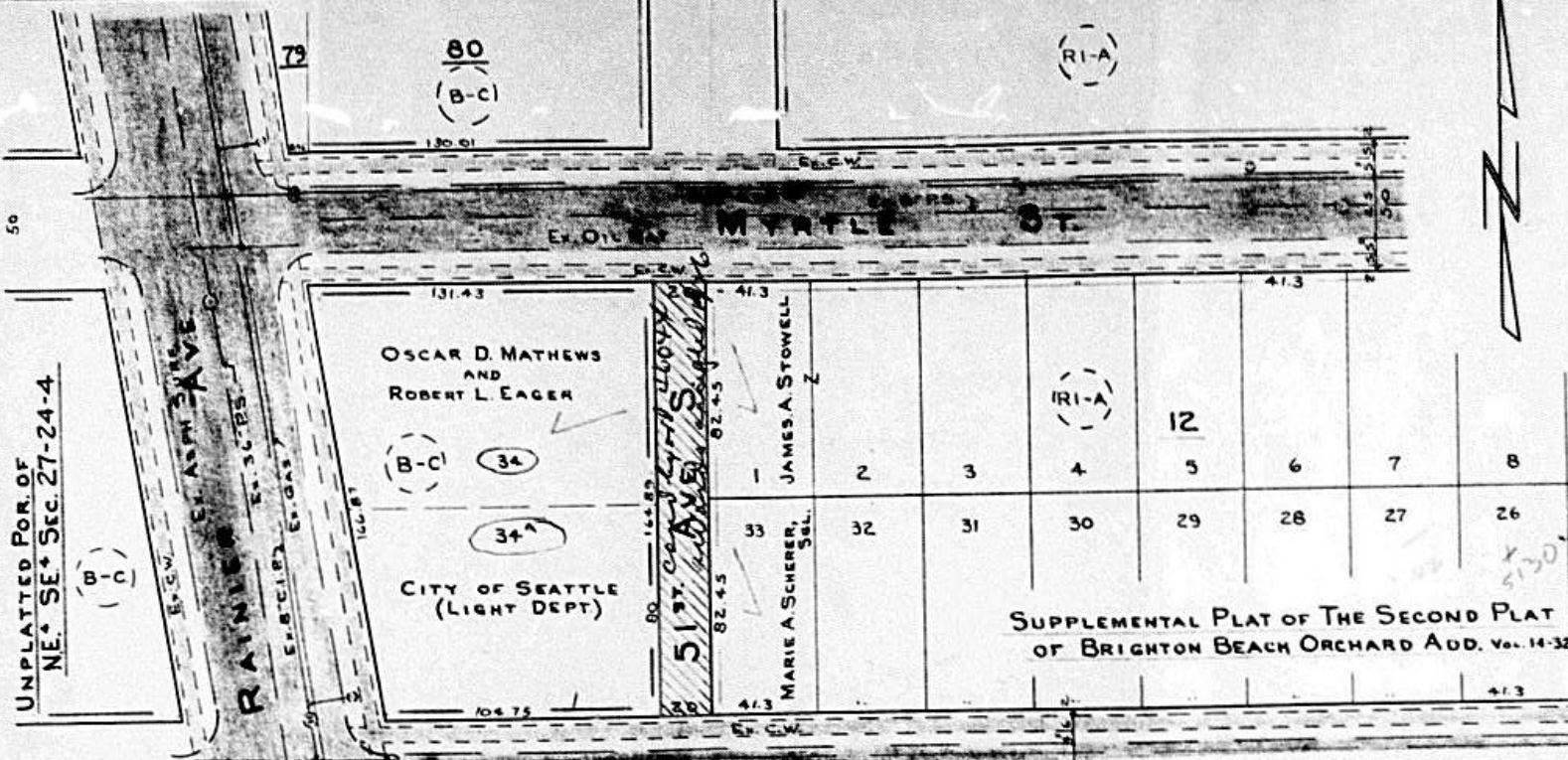


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BRIGHTON BEACH ACRE TRACTS ADD. Vol. 9-43

UNPLATTED POR. SW⁴NW⁴ Sec. 26-24-4

1074



MAP OF PROPERTY COVERED BY

VACATION PETITION No. 228383

VALID SIGNATURES SHOWN _____

INVALID SIGNATURES SHOWN _____

PETITION DENIED _____ ON FILE _____

VACATED BY ORDINANCE No. _____

MISCELLANEOUS ORDINANCES VOL. _____

UTILITY RIGHTS _____

MADE BY R.A.B. CHECKED BY [Signature] DATE 2/17/50

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REPORT ON VACATION PETITION

FEBRUARY 16, 1956.

File No. 228383

Vacation of 51ST AVENUE SOUTH.

From ORCHARD STREET

To MYRTLE STREET

Total Frontage (L.F.) 329.79

Frontage with
Valid Signatures (L.F.) 249.79

Valid Signatures 75.74%

Incomplete Signatures ---

Invalid Signatures ---

King County ---

CITY OF SEATTLE (LIGHT DEPT) 24.26%

Worked By R.A. Bager

Approved By K.M. Lam Thuan
WAB

OK OKS
2/17/56

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December 28, 1955

Re: Council File No. 228383
Petition of property owners
for vacation portion of
51st Avenue South

Mr. W. E. Parker
City Engineer
CHAIRMAN, STREET-VACATION COMMITTEE

Dear Sir:

The attached file was before the Board of Public Works today, and was referred to your committee for investigation and recommendation.

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry, Executive Secretary

eb
ene

cc - J. Ray Neath
E. H. Lindstrom

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THE CITY COUNCIL OF
THE CITY OF SEATTLE
514 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

December 27, 1955

Board of Public Works
City of Seattle

Gentlemen:

Attached is File No. 228383, petition of property
owners for vacation of portion of 51st Avenue South.

Please return the file, together with your report
and recommendation in duplicate.

Yours very truly,

STREETS AND SEWERS COMMITTEE

Alfred R. Rochester, Chairman

ej
Att.

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*Erling & Junge
L.P. 3600*

Rec 12-3-55
75%
File A-25

Circulated By Marie A. Scherer
Address 11802-87 Ave. S. TEL. NO. LA. 3600
*11802-87 Ave. S.
Seattle (ST)*

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

51st AVENUE SOUTH

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

51st AVENUE SOUTH from Orchard Street to Myrtle Street,

or, in the alternative, to vacate any part of said street so particularly described.

| OWNER | DESCRIPTION OF PROPERTY |
|---------------------------|------------------------------------|
| <i>Marie A. Scherer</i> | <i>11802-87 Ave S Seattle 8561</i> |
| <i>Erling & Junge</i> | <i>9262 1/2 27th St Seattle</i> |
| <i>J. A. Stowell</i> | <i>5107-Myrtle St</i> |
| <i>Robert L. Eager</i> | <i>7100 Rainier Ave.</i> |
| <i>Oscar D. Matthews</i> | <i>7100 Rainier ave</i> |
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