

Seattle City Clerk's Office

Comptroller File

231358

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

(GENERAL)

FILE NO. 86695

Petition

OF
PROPERTY OWNERS
FOR

Res 17550
OM 86695

vacation of portion of Fontanelle Street.

312 5th St. B. D. Off
7.9.57 date for hearing
4000th Wp 2-13-57
3/24/57 - present

MAR 25 1957

FILED

W. C. THOMAS
COMPTROLLER AND CITY CLERK

BY *W. A. Jensen* DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO	
MAR 25 1957		STREETS & SEWERS
REFERRED	TO	
REFERRED	TO	
REPORTED	TO	PROGRAM OF ACTION OF THE COUNCIL COMMITTEE REPORT
AUG 1 9 1957		
RE-REFERRED	TO	
REPORTED	TO	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your Streets and Sewers Committee

SPECIAL ORDER

to which was referred the within Petition

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

same be granted, reserving to the City of Seattle the right to construct,

reconstruct, maintain, and operate all existing utilities in said street

until such time as the beneficiaries of the vacation arrange with the

owners of said utilities for their removal.

CHAIRMAN

CHAIRMAN

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Seattle Real Estate Board



Certificate of Appraisal

Roy W. Morse, City Engineer
City of Seattle

No. 20-16 Department of Engineering Seattle, September 24, 1957
404 County City Building, 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 Fontanelle Street, which is sought to be vacated on petition of Property Owners, File No. 231358. See enclosed blueprint.

This vacation was granted subject to the following conditions: Reserving to the City of Seattle the right to construct, reconstruct, maintain and operate all existing utilities in said street until such time as the beneficiaries of the vacation arrange with the owners of said utilities for their removal.

for the purpose of determining its fair market value as of the 27th day of September, 1957 which in our opinion is

THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$ 36,000.00)

which may be allocated as follows:

LAND THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$ 36,000.00)

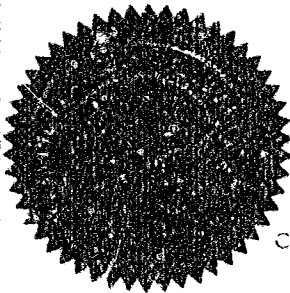
IMPROVEMENTS DOLLARS (\$)

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

Fenton K. Adams President
Wm. A. Bannock Executive Secretary
Samuel Remy Chairman Appraisal Committee
Samuel Remy
Walter Jackson, Jr.

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

20-16

MAin 7271

APPRAISAL COMMITTEE

Application has been made for an appraisal of the property described below

- 1 Ernest J. Riley
- 2.....
- 3.....

Applicant..... Roy W. Morse, City Engineer
 City of Seattle
 Address..... Phone MA 6000
 EX 220

Property Address and location... See blueprint.

LEGAL DESCRIPTION

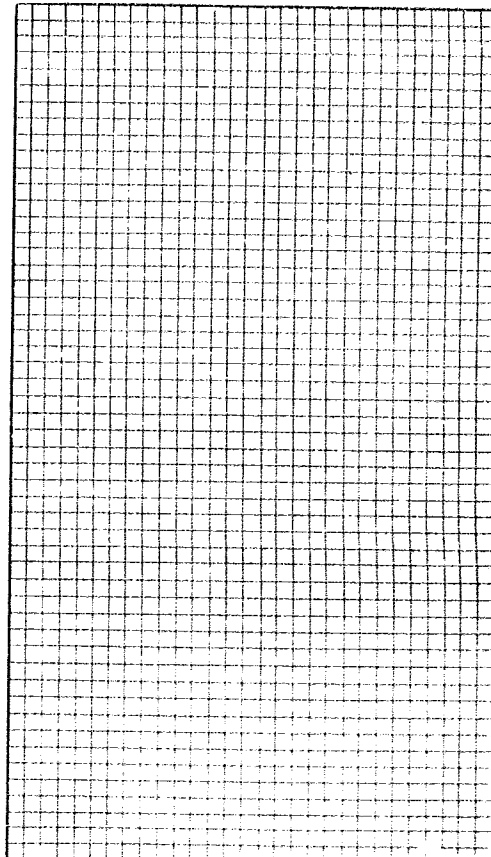
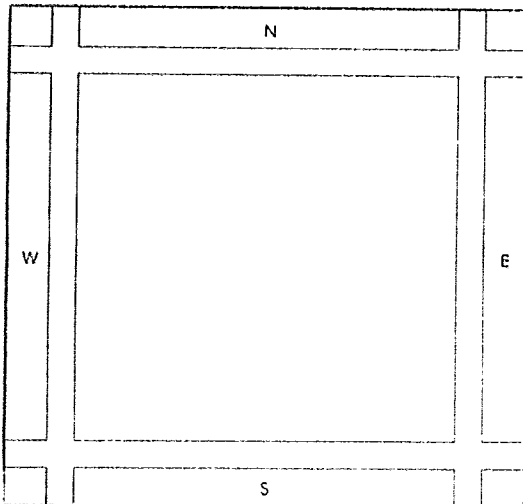
Portion of Fontanelle Street, which is sought to be vacated on petition of Property Owners; appraise the property described above and outlined in yellow on the enclosed blueprint, for present market value to abutting property owners seeking vacation of the property.

This vacation was granted subject to the following conditions: Reserving to the City of Seattle the right to construct, reconstruct, maintain and operate all existing utilities in said street until such time as the beneficiaries of the vacation arrange with the owners of said utilities for their removal.

Information as furnished by applicant

- Name of Building.....
- Age of Building.....
- Manager.....
- Manager
Phone No.....
- Schedule of Annual Income & Expenses.....
- Purpose of Appraisal.....

SKETCH DIMENSIONS OF BUILDING



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FIELD REPORT—COMMERCIAL OR INDUSTRIAL

Property Address Fontanello Street between 5th Avenue South and / ^{abandoned} Duwacha River Rd.

(approx.)

DESCRIPTION OF LAND

Size 60' x 710' Sidewalk Curb Type paving Concrete City sewer City water Septic tank
 Distance from center of city 5 blocks To transportation 4 blocks Any assessable improvement expected
 Easements Zoning I-1 ^{General Industrial} Highest and best use Industrial
 Lot above or below grade on grade Grade of Neighborhood Industrial

DESCRIPTION OF DISTRICT

Built 50 % Average age buildings in vicinity 20 years. Trend Improving District commonly known as 5th Ave. S. Industrial Majority of improvements—Residential Commercial or Industrial

IMPROVEMENTS

Type of Building..... No. Stories..... Construction..... Year Built.....
 Roof Material..... Roof Condition..... Exterior Material.....
 Condition of Exterior.....
 Foundation Material..... Inches Thick..... Block or poured.....
 Piping: Iron..... Copper..... Age of buildings in same block.....
 Is improvement typical of district?..... Store front..... Marquee?.....
INTERIOR:
 Floor finish..... Plumbing.....
 Wall Finish..... Trim..... Heated?.....
 General Condition.....
 Type of Heat..... Fuel..... Elevators.....
 Basement Size..... Basement floors.....
 Sprinklers..... Railroad Spur..... Parking facilities and no. Cars.....
 Additional Features and Comments.....

REPLACEMENT COST LESS DEPRECIATION

Lot..... x..... x..... x..... @..... per front foot
 or..... @..... per square foot \$.....

Improvements:

..... x.....
 x.....
 x.....
 x.....
 x.....

Total @..... \$.....

Less Depreciation

Deterioration %
 Obsolescence %

\$..... \$.....

Other Buildings—Less Depreciation (.....)

\$.....

Total Depreciated Replacement Cost

\$.....

Market Value by Comparison

\$ 36,000.75

Value of Property by Income Approach (From Form 4)

\$.....

Estimated Fair Market Value \$ 36,000.00

Dated September 24 19 57

Attached are 2 prints each of Front scene and Street Scene

If requested Yes..... No.....

[Signature]
[Signature]
 Appraisers

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YATES, RILEY & MacDONALD

COMMERCIAL REAL ESTATE MANAGERS AND BROKERS

411 4TH AVE. BLDG.
PHONE MAIN 4662

SEATTLE 4
WASHINGTON

September 24, 1957

The Seattle Real Estate Board
Chamber of Commerce Building
215 Columbia Street
Seattle 4, Washington

Gentlemen:

Enclosed is Certificate of Appraisal No. 20-16 and attached papers covering the appraisal of a portion of Fontanelle Street, which is sought to be vacated.

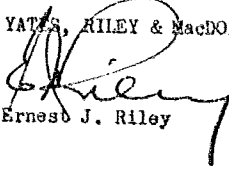
It is the opinion of the appraisers that the fair market value of this property be estimated in round figures at \$36,000.00.

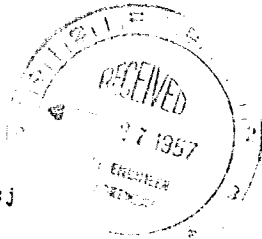
The property is at grade level and similar to the adjoining industrial land. Although one small concrete block building and two small metal clad buildings are located on this property near its intersection with 8th Avenue South, they are considered to have no value and are disregarded for the purpose of this appraisal. Also the present use of the property for field storage of logs is disregarded since this use does not produce a rental to the city. Notice is taken of the spur tracks crossing this property but it is found that these tracks are privately owned by and will accrue to the adjoining property owners upon vacation.

Consequently the cost and income approaches to value do not apply here and the estimate of value is determined on the basis of comparison with comparable properties in the vicinity. Using an estimated cost of \$.85 per square foot x the total estimated 42,435 square feet produces the final estimate of value.

Very truly yours,

YATES, RILEY & MacDONALD


Ernest J. Riley



EJR:j

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CITY OF SEATTLE
MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of property owners (City Comptroller's File No. 231358) for the vacation of:

Fontanelle Street from the east line of 8th Avenue South to the easterly line of Duwamish Industrial Addition, reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above-described property in the reasonable original grading of any street abutting upon said property after said vacation;

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

TUESDAY, AUGUST 13, 1957, 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.

The recommendation of the Board of Public Works on this vacation is to deny.

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VAC. PET. FONTANELLE STREET
 FILE NO. 231358

2 NOTICES MAILED
 7-26-57

NAME	ADDRESS	Lot	Blk	Assess.
WASH. EXCELSION MFG. CO. CORP.	871 OTHELLO ST. (S)	1-39D	6	
LAYERS CONC PRODUCTS CO.	7265 E MARGINAL WY (S)	4-11	6	
W. W. SUPPLY MFG. CO.	7500 COLLIER AVE (S)	3-7		
J. H. BAXTER CO.	7400 8 TH AVE. S. (S)	do	-	
SEATTLE CONC. PIPE CO.	7401 8 TH AVE S. (S)	11, 12/3	-	
ROBERT M. THOMPSON	3315 16 TH AVE. S. (S)	14-16	-	
ROBERT K. THOMPSON	6017 AEROET WY (S)	do	-	
RALPH S. RUSSELL	7500 8 TH AVE S. (S)	do	-	

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RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Property Owners, for the vacation of portion of Fontanelle Street.

WHEREAS there has been filed with the City Council the petition of Property Owners, (City Comptroller's File N. 231358), for the vacation of Fontanelle Street from the east line of 8th Avenue South to the westerly line of Dunsmuir Industrial Addition, reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above-described property in the reasonable original grading of any street abutting upon said property after said vacation; 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 Tuesday, the 13th day of August, 1957, 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 the Streets and Sewers Committee of the City Council will consider said petition, 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 15th day of July, 1957, and signed by me in open session in authentication of its adoption this 15th day of July, 1957.

President of the City Council

Filed by me this ____ day of _____, 1957.

City Comptroller and City Clerk

By _____
Deputy Clerk

BPM recommendation: Deny.

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July 3, 1937

Re: Council File No. 231358
Petition of Property Owners
for Vacation of Portion of
Fontanelle Street.

Honorable Streets and Sewers Committee
City Council
City of Seattle

Gentlemen:

The above Council file is herewith returned, together with copy
of report of our Street Vacation Committee thereon dated June 25, 1937.

The Board in regular session today concurred in this report, and
in accordance therewith, it is recommended that the petition be denied.

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry
Executive Secretary

BY
cc: R. W. Morse
J. R. Heath
J. Robertson

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THE CITY OF SEATTLE
DEPARTMENT OF ENGINEERING

ROY W. MORSE, CITY ENGINEER
MEMBER, BOARD OF PUBLIC WORKS

IN RE:
File No. 231358

June 26, 1957

Honorable Board of Public Works
Seattle, Washington

Gentlemen:

We are returning herewith Comptroller's File No. 231358, being petition of property owners for the vacation of Fontanelle Street, extending from the east line of 8th Avenue South to the easterly line of the Duwamish Industrial Addition, together with our report and recommendation thereon.

The petition contains valid signatures of 100% of the owners of abutting property. There are no existing utilities, nor has the street area been improved for the use of vehicular traffic.

There is a 30-inch cast iron pipe overflow and an 8-inch cast iron pipe force main from the Georgetown power plant which cross Fontanelle Street close to the line of the Duwamish Industrial Addition.

There are several ownerships involved in the abutting properties and it is not apparent that the vacation is requested for the purpose of constructing an industrial development. The present street area is occupied by several temporary buildings, as well as being used for the storage of materials from the abutting industrial plants.

In the absence of any definite plan for the utilization of the street area by the abutting properties for the development of an industrial site, it is the Committee's recommendation that the petition for vacation be denied.

Very truly yours,

STREET VACATION COMMITTEE

sgd. R. W. Morse
ROY W. MORSE, City Engineer

JRW:vw
Encls.

J. HAY HEATH, Supt. of Water

cc - Water Department
Lighting Department

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850/1146

E-125

REPORT ON VACATION PETITION

April 19, 1957

File No. 231358

Vacation of FONTANELLE STREET

From THE EAST LINE OF 8th AVENUE SOUTH

To THE EASTERLY LINE OF DUWAMISH INDUSTRIAL ADDITION

Total Frontage (L.F.) 1414.60

Frontage with
Valid Signatures (L.F.) 1414.60

Valid Signatures 100%

Incomplete Signatures -----

Invalid Signatures -----

King County -----

34

Worked By *H. A. B...*

Approved By *W. M. ...*

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E-137

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of PONTAHELEON STREET

Council File No. 231358

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Stark	Fire Dept.	Mr. Nelson	
Mr. Lewarch	Mr. Berg		Park Dept.	
Mr. Matson	Mr. Matson		Plan. Commission	

Please make comments and return to the City Engineer.

Additional comments if desired.

5-11-57 THIS IS AN UNIMPROVED STREET BETWEEN 8TH AVE SE. AND AN UNNAMED ROAD (PRIVATE) ON THE PERIMETER OF THE OJAWAMISH RIVER BED. IT IS HOWEVER PASSABLE TO FIRE DEPT. EQUIPMENT AND ITS CLOSURE WOULD PREVENT FIRE COMPANIES FROM LAYING A LINE ALONG THE FRONTAGE BETWEEN THE TWO LARGE INDUSTRIAL COMPANIES ON EITHER SIDE. IT ALSO SERVES AS A NATURAL FIRE BREAK ON THE NORTH SIDE OF THE HYDRAULIC SUPPLY CO. WHICH IS HOUSED IN A LARGE FRAME STRUCTURE. IT WOULD CUT DOWN THE PERIMETER ACCESSIBLE TO LARGE FIRE STREAMS. IF IT IS CLOSED AND THIS WOULD NOT BE TO THE BEST INTEREST OF THE FIRE DEPT.

Chief William J. James
Advt "5" Plat "A"

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E-137

Comments of the members of the Board of Public Works on the petition for vacation of

Portion of FONTANELLE STREET

Council File No. 231358

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen		Mr. Stark	Fire Dept.	Mr. Nelson
Mr. Lewarch		Mr. Berg		Park Dept.
Mr. McNorris		Mr. Matson		Plan. Commission

Please make comments and return to the City Engineer.

Additional comments if desired.

h-25-57 Recommend approval of this proposed vacation. There appears to be no public need for this portion of Fontanelle Street and the proposed vacation will permit more efficient development of large industrial sites at this location.

REH

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March 27, 1957

Re: Council File No. 231358
Petition of Property Owners
for Vacation of Portion of
Fontanelle Street.

Mr. R. W. Morse, City Engineer
Chairman, Street Vacation Committee

Dear Sir:

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

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry
Executive Secretary

BY
cc: J. R. Heath
J. Robertson

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

March 25, 1957

Board of Public Works
City of Seattle

Gentlemen:

Attached is File No. 231358, petition of property owners for vacation of portion of Fontanelle Street.

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

Yours very truly,

STREETS AND SEWERS COMMITTEE

M. B (Mike) Mitchell, Chairman

ej

Att.

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Circulated by Ralph S. Russell
Address 7500 - 8th Avenue South
M. W. P. A. 6570

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
FONTANELLE STREET
herein sought to be vacated, petition your Honorable Body to vacate;

FONTANELLE STREET from the east line of 8th Avenue South to the easterly line of Duwamish Industrial Addition;

Or, in the alternative, to vacate any part of said street so particularly described:

Reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above-described property in the reasonable original grading of any street abutting upon said property after said vacation.

3-1-57

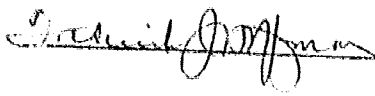
OWNER	DESCRIPTION OF PROPERTY
Washington Excelsior & Mfg., Co. 871 Othello St. Seattle. Robert W. Taylor pres.	Tract D also lots 1,2,& 3 Block 6 also portion of slip #4 lying westerly of Med. lines described V 3313 page 346 N of La Range
<i>Robert Taylor</i>	South 89 degrees 58' 57" E from c/L of Fontanelle st and slp of la range S 49 degrees 00' 12" E. from NE cor of Tr. D.
Layrite Concrete Products of Seattle, Inc. 7265 East Marginal Way, Seattle. Verne Fresno, President	Lots four (4) to eleven (11) inclusive, Block 6, Duwamish Industrial Addition to the City of Seattle, King County, Washington.
<i>Verne Fresno</i>	

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OWNER

DESCRIPTION OF PROPERTY

HYDRAULIC SUPPLY MANUFACTURING CO.
7500 - 8th Ave. South, Seattle
Frederick J. Hoffman, President



Tracts five (5), six (6), and seven (7),
Duwamish Industrial Addition to the
City of Seattle, according to plat
thereof recorded in Volume 21 of plats,
page 65, records of said county,

TOGETHER with the west 66 feet of the
north half of vacated Webster Street
adjoining.

TOGETHER with easement or right to
use alone, or jointly with other
persons, a spur track over and across
tracts D and C of said Addition, all
as provided and more fully set forth
in that certain instrument recorded
July 3, 1919, in volume 1067 of deeds,
page 94, under Auditor's File No.
1322741, records of said county.

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AMM:9-22-50

STATE OF WASHINGTON)
County of King) SS.

On this 21st day of Dec A.D. 1956,
before me personally appeared Robert W. Taylor
_____ to me known to be

the President
of the corporation that executed the within and foregoing instrument,
and acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein men-
tioned, and each an 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.

Lee Byron
Notary Public in and for the State of
Wash residing at Seattle

STATE OF WASHINGTON)
County of King) SS

On this 31 day of December A.D., 1956
before me personally appeared Vernie Freese
_____ to me known to be

the President
of the corporation that executed the within and foregoing instrument,
and acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein men-
tioned, 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.

Earl E. Johnson
Notary Public in and for the State of
Washington, residing at Seattle

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AMM: 9-22-50

STATE OF WASHINGTON }
County of _____ } 33.

On this 18 day of February A.D. 1957,

before me personally appeared Fredrick J. Hoffmann

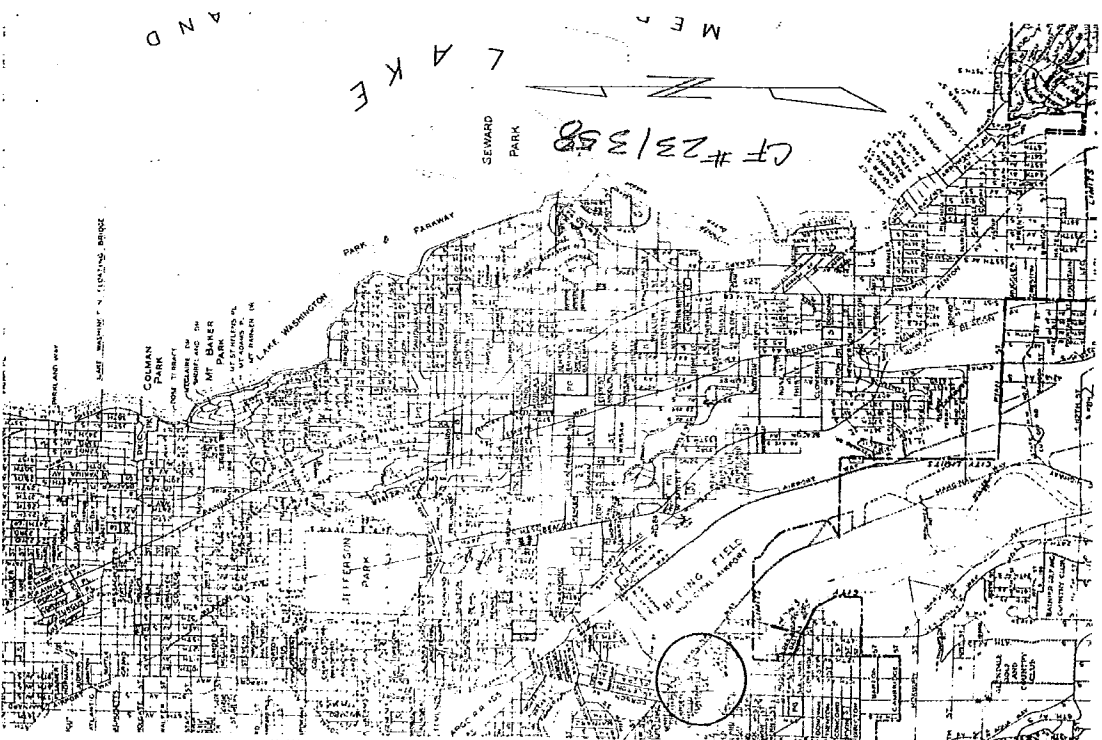
_____ to me known to be
the President

of the corporation that executed the within and foregoing instrument,
and acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein men-
tioned, 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.

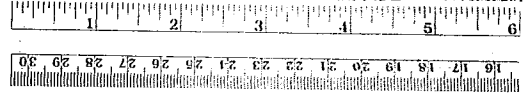
Alvin M. Gresham
Notary Public in and for the State
of Wash. residing at Seattle.

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M E N
L A K E
A N D

CF #231358



16X

