

Seattle City Clerk's Office

Comptroller File

236380

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. 236380

Petition
of
property owners
for

vacation of portions of Ferdinand Street.

1/20/59 - B. P. 65
4-14/59 City hearing of order
5/19/59 City over order vacated (4/26/59)
6/2/59 Court with utility representatives
approved, JAN 26 1959

FILED
C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY *W. A. Penne* DEPUTY

ACTION OF THE COUNCIL

| | | | |
|-------------|-------------|-------------|---|
| REFERRED | JAN 26 1959 | TO | STREETS & SEWERS |
| REFERRED | | TO | |
| REFERRED | | TO | |
| REPORTED | JUN 8 1959 | DISPOSITION | GRANTED IN ACCORDANCE WITH REPORT OF COMMITTEE. |
| RE-REFERRED | | TO | |
| REPORTED | | DISPOSITION | |

REPORT OF COMMITTEE

SPECIAL ORDER

Mr. President:

Your Streets and Sewers Committee

to which was referred the within Position,

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 reconstruct, maintain and operate all existing utilities over,

under and across the street area to be vacated until such time as the owners of the vacated area arrange for the removal of such utilities.

CHAIRMAN

CHAIRMAN

McKee

Seattle, Wash. Nov. 12th 1959

The City Council of
The City of Seattle
514 Co. City Bldg.
Seattle, 4, Wash.

Hon. Mrs. Edwards and Gentlemen:

Attn. Mr. Fred L. McGee
Legislative Assistant File No. 236380

Replying to your letter of Oct. 8th 1959, re above file :

Since receiving your letter, I have had occasion to examine the above file and saw that you had placed the photostatic copy of Mr. Quigley's letter of May 29th 1959, together with my communication, in the above file in the Comptroller's office. I also note that the letter which Mr. Quigley asked me to write to the City Council, is also in the file, altho it was only addressed to the Engineering Dept. Someone crossed out "Engineering Dept." and wrote "City Council" and it was properly recorded and filed.

Inasmuch as this letter is an extremely important legal letter, which I paid Mr. Quigley, of Croson, Johnson & Wheelon to write and mail to you, its absence from the file, naturally, was of great concern to me, obliging me to make a photostatic copy of same to get it into the file.

By checking your records, you will note that this letter could not be read at the public hearing, as you state, as it was not written until after the hearing had taken place.

Mr. Inman, of Croson Johnson and Wheelon, appeared with me at the hearing and notified you that my access thru the backyard of Anne L. Gillespie's property, had been closed, and that myself, tenants, public services such as your garbage collection service, were using Ferdinand St. on which my property faces and abuts, twenty feet of which was under proposed vacation.

After the public hearing Mr. Quigley, of Croson Johnson & Wheelon, wrote his letter of May 29th 1959, confirming in writing, facts stated by Mr. Inman, at the hearing, and stating other legal reasons against the vacation.

I do not know what you mean by individual members of the Committee; the only individual member Mr. Quigley wrote me about was Councilman Braman. Perhaps, as you say, one of the individual committee members has the original letter of Mr. Quigley's.

Will you please properly record and file ^{this} letter when you receive it.

I am personally writing to you as the firm of Croson, Johnson and Wheelon are not now my legal representatives.

Yours very truly,

Constance A. Gillespie
Constance A. Gillespie
920 - 3d Ave Box 982 Seattle Wash

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

cc Board of Adjustment
Co. City Bldg. Seattle
This is to confirm my statement to Mr. Murvete of Planning Com.
re Marco Calvo request for variance that Ferdinand St. is my
only access for garbage disposal, oil truck delivery for heat,
movings vans and other vehicular traffic.
Constance A. Gillespie

Seattle, Wash.

Enc-1

Oct. 6th 1959

Certified Mail

City Council Membership of the Streets
and Sewers Committee
Co. City Bldg.
Seattle, 4, Wash.

Mr. M.S. Mitchell, Chairman,
Mr. Floyd C. Miller, Vice Chairman,
Mr. J. D. Braman,
Mr. Chas. M. Carroll
Mrs. Harlan Edwards

Dear Mrs. Edwards and Councilmen:
Ordinance No. 23435 - Vacation
Re: Street Vacation Petition No. 236380
(Ferdinand St. between 52nd Ave. South
and 53d Ave. So.

I am enclosing herewith, photostatic copy of Croson, Johnson,
& Wheelon's letter of May 29th 1959, re street vacation
petition No. 236380, original of which was mailed to the
City Council Membership of Streets and Sewers, copy to me,
signed by Arthur S. Quigley.

In this letter Mr. Quigley states fully my legal opposition to
the above vacation, and is a very important letter. It is in
this letter you are informed my private road access "has been
closed."

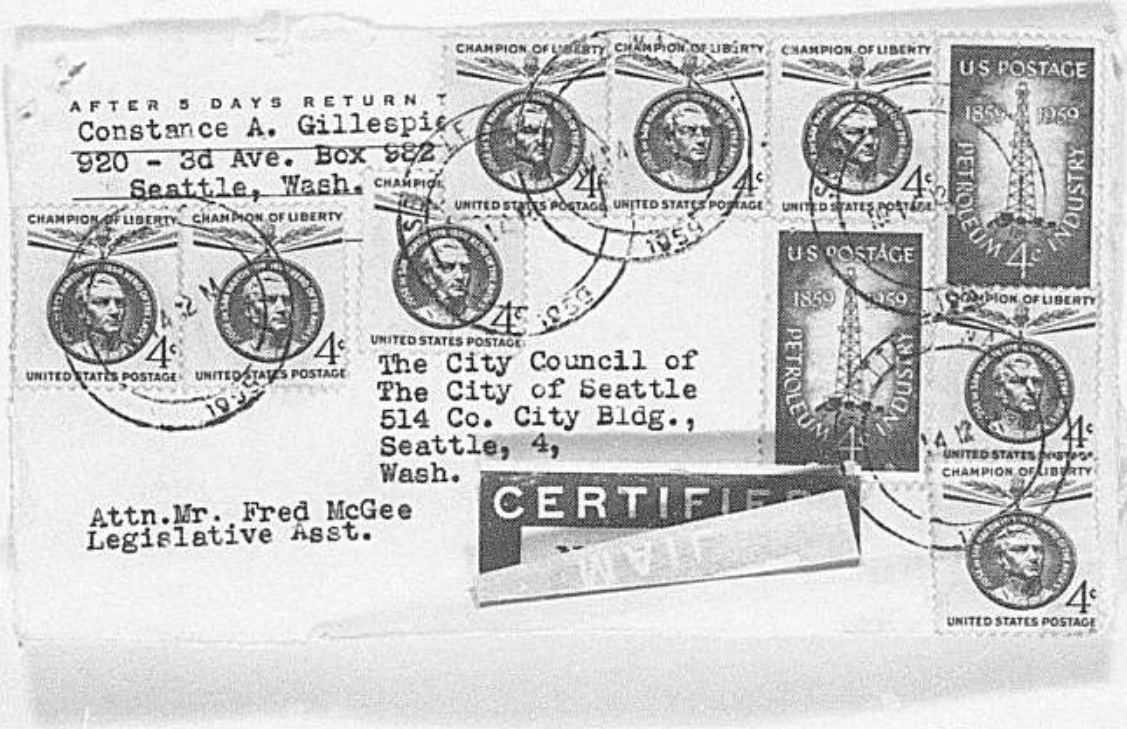
After careful search, at my request, your Mr. W.A. Perine, Asst.
City Clerk, could not find this letter for me in the above
vacation file, where he said it would be, if it had been given
him by the Council, or anyone else, to record and file.

I consider this a very serious omission, and objectionable.
I must insist that the enclosed photostatic copy of copy of
letter received by me be legally and properly inserted in the
above file of City record immediately, carrying notation
of your acknowledgement of date received which must have
been May 30th 1959 or day following.

The City of Seattle has been using my Ferdinand St. road
to pick up the garbage for the last six months nearly,
former access having been legally and permanently closed.

Constance A. Gillespie 920 - 3d Ave. Box 982 Seattle.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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AFTER 5 DAYS RETURN TO
Constance A. Gillespie
920 - 3d Ave. Box 982
Seattle, Wash.

UNITED STATES POSTAGE
The City Council of
The City of Seattle
514 Co. City Bldg.,
Seattle, 4,
Wash.

Attn. Mr. Fred McGee
Legislative Asst.

CERTIFIED MAIL

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

Constance A. Gillespie
920 - 3rd Ave Box 982
Seattle Wash

City of Seattle -
Council membership of Streets & Sewer ¹⁹⁵⁰ Committee
Co - City Bldg
Seattle, 4,
Wash.

RETURN RECEIPT REQUESTED

CERTIFIED
No. 672975
MAIL

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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May 29, 1959

City Council Membership of the Streets
and Sewers Committee
County-City Building
Seattle 4, Washington

Mr. A. B. Mitchell, Chairman
Mr. Floyd C. Miller, Vice Chairman
Mr. J. D. Broman
Mr. Charles M. Carroll
Mrs. Harlan Edwards

Dear Mrs. Edwards and Gentlemen:

Re: Street Vacation Petition No. 236300
(Ferdinand Street between 52nd Avenue
South and 53rd Avenue South)

The above street vacation petition was heard by the Committee in Council Chambers on May 19, 1959. After the hearing, the matter was taken under advisement by the Committee and a viewing of the premises was projected. At the time of the hearing, this firm appeared on behalf of an abutting owner opposing the proposed vacation. Another abutting owner and a group of upland owners also appeared in opposition. The specific representation of this office is of Miss Constance Gillespie, owner of the two homes situated on the westerly 78 feet of Lots 13, 14, 15 and 16, Block 21, Lakewood Addition, being the residences at 5215 and 5219 Ferdinand Street.

Because of the sharp conflict evidenced at the hearing, and because the Committee took the matter under advisement, and because Councilman Broman was called away before the hearing, we wish by this letter to reaffirm the bases of opposition to the vacation by our client.

Attached to this letter is a copy of the Engineering Department's map of the area. This map shows the owner of the westerly 78 feet as being one Jennie S. Mittlestadt, with a contract purchaser of the more westerly property. Mrs. Mittlestadt is

City Council
May 29, 1959
Page Two

deceased, dying in 1935. Under her will, which is of record in King County probate proceedings, her estate passed to Miss Gillespie, her granddaughter. The contract vendor's interest in the westerly portion has long been forfeited.

The following matters are proposed as bearing on the Committee's determination:

Private Rights of Miss Gillespie Cannot Be Taken

The vacation of Ferdinand Street will have a serious and adverse effect on the two properties of Miss Gillespie. Her only public access is Ferdinand Street and any vacation of this street would do great harm to these residences and sharply diminish the value of the properties. Pedestrian access by the depressed walkway now existing is no access at all in this day and age of the automobile.

At the time of the hearing, it was asserted that the terrain precluded any vehicular access. This is quite incorrect; the existing terrain allows vehicular access. In fact, Miss Gillespie has had in years past and presently has and uses vehicular access on Ferdinand Street. It is the effort of the abutting owners to the north and west now to preclude and eliminate this access by the vacation here petitioned.

No Public Benefit Is Served by the Proposed Vacation

The vacation petitioned is peculiarly one for private benefit only and not one for public gain. The abutting owners petitioning for this vacation have made private use of the street area and are now seeking to make exclusive private ownership of the street. There is no assertion in the petition nor was there any demonstrated at the hearing that the public is in any way served or benefited by the proposed vacation.

In fact, the public interests would be derogated by the vacation. Ferdinand Street is unimproved only for two blocks; ultimately these two blocks can be improved by a street, thereby giving needed and important access from the hill area down to the Seward Park and Boulevard area to the east. The pressure in the city is for more streets and more access, and the closing of any potential throughway will ultimately be a matter of considerable regret to the public in the future.

City Council
May 29, 1959
Page Three

The street, to its full width, has and will have increasing significance as a parking facility whether improved or unimproved. Admittedly, the streets are not a garage facility. In all cases, however, streets are used for parking and are necessary to the full use and enjoyment of the adjacent and nearby properties. Parking space is already critical in the area in question and the vacation of Ferdinand Street would but perpetuate and aggravate the problem.

The public has already used Ferdinand Street for utility services both above and below ground and the proposed vacation will place the utility areas in private ownership. It is true that rights can be retained by the city but inevitably, this results in inconvenience and added costs to the city in maintaining and servicing these utilities.

No Private Roadway Access Unless as to the Consensus of Neighboring Property

It was represented to the Committee that Miss Gillespie's properties are served by a private road leading off 53rd Avenue South. It is specifically here represented that this existing access is one of indulgence only and is not and has never been an access of right. In fact, this access has been closed off.

There is no reason or right to require any property itself or any adjacent property to suffer a private roadway as an alternative to established public access.

A View by Upland Properties is Involved

Our client and others south of Ferdinand Street have been for many years extremely jealous of the view from their properties and this view is largely made possible by limiting tree heights on Ferdinand Street. Control will be lost with any vacation of the street area, and into the future it could represent a substantial loss to our client. We recognize that this is not necessarily a "streets and sewers" function, but it is involved in the neighborhood evaluation.

In summary, it is submitted:

1. All of the property owners in the area, including the partitioning owners, bought with knowledge that Ferdinand Street was public property subject to use and full development by the city.

City Council
May 29, 1959
Page Four

2. The existence of Ferdinand Street as now platted and used is in the public interest and its continued existence and its ultimate development as a street for vehicular access to and from Seward Park and the Boulevard and for other vehicular access is in the public interest.

3. The proposed vacation will serve no public use; the vacation is only for the private gain of certain of the abutting owners.

4. Pending the ultimate and full development of Ferdinand Street as a public roadway, the public interest will be furthered and served by the use of this street area for parking and other uses, relieving the serious congestion on nearby streets.

5. The vacation of Ferdinand Street as proposed is a denial of rights to public access to certain abutting owners and in particular, to Miss Constance Gillespie as the owner of two interior lots facing Ferdinand Street.

Very truly yours,

CROSBY, JOHNSON & WELTON

Arthur S. Gough
By

AJG:bra

Enclosure

John Gough

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

October 8, 1959

Miss Constance A. Gillespie
920 3rd Avenue
Box 982
Seattle 4, Washington

Dear Miss Gillespie:

Your letter dated October 6, 1959, re. Comptroller's File No. 236380, petition of property owners for the vacation of a portion of Ferdinand Street, was received in the City Council Office at 11:30 a.m., Wednesday, October 7, 1959, by Certified Mail.

The reason that Mr. Quigley's letter was not made a part of said Comptroller's File No. 236380 is because it was not filed with the City Council or with the Streets and Sewers Committee, but was sent to the individual members of the Committee only.

If either you or Mr. Quigley had addressed the letter, dated May 29, to the City Council, instead of the five individual members of the Committee, the communication would have been recorded and read at the public hearing on this vacation request.

Your communication and the photostatic copy of Mr. Quigley's letter, which you enclosed, have been attached to Comptroller's File No. 236380, which file is now in the City Comptroller's Office.

Very truly yours,

Fred K. McGee
Legislative Assistant

FKMc:ej

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October 8, 1959

Miss Constance A. Gillespie
920 3rd Avenue
Box 982
Seattle 4, Washington

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Very truly yours,

Fred E. McGee
Legislative Assistant

FKMc:cj

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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. 236380) for the vacation of:

The north 20 feet and the south 20 feet of Ferdinand Street
from 52nd Avenue South to 53rd Avenue South; 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, Room 513, County-City Building on

TUESDAY, MAY 19, 1959, 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, Room 323, County-City Building.

A map indicating the portions of 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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! Mr. Fungley & Anderson
No 2-0091
J. P. Gillespie

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VAC: FERDINAND ST.
 FILE: 236380
 SKETCH: 1274
 5-1-59: 49 NOTICES MAILED

1/4

| | | | | | |
|-----------------------------------|------------------------|------|--------------|-----|------------------|
| IRWIN E. BURGH | TR 4013-24TH PL. S. | (8) | 1-2 | 108 | PLAT OF LAKEWOOD |
| MARGAET E. ELFENDANL | TR 733 SUMMIT AVE. N. | (2) | 3 | 108 | |
| E.G. BURGH | _____ | | 4-5 | 108 | |
| TR IRWIN E. BURGH | (RPT) _____ | | -Do- | | |
| DAVID V. NELSON | 5218-54TH AVE. S. (18) | (18) | 13-14 | 108 | |
| TR c/o UNIV. NTL. BK. | | | -Do- | | |
| ANGELO E. CAVALETTO | TR 4909-52ND AVE. S. | (18) | 15-16 | 108 | |
| CLARENCE J. KAUFFMAN | 4917-52ND AVE. S. | (18) | 17-18 | 108 | |
| TR c/o WASH. MUT. SAV. BK. | FFHA-II-67557 | | -Do- | | |
| GEORGE H. IVES | TR 4923-52ND AVE. S. | (18) | 19-20 | 108 | |
| MIKE MASTRO | TR 4822-51ST AVE. S. | (18) | 84 you 29 | 109 | |
| ARTHUR F. DOLL | 4832-51ST AVE. S. | (18) | 9-11 | 109 | |
| CONT: WALLACE I. GRAHAM | 4709 DAKOTA ST. | (18) | -Do- | | |
| CONT: FLOYD W. FLETCHER | TR 4828-51ST AVE. S. | (18) | -Do- | | |
| TR ARTHUR F. DOLL | (RPT) _____ | | 11-12 | 109 | |
| BYRON W. CULVER | _____ | | 17-18 | 109 | |
| NORMAN McLEOD ROLLO | TR 4815-52ND AVE. S. | (18) | -Do- | | |
| J.W. STEVENSON | 4819-52ND AVE. S. | (18) | 19 | 109 | |
| TR MC DONALD C. BEREITER # L-1422 | | | -Do- | | |
| 1ST S & L ASSN. | | | | | |

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|--|--|------|----------|-------|---------------------------|
| FRED S. SHELTON | TR 4823 - 52 ND AVE. S. | (18) | 20-21 | 109 | PLAT OF LAKEWOOD |
| GEORGE C. HARNED | TR 4833 - 52 ND AVE. S. | (18) | 22-24 | 109 | |
| MARCO CALVO | FERRY-BOAT TAVEN COLMAN DOCK, SEATTLE | (4) | 1 | 121 | MAYNARD'S LAKE WASHINGTON |
| THEODORE WELCH | _____ | | W 80' | 121 | |
| JOHN W. SURMAN | _____ | | 0 | _____ | |
| ALFRED B. SWENSSON | _____ | | 6 | 121 | |
| RICHARD C. NELSON | _____ | | 688' | 121 | |
| HENRY F. PETERSON | _____ | | 8 | 121 | |
| EMERY C. LANGE | _____ | | _____ | _____ | |
| EMERY C. LANGE | TR 4916 - 52 ND AVE. S. | (18) | 2-4 | 121 | PLAT OF LAKEWOOD |
| FIRST S & L ASSN. CARL B. & FLORENCE B. BENSON | TR 8414 ISLAND DR. | (18) | 5, 9, 10 | 121 | |
| JENNIE S. MITTELSTADT | _____ | | W 38' 0" | 13-16 | 121 |
| CONT: HORNE A. CARLSON | _____ | | -D- | _____ | |
| TR ANNE GILLESPIE | Box 982 920 - 3 RD AVE. | (4) | -D- | _____ | |
| JENNIES. MITTELSTADT | (RPT.) _____ | | W 40' | 13-16 | 121 |
| TR ANNE GILLESPIE | (RPT.) _____ | | -D- | _____ | |

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| | | | | |
|---|---------------------------------------|------|-------------------|----------------|
| TR ANGEL GILLESPIE | (RPT.) | | E 42' of 13-16 | 121 |
| MATTHEW C. SULLIVAN | TR 4917 - 53 RD AVE. S. | (18) | 17-18 | 121 |
| JOHN C. NORRIS | 4919 - 53 RD AVE. S. | (18) | 19-20 | 121 |
| TR C/O WASH. MUT. SAV. BK. | F 11-66060 | (1) | -Do- | |
| JACK D. BLANTON | 5309 FERDINAND ST. | (18) | E 1/2 of 1-4 | 122 |
| TR C/O SEATTLE 1 ST NATL. BK. | METRO. BA. | | -Do- | |
| TR NILS G. NELSON | 434 S 126TH ST. | | W 1/2 of 1-4 | 122 |
| NELLIE N. RAYBURN | TR 4916 - 53 RD AVE. S. | (18) | 5-6 | 122 |
| GEORGE FOREMAN | | | 7-8 | 122 |
| TR C/O SPARKMAN & McLEAN Co. | # 12464, # 116-77-151 | | -Do- | |
| DALE E. LINCICOME | TR 4901 - 54 TH AVE. S. | (18) | 13-16 | 122 |
| TR C/O CARROLL MFG. Co. | # BLIC - 1906 | | -Do- | |
| TR NELLIE N. RAYBURN | (RPT.) | | 17-18 | 122 |
| HARRY ROUSSO | 4820 - 53 RD AVE. S. | (18) | 4-6 | 123 |
| TR C/O PACIFIC 1 ST FED. S & L. ASSN. | | | -Do- | |
| DAVID S. GLAZER | TR 4828 - 53 RD AVE. S. | (18) | 6-7 | 123 |
| PAUL E. TATMAN | TR 4834 - 53 RD AVE. S. | (18) | 7-9 7 | 123 |
| HAZEL BORELLA | | | -Do- | |
| | | | 8-9 | 123 |

PLAT OF LAKEWOOD

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| | | | | |
|--|--|-------|-----|---|
| MARGUERITE FITZSIMMONS | ^{TR} 10734 N.E. SKIDMORE ST., PORTLAND, ORE. | 13-16 | 123 | PLAT OFF LAKEWOOD ↑ WASHINGTON ↑ MAYNARD'S LAKE ↑ |
| LOUIS ROSE | 4833 - 54 TH AVE. S. (18) | 17-18 | 123 | |
| ^{TR} 1/0 PEOPLES NTL BK. #1404 | | -Do | | |
| S. CHIKUSA | 4816 - 53 RD AVE. S. (18) | 3 | 123 | |
| ^{TR} 1/0 COAST MTGE & INV. CO. #237924 | | -Do | | |
| LEONARD WINGERT | | 3-4 | 120 | |
| CAT: DANIEL D. DAVIS | ^{TR} 4814 - 52 ND AVE. S. (18) | -Do | | |
| IRA HANSEN | ^{TR} 4828 - 52 ND AVE. S. (18) | 4-5 | 120 | |
| ERNEST R. NORLING | ^{TR} 4832 - 52 ND AVE. S. - ERNEST R. NORLING (18) | 6 | 120 | |
| MARK H. MILLER | ^{TR} 4833 - 53 RD AVE. S. (18) | 7 | 120 | |
| CAROLINE L. MILT | | 8 | 120 | |
| ^{TR} JACOB MILT | 4827 - 53 RD AVE. S. (18) | -Do | | |
| BERTAUM T. BAILEY | 4821 - 53 RD AVE. S. (18) | 9 | 120 | |
| ^{TR} 1/0 WASH. MUT. SAV. BK. # FHA-II-68419 | | -Do | | |
| EDWARD C. PEWTERS | 4815 - 53 RD AVE. S. (18) | 10 | 120 | |
| ^{TR} 1/0 SEATTLE 1 ST NTL BK. - RE. LOAN DEPT. | | -Do | | |

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Seattle Real Estate Board



Certificate of Appraisal

Roy W. Morse City Engineer
City of Seattle

No. 21-159 Department of Engineering Seattle, June 16, 19 59
323 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 Ferdinand Street, which is sought to be vacated on petition of Property Owners, File No. 236380. The area involved is 9,600 square feet. See enclosed blueprint.

for the purpose of determining its fair market value as of the 16th day of June, 19 59 which in our opinion is

Four thousand eight hundred and 00/100 DOLLARS (\$ 4800.00)

which may be allocated as follows:

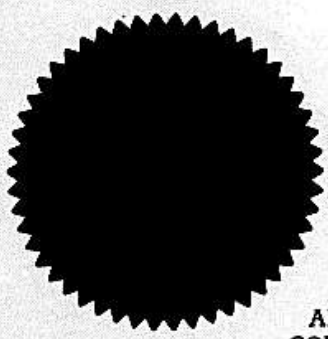
LAND Four thousand eight hundred and 00/100 DOLLARS (\$ 4800.00)

IMPROVEMENTS none 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)

Verges Bruce, President

W. M. Blumquist, Executive Secretary

De Rae Wallace
Chairman Appraisal Committee

De Rae Wallace
John E. Blumquist

APPRAISAL COMMITTEE

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"

Vernon V. Brice, President
Bill Bannecker, Executive Secretary

June 16, 1959

• TELEPHONE MAin 2-7221
215 COLUMBIA ST.
SEATTLE 4, WASHINGTON

Roy W. Morise, City Engineer
City of Seattle
Department of Engineering
323 County City Bldg.
Seattle 4, Wash.

Dear Mr. Morise:

Supplementing our Certificate of Appraisal No. 21-199, we wish to submit the following additional information:

DESCRIPTION: Portion of Ferdinand St., which is sought to be vacated on petition of Property Owners, File No. 236380. The area involved is 9,600 square feet. See enclosed blueprint.

DESCRIPTION OF LAND: There are sidewalks, city water. It is $\frac{7}{8}$ miles from center of city, 3 blocks to transportation, 3 miles to high school, 8 blocks to grade school and 6 blocks to neighborhood stores. Zoning is RS 5000 & RS 7200. Highest and best use is RS 7200. Sloping yard. Good neighborhood.

DESCRIPTION OF DISTRICT: Built up 95%. Trend is up. District commonly known as Lakewood.

APPRAISAL: Land value: \$4,800.00: Value of improvements: Nil: TOTAL VALUATION AS OF JUNE 16, 1959: FOUR THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$4,800.00).

Yours very truly

SEATTLE REAL ESTATE BOARD

DeRae Wallace
DeRae Wallace, Chairman
APPRAISAL COMMITTEE



dw/ms
Enc.

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

RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Property Owners, for the vacation of portions of Ferdinand Street.

WHEREAS there has been filed with the City Council the petition of Property Owners, (City Comptroller's File No. 236380), for the vacation of the north 20 feet and the south 20 feet of Ferdinand Street from 52nd Avenue South to 53rd Avenue South; 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 portions of the street therein sought to be vacated; Now, Therefore,

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

That Tuesday, May 19, 1959, 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 portions 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 20th day of April, 1959, and signed by me in open session in authentication of its adoption this 20th day of April, 1959.

President of the City Council

Filed by me this ____ day of _____, 1959.

City Comptroller and City Clerk

By _____
Deputy Clerk

BFW recommendation:
Grant.

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

Gordon S. Clinton, Mayor

File No. 236380

April 6, 1959

Honorable Board of Public Works
 Seattle, Washington

Gentlemen:

We are returning herewith Comptroller's File No. 236380, being petition of property owners for the vacation of a portion of Ferdinand Street, extending from 52nd Avenue South to 53rd Avenue South, with the Committee's report and recommendation thereon.

The petition contains valid signatures of 75% of the owners of the abutting property.

The area sought to be vacated comprises the southerly 20 feet and the northerly 20 feet of the existing street, in which no street improvements have been accomplished and which are presently occupied by plantings made by the adjacent property owners or by wild growth.

Circulation of the various city departments reveals no objection to the vacation other than a notation by the Water Department of the existence of a watermain located in the 12 1/2-foot portion of the street northerly of the existing concrete walk and the possibility of any excavation for building construction endangering said watermain. There are also overhead utilities existing on the north and south sides of Ferdinand Street in this location, for which reservations should be retained.

The Committee sees no future need of the street area for development for vehicular use and recommends that the petition be granted, provided there is reserved to the City of Seattle the right to reconstruct, maintain and operate all existing utilities over, under and across the street area hereby vacated until such time as the owners of the vacated area arrange for the removal of such utilities.

Yours very truly,

STREET VACATION COMMITTEE
 sgd. R. W. Morse
 ROY W. MORSE, City Engineer

J. RAY HEATH, Supt. of Water

JH:vw
 Encl.
 cc - Lighting Dept.
 Water Dept.

COPY

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MAYOR
GORDON B. CLINTON

CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS

MAIN 8000
LOCAL 435

ROOM 512 COUNTY-CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

April 8, 1959

Re: Council File No. 236380

Honorable Streets and Sewers Committee
City Council
City of Seattle

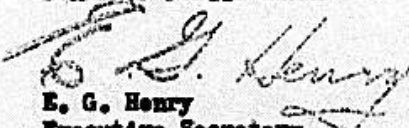
Gentlemen:

The above Council File, being petition of property owners for the vacation of a portion of Ferdinand Street, extending from 52nd Avenue South to 53rd Avenue South, is herewith returned, together with copy of report of our Street Vacation Committee thereon dated April 6, 1959.

In regular session today, the Board of Public Works concurred in this report, and in accordance therewith, it is recommended that the petition be granted, provided there is reserved to the City of Seattle the right to reconstruct, maintain and operate all existing utilities over, under and across the street area hereby vacated until such time as the owners of the vacated area arrange for the removal of such utilities.

Respectfully,

BOARD OF PUBLIC WORKS


E. G. Henry
Executive Secretary

gb
Att.

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

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E-125

REPORT ON VACATION PETITION

February 20, 1959

File No. 236380

Vacation of Portion of Ferdinand Street

(See petition for legal description)

From _____

To _____

Total Frontage (L.F.) 480'

Frontage with
Valid Signatures (L.F.) 360'

Valid Signatures 75%

Incomplete Signatures _____

Invalid Signatures _____

King County _____

Worked By B.G. Auda

Approved By K.M. Lawther
WHS OK H. H. H.

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MAYOR
GORDON S. CLINTON

CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS

MAIN 2-6000
LOCAL 435

ROOM 512 COUNTY-CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY
January 28, 1959

Re: Council File No. 236380

Mr. R. V. Mearns, City Engineer
Chairman, Street Vacation Committee
City of Seattle

Dear Sir:

The attached Council File, being petition of property owners (Ernest Harling, et al.) for vacation of portion of Ferdinand Street was before the Board of Public Works in regular session today.

It was the recommendation of the Board that said file be referred to the Street Vacation Committee for investigation and recommendation.

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry
Executive Secretary

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

January 26, 1959

Board of Public Works
City of Seattle

Dear Members:

Attached is File No. 236380, petition of property owners (Ernest Norling, et al.) for vacation of portion of Ferdinand Street.

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

Very truly yours,

STREETS AND SEWERS COMMITTEE

M. B (Mike) Mitchell, Chairman

ej
Att.

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RP
MARCH 2 1959
CITY PLANNING COMMISSION

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

Portion of FERDINAND STREET,

Council File No. 236380

| 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. Wartelle | Mr. Matson | | Plan. Commission | |

Please make comments and return to the City Engineer.

Additional comments if desired.

March 3, 1959 - Recommend GRANT. This portion of Ferdinand Street is steeply developed only with a pedestrian walk and is not needed for street use for access to properties in the area. Access to the three residential properties on Lots 13-16 inclusive, Block 121 is now gained via a private road along the south margin of these properties.

RFH

mm

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67W

RECEIVED
MAY 2 1959
CITY ENGINEER

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

Portion of FERDINAND STREET.

Council File No. 236380

| 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. Martelle | Mr. Matsen | | Plan. Commission | |

Please make comments and return to the City Engineer.

Additional comments if desired.

67W

No comment Adl 3/2/59

Adl

Adl

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

Portion of FERDINAND STREET,

Council File No. 236180

| Department | Name | Date Received | Comment | Date Forwarded |
|-------------------------|-----------------|---------------|----------------------------|---------------------------|
| Supt. Light | <i>A. Ranta</i> | 3-2-59 | Approved with Reservations | 3-2-59 <i>[Signature]</i> |
| City Engineer | | | | |
| Supt. Water | | | | |
| Supt. Bldgs. | | | | |
| Mr. Andersen | Mr. Stark | Fire Dept. | Mr. Nelson | |
| Mr. Lewarch | Mr. Berg | | Park Dept. | |
| Mr. Martelle | Mr. Matson | | Plan. Commission | |

Comment RGR

Please make comments and return to the City Engineer.

Additional comments if desired.

"City reserves the right to maintain, operate, or reconstruct existing Overhead Utilities, and, should future improvements on this vacated portion of property necessitate rearrangements or removal of the Utilities' Equipment, that the Utilities be reimbursed for the expense."

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

Pertion of FERDINAND STREET,

Council File No. 236380

| Department | Name | Date Received | Comment | Date Forwarded |
|---------------------|-----------------|---------------|------------------|----------------|
| Supt. Light | | | | |
| City Engineer | | | | |
| Supt. Water | <i>J. Heath</i> | <i>3/5/59</i> | | <i>3/4/59</i> |
| Supt. Bldgs. | | | | |
| Mr. Andersen | Mr. Stark | Fire Dept. | Mr. Nelson | |
| Mr. Lewarch | Mr. Berg | | Park Dept. | |
| Mr. Martelle | Mr. Matsen | | Plan. Commission | |

*Note
W.H.H.*

Please make comments and return to the City Engineer.

Additional comments if desired.

This property slopes steeply to the north & east. Vacating would permit building and excavating so close to the 8" watermain that its lateral support might be endangered. No objection to vacating portion south of conc. walk.

J.H. Hurd 3/9/59

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

Portion of FERDINAND STREET,

Council File No. 236380

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

Please make comments and return to the City Engineer.

Additional comments if desired.

3-8-59 OK C. John H. Munnell

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F. J. Best



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1274



SCALE: 1"=50' NW 1/4 23-24-4

MAP OF PROPERTY COVERED BY

VACATION PETITION NO. 236350

VALID SIGNATURES SHOWN

INVALID SIGNATURES SHOWN

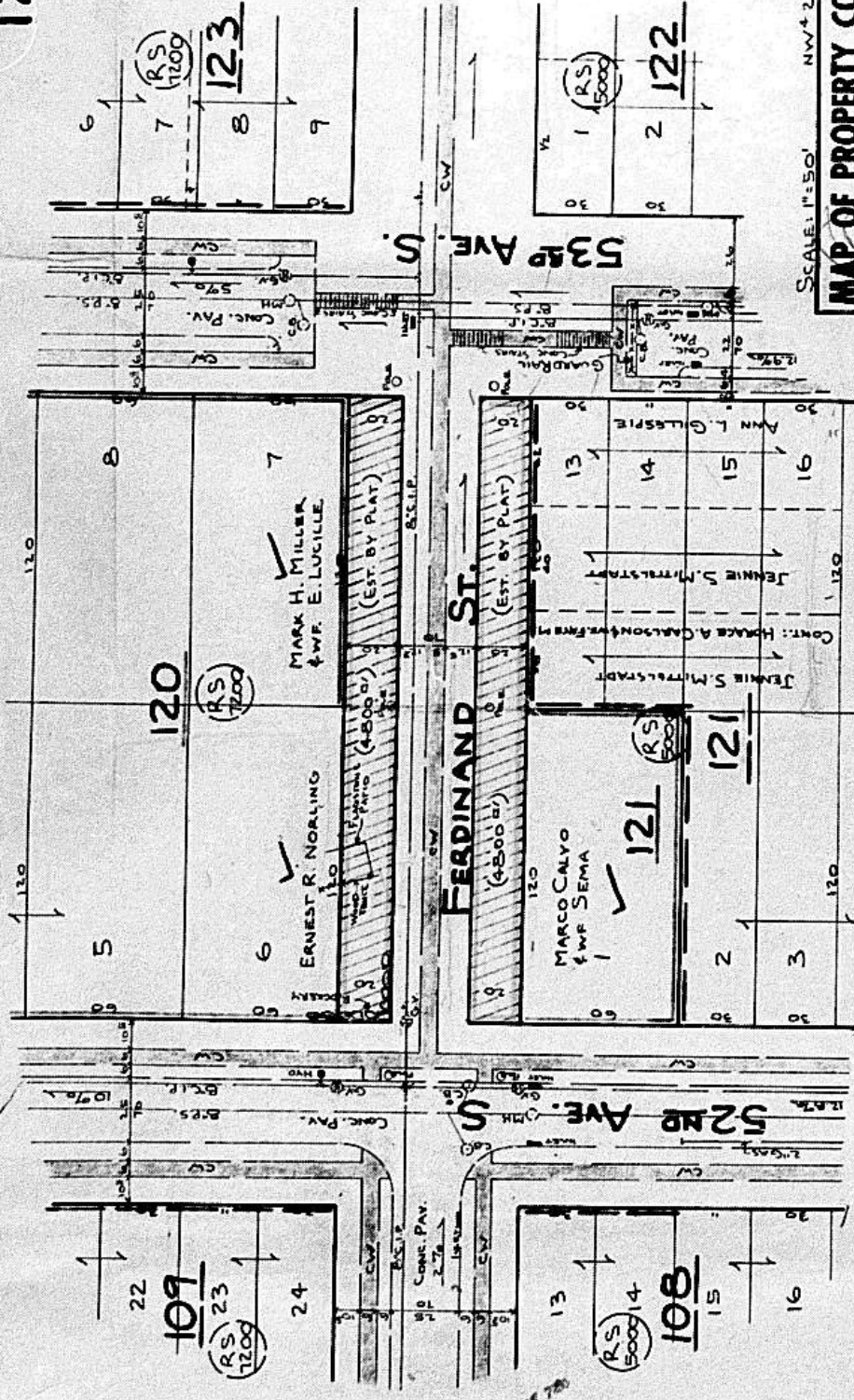
PETITION DENIED ON FILE

VACATED BY ORDINANCE NO. _____

MISCELLANEOUS ORDINANCES VOL. _____

UTILITY RIGHTS _____

MADE BY SSA CHECKED BY 22d DATE 2-25-59



MAYNARD'S LAKE WASHINGTON ADD. VOL. 2-33

PLAT OF LAKEWOOD VOL. 10-46

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Circulated by Albert M. Franco
Address 1711 Smith Tower
TEL. MA 3-5622

for Marco Calvo.

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

FERDINAND STREET

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

The north 20 feet and the south 20 feet of Ferdinand Street from 52nd Avenue South to 53rd Avenue South;

OR, in the alternative, to vacate any portion 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.

1-21-59
7570

| OWNER | DESCRIPTION OF PROPERTY |
|--------------------------|--|
| <i>Ernest Norling</i> | Lot 6, Blk. 120, Maynard's Lake Washington addition to the City of Seattle |
| <i>Josephine Norling</i> | |
| <i>Mark H Miller</i> | lot 7 Block 120 Maynards |
| <i>E. Lucille Miller</i> | Lake Washington |
| <i>Marco Calvo</i> | Lot 1, Blk. 121, Maynard's Lake Washington Addition to the City of Seattle |
| <i>Sema Calvo</i> | |
| | |
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