

Seattle City Clerk's Office

Comptroller File

237819

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. 237819

Petition
OF
property owners

for

vacation of portion of 39th South.

*7/27/59 - B.P.W.
11/3/59 - Set hearing - 4 wk*

RES. NO. 18299 *12/8/59*

JUL 27 1959

FILED

C. G. ERLANDSON
CONTROLLER AND CITY CLERK

BY *M. A. Penning* DEPUTY

ACTION OF THE COUNCIL

REFERRED JUL 27 1959	TO STREETS & SEWERS
REFERRED DEC 14 1959	TO <i>Streets & Sewers</i>
REFERRED DEC 21 1959	TO
REPORTED DEC 21 1959	DISPOSITION GRANTED IN ACCORDANCE WITH REPORT OF COMMITTEE.
RE-REFERRED	TO
REPORTED	DISPOSITION

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REPORT OF COMMITTEE

SPECIAL ORDER

Mr. President:

Your Streets and Sewers Committee

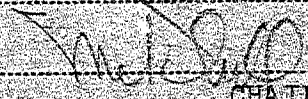
to which was referred the within petition

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

..... same be granted, eliminating, however, the portion of
..... said street lying north of the production east of the south
..... line of Alaska Street, as platted in Block 2, Replat of Block 1,
..... and the North $\frac{1}{2}$ of Block 2, Kramer Heights Addition; and 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



CHAIRMAN

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Seattle Real Estate Board



Certificate of Appraisal

Roy W. Morse, City Engineer
City of Seattle

No. 22-113 Department of Engineering Seattle, Dec 24, 1959, 19
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 39th Avenue South, which is sought to be vacated on petition of Property Owners, File No. 237819. The area involved is 3900 square feet. See enclosed blueprint.

for the purpose of determining its fair market value as of the 24th day of Dec. 1959, 19 which in our opinion is

Five hundred----- DOLLARS (\$ 500.00)

which may be allocated as follows:

LAND----- DOLLARS (\$ 500.00)

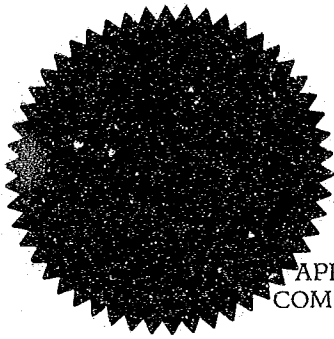
IMPROVEMENTS----- DOLLARS (\$-----)

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

_____, President

Roy W. Morse, Executive Secretary

Jhor E. Bloomquist
ACTING Chairman Appraisal Committee

Jhor E. Bloomquist

Harold H. Anderson

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
LIMITING CONDITIONS

The legal description and data furnished us are assumed to be correct.

Existing liens and encumbrances, if any, have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

Neither the office of the Seattle Real Estate Board nor members of the Appraisal Committee will be required to give testimony in court by reason of this appraisal unless arrangements have been previously made.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization.

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Frank Perkins, President
Bill Bannecker, Executive Secretary

December 30, 1959

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

Roy W. Morse, City Engineer
City of Seattle
Department of Engineering
323 County City Bldg.
Seattle 4, wash.

Dear Mr. Morse:

Supplementing our Certificate of Appraisal No. 22-113, we wish to submit the following additional information:

DESCRIPTION: Portion of 39th Ave. S., which is sought to be vacated on petition of Property Owners, File No. 237819.

DESCRIPTION OF LAND: Size: 30x130. Blacktop paving, city water. It is 5 miles from center of city, 4k blocks to transportation, 2 miles to high school, 5 blocks to grade school, 4 blocks to neighborhood stores. Assessable improvements are expected. Zoning is RS 5000. Highest and best use: Residential (Mult.) Below grade 20 feet. Good neighborhood.

DESCRIPTION OF DISTRICT: Built up 90%. Approx. average age of houses in vicinity is 30 years. Trend is up. District commonly known as Columbia.

Steep slop bulkheads needed.

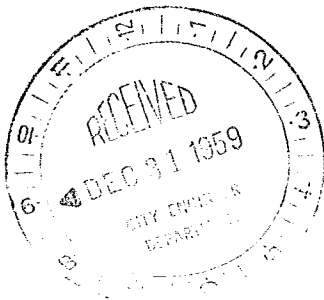
APPRAISAL: Land value: \$500.00: Value of improvements: Nil: TOTAL VALUATION AS OF DECEMBER 24, 1959: FIVE HUNDRED AND NO/100 DOLLARS (\$500.00).

Yours very truly,

SEATTLE REAL ESTATE BOARD

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

TEB/ms
Enc.



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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. 237819) for the vacation of:

The east 30 feet of 39th Avenue South from the production
west of the south line of Alaska Street to the production
west of the north line of Americus Street, 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, DECEMBER 8, 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 portion of the street described in the
petition has been attached to the notice posted on the site of the pro-
posed vacation for your examination.

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VAC: 39TH AVE. S.
 FILE: 237819
 SKETCH: 1313
 11-20-59: 25 NOTICES MAILED

1/2

NAME	ADDRESS	LOT	BLK.	ADD.
ED JONES TE	_____	14	29	↑
MARTHA JONES	Box 67, HOQUIAM, WASH.	-Do-	-	
MARGARET MACKINNON TE	2609 W. ADAMS ST. (6)	15	29	
MATHION POWELL	4618 - 39TH AVE. S. (18)	-Do-	-	
GLADYS GOURLEY	_____	16-17	29	↑ SQUIRE'S LAKESIDE ADD
CHARLES FINNAMORE TE	4622 - 39TH AVE. S. (18)	-Do-	-	
JOHNNIE A. SORIA TE	4630 - 39TH AVE. S. (18)	18	29	
% FIRST S&L ASSN. #3356-6 TE	BUILDING DEPT. ATTN: P.F. ELDRAD 501 COUNTY-CITY BLDG. (4)	-Do-	-	
CITY OF SEATTLE (GMP)	_____	19-23	29	↑
WILLIAM J. SMITHEA TE	_____	8-9	30	
L.V. SMITHEA TE	4627 - 39TH AVE. S. (18)	-Do-	-	
CITY OF SEATTLE (GMP)	(RPT.) _____	10-11	30	
ORPHA CORP. TE	1803 - 13TH AVE. (22)	1-4	2	↑
RICHARD A. HOSMER TE	3301 - 19TH AVE. S. (44)	5	2	
ALEX F. TADIQUE	4716 - 38TH AVE. S. (8)	-Do-	-	
BETHLEHEM LUTHERAN CHURCH	3808 ANGELINE ST. (8)	W65'D 815'0"9	2	
ORPHA CORP. TE	(RPT.) _____	8'x510'9 ex W. 65'	2	↑ REPEAT OF KRAMER HT'S. ADD.
ROBERT S. SWANSON TE	4755 - 47TH AVE. S. (18)	W25'9 520'9 10	2	
% SPREEMAN & McLEAN CO. #15543	_____	-Do-	-	↑

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2/2

TR MYRTLE B. SOLMAN	TR 4751 - 39 TH AVE. S.	(18)	N 15' of 10 all 11 1/2 S 12 1/2' of B	2	REPLAT KRAMER HTS. ADD.
TR ORPHA CORP.	(Rpt.)		12 1/2 B exc 5 1/2'	2	
BETHLEHEM LUTHERAN CHURCH	TR 4509 FERDINAND ST.	(18)	21-24	2	KRAMER HTS. ADD.
TR ORPHA CORP.	(Rpt.)		21	2	PLAT OF COLUMBIA
LILLIAN IDA STEVER	TR 3904 AMERICUS ST.	(18)	22-24	2	
WILLIAM H. LEE	TR Box 32 NAVY # 230 c/o POSTMASTER, SEATTLE, WN.		25-27	2	
VIOLET ALICE LEE	TR 3924 AMERICUS ST.	(18)	5 1/2 of 28	2	
LEAVEE BISSELL	TR 4212 - 50 TH AVE. S.	(18)	N 1/2 of 28	2	
ELVIG L. HAGBERG, GRDN.			53-55	4	
TR WILLIAM J. ALLYN	3921 AMERICUS ST.	(18)	- Do -		
JAMES B. CURTISS	TR 3913 AMERICUS ST.	(18)	56, 57 1/2 1/2 of 58	4	
MARY REILAND, GRDN.	1254 E 130 TH ST.	(55)	N 1/2 of 58 all 1/2 of 59, 60	4	
TR H.D. FREEMAN	4750 - 39 TH AVE. S.	(18)	- Do -		
PETITIONER: L. MYRON LINDBLOOM	4509 FERDINAND ST.	(18)			

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RESOLUTION NO.

A RESOLUTION providing for the hearing on the petition of Property Owners, for the vacation of portion of 39th Avenue South.

WHEREAS there has been filed with the City Council the petition of Property Owners (City Comptroller's File No. 237819), for the vacation of the east 30 feet of 39th Avenue South from the production west of the south line of Alaska Street to the production west of the north line of Americus Street, 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 8th day of December, 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 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 9th day of November, 1959, and signed by me in open session in authentication of its adoption this 9th day of November, 1959.

President of the City Council

Filed by me this ____ day of _____, 1959.

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 2-3000
LOCAL 435

ROOM 512 COUNTY CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

October 28, 1959

Re: Council File No. 237819

Honorable Streets and Sewers Committee
City Council
City of Seattle

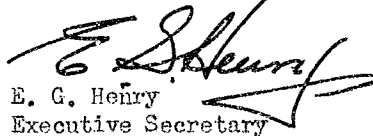
Gentlemen:

The above Council File, being petition of property owners for vacation of portion of 39th Avenue South, is herewith returned, together with copy of report of our Street Vacation Committee thereon dated October 23, 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, excluding that portion which lies north of the production east of the south line of Alaska Street; and 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, all at the petitioners own cost and expense.

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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DEPARTMENT OF PUBLIC WORKS

ROOM 512 COUNTY-CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

October 28, 1959

Re: Council File No. 237819

Honorable Streets and Sewers Committee
City Council
City of Seattle

Gentlemen:

The above Council File, being petition of property owners for vacation of portion of 39th Avenue South, is herewith returned, together with copy of report of our Street Vacation Committee thereon dated October 23, 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, excluding that portion which lies north of the production east of the south line of Alaska Street; and 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, all at the petitioners own cost and expense.

Respectfully,

BOARD OF PUBLIC WORKS

E. G. Henry
Executive Secretary

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Att.

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

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

Gordon S. Clinton, Mayor

RE: CF 237819

October 23, 1959

Honorable Board of Public Works
 Seattle, Washington

Gentlemen:

We are returning herewith Comptroller's File No. 237819, petition of property owners for the vacation of the easterly 30 feet of 39th Avenue South, located between Americus and Alaska Streets, together with the Committee's report and recommendation thereon.

The petition contains valid signatures of 100% of the owners of the abutting property. Circulation of the various City departments reveals no comments on the vacation other than a request for retention of overhead utility rights.

The Committee sees no future need of the area for public street purposes, as 39th Avenue South lies on a very steep hillside with a gradient too steep to develop for vehicular access.

It is the recommendation of the Committee that the petition for vacation be granted, excluding that portion of said 30 feet of 39th Avenue South which lies north of the production east of the south line of Alaska Street; and 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.

Very truly yours,

STREET VACATION COMMITTEE

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

J. HAY HEATH, Supt. of Water

JH:vw/lht
 cc - Light Dept.
 Water Dept.

COPY

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E-125

REPORT ON VACATION PETITION

August 27, 1959

File No. 237819

Vacation of portion of 39th Avenue South

(For legal description, see petition.)

From _____

To _____

Total Frontage (L.F.) 260'

Frontage with
Valid Signatures (L.F.) 260'

Valid Signatures 100%

Incomplete Signatures _____

Invalid Signatures _____

King County _____

Worked By S. Kivomies

Approved By J. M. Lenthall

OK

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CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS

ROOM 512 COUNTY-CITY BUILDING
SEATTLE 4, WASHINGTON

E. G. HENRY
EXECUTIVE SECRETARY

July 29, 1959

Re: Council File No. 237819

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

Dear Sir:

The attached Council File, being petition of property owners (Orpha Corp.) for the vacation of portion of 39th Avenue South, 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

gb
Att.
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

July 27, 1959

Board of Public Works
City of Seattle

Dear Members:

Attached is File No. 237819, petition of property owners (Orpha Corp.) for the vacation of portion of 39th Avenue South.

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

Very truly yours,

STREETS AND SEWERS COMMITTEE

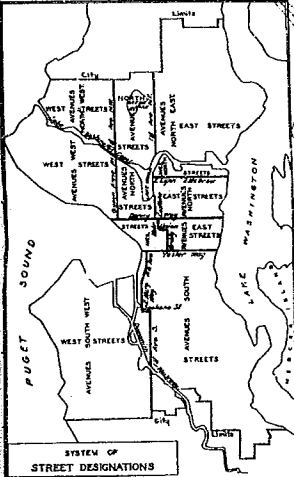
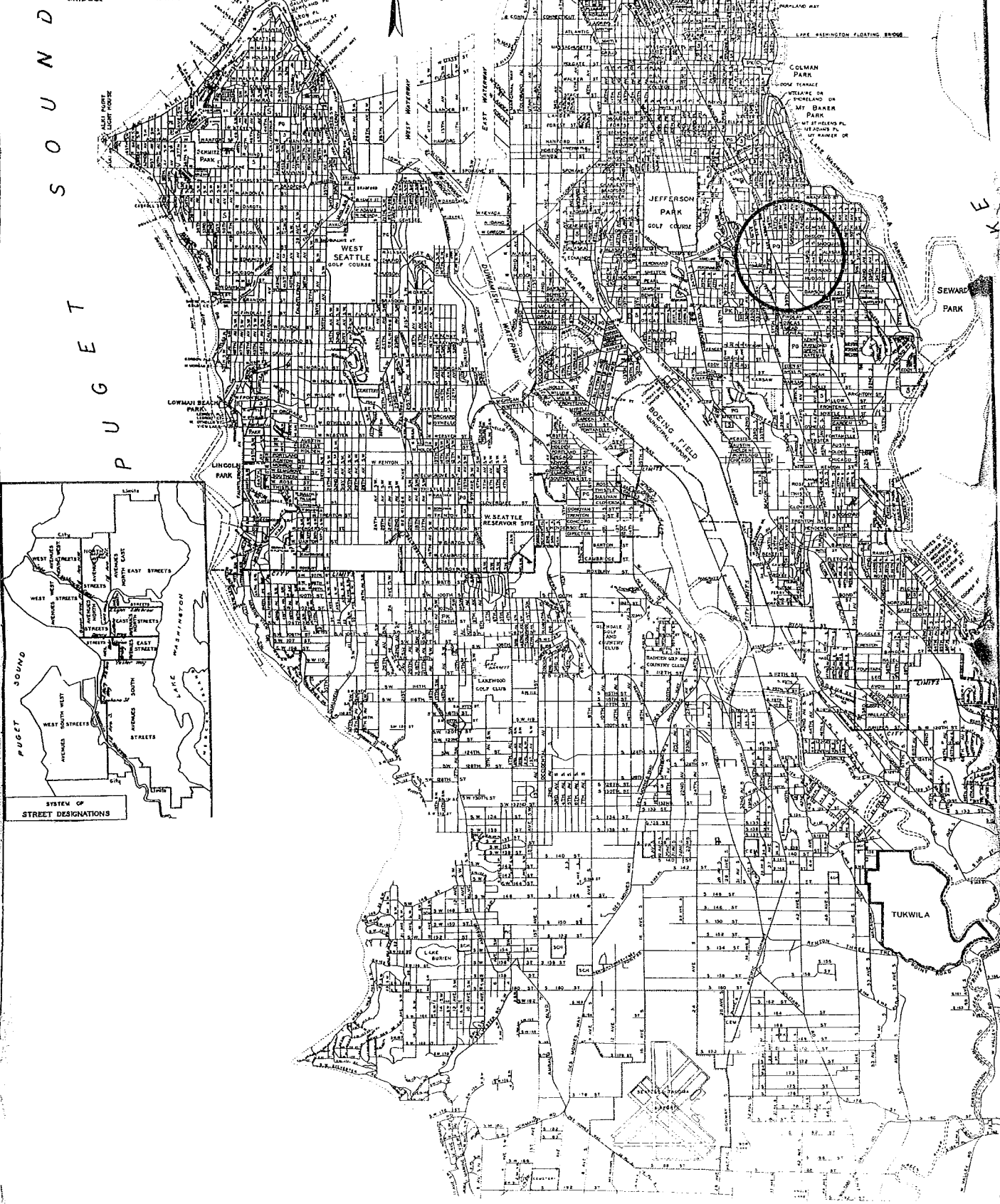
M. B (Mike) Mitchell, Chairman

ej
Att.

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LEGEND

- CITY LIMITS
- SHORE LINES
- HARBOR LINES
- SCHOOLS
- PLAYGROUNDS
- PARKS
- BRIDGES



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E-137

SEP 17 1959
CITY ENGINEER

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	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.

October 1, 1959 - Recommend approval. This portion of 39th Avenue South is not developed, is extremely steep, and is not needed for access.

RFH

mm

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	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.

CHECKED 9/24/59

O.K. CH. Walter A. Alkerson

BATT. 5 - PRAT. 17 - #5 OFF

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SEP 18 1959
SEATTLE
PARK DEPT.

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	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.

No comment

*Noted
Punbom*

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water				
Supt. Bldgs.	<i>J. B. M. [Signature]</i>	<i>9-14-59</i>	<i>Approved</i>	<i>9-23-59</i>
Mr. Andersen	Mr. Tyler	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.

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light	<i>P. Raven</i>	9-21-59	Approved with Reservations	9-22-59 <i>JMM</i>
City Engineer				
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	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.

"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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer				
Supt. Water	<i>J. Ray Heath</i>	<i>9/21/59</i>	<i>—</i>	<i>9/21/59</i>
Supt. Bldgs.				

Ref

Mr. Andersen	Mr. Tyler	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.

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SP 21

E-137

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

Portion of 39th Avenue South

Council File No. 237819

Department	Name	Date Received	Comment	Date Forwarded
Supt. Light				
City Engineer	<i>C. W. Morse</i>		<i>Agmt with res.</i>	<i>10-26-59</i>
Supt. Water				
Supt. Bldgs.				
Mr. Andersen	Mr. Tyler	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.

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July 27, 1959

Board of Public Works
City of Seattle

Dear Members:

Attached is File No. 237819, petition of property owners (Orpha Corp.) for the vacation of portion of 39th Avenue South.

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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Circulated By L. Myron Lindbloom
Address 1509 Ferdinand St. (18) TEL. NO. PA 5-4460

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

39TH AVENUE SOUTH

herein sought to be vacated, petition your Honorable Body to

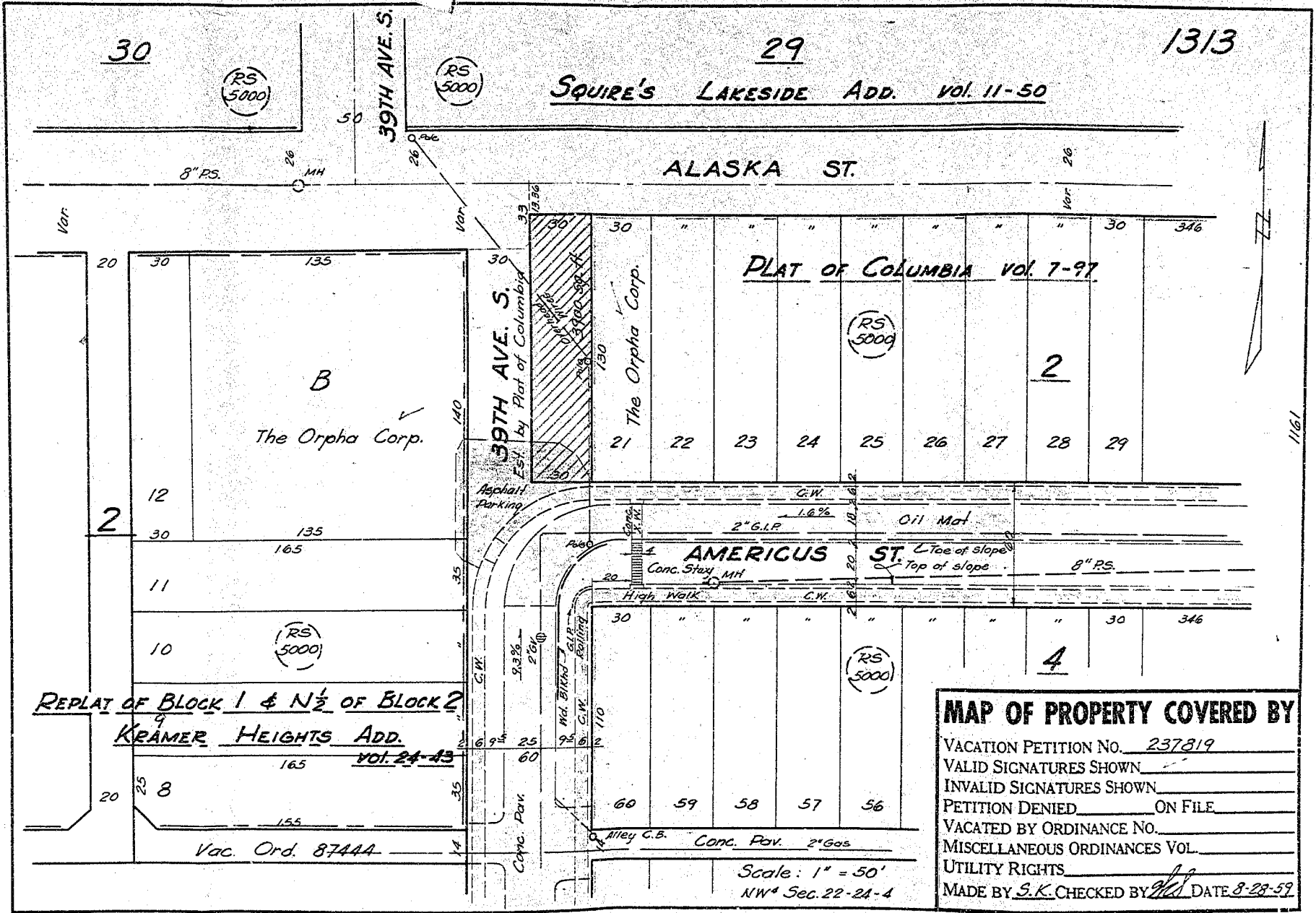
vacate: THE EAST 30' OF 39TH AVENUE SOUTH from the production west of the south line of Alaska Street to the production west of the north line of Americus Street;

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;

OWNER	DESCRIPTION OF PROPERTY
ORPHA CORPORATION	Lot B in Block 2 off Replat of Block 1 and North $\frac{1}{2}$ of Block 2 of Kramer Heights Addition to the City of Seattle.
By <u>Edgus Johnson</u> President	(Owner of both parcels)
By <u>Ophe Mark</u> Secretary	Lot 21 in Block 2 of Columbia as per plat recorded in Vol. 7 of plats on page 97, records of King County, situate in the City of Seattle, County of King, State of Washington.

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MAP OF PROPERTY COVERED BY	
VACATION PETITION NO.	237819
VALID SIGNATURES SHOWN	_____
INVALID SIGNATURES SHOWN	_____
PETITION DENIED	ON FILE
VACATED BY ORDINANCE NO.	_____
MISCELLANEOUS ORDINANCES VOL.	_____
UTILITY RIGHTS	_____
MADE BY	S.K. CHECKED BY <i>[Signature]</i> DATE 8-28-59

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