

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 7-11 & 12 Lot 11: Vacant
ADDRESS 1045 N. E. Woodlawn Street

LEGAL DESCRIPTION Lots 11 and 12, Block 7, WOODLAWN

OWNER RUSSELL, Mildred VIDAN, Patrick LOT
VIDAN, Michael VIDAN, Nicholas AREA 10,000 sq. ft.

PROPERTY DESCRIPTION:

Subject has two lots; each 50'x100'; one improved with the subject property. The site has all public utilities connected, concrete paved street, concrete curbs, concrete sidewalks. On-site improvements are concrete walks, concrete driveway, excellent lawn, shrubbery, Hawthorne trees in the parkway, many attractive shrubs on both of the sites.

The second site which could be developed into a residential lot, Lot 11, has five fruit bearing trees. It is completely landscaped with lawn, hedge and plantings. The rear lot containing the residence is highly improved with brick and concrete walks, attractive shrubbery, a hedge on both sides of the property and at the rear. There are several peach trees, a fig tree a dogwood and other decorative trees. It is highly developed with shrubs and plants. A brick smokehouse is located at the rear of Lot 12.

The improvements include a 1-story with attic frame dwelling built during 1910. It is finished on the exterior with modern cedar shake siding and a new composition roof with galvanized iron gutters and downspouts. The property on the exterior is in excellent condition.



The property suffered a fire damage between 1940 and 1945 and from that point a new second floor was built. At that time the property was completely refurbished with a modernized kitchen, complete new basement, new forced air (warm) oil fired furnace, new hot water heater (automatic elec.). The property then has an effective date from 1945 on.

The basement has a utility area with two laundry trays. It has a toilet room and a shower room. It is completely enclosed with a cedar ceiling, painted concrete walls and floors. It also has a complete kitchen area and a bedroom with a wall partition and ceiling finished, electric lights. The kitchen has base cabinets approximately 16 lin. ft. and overhead cabinets of approximately 4 lin. ft. There is a small room enclosure for fruit storage.

There is a storm door entry which leads into the living room. It is finished with lath and plaster, fir trim, papered walls, oak floors; a dining room with the same finish; a kitchen which has linoleum floors, fir cabinets, ceramic tile counter top, splash, a separate nook area. It is wired for range and refrigerator. The central hall leads to the rear bedroom. It has a closet. The hall bath has ceramic tile floors, three white modern fixtures, formica wainscoat with an overhead shower. It has a vanity and a modern medicine chest. The front bedroom is off the hall and also has access to the living room.

Access to the second floor has fir tread risers. The upstairs is finished with lath and plaster, fir floors covered with linoleum. There are three bedrooms with good wall plugs, heat access, lights, good closet space with the exception of one room.

This makes a total of eight rooms, five bedrooms, one bath plus the finished rooms in the basement.

There is a single car garage 14'x20' in size finished with cedar shake siding, composition roof, concrete floors, swinging doors. Attached to it is a lean-to shed which is used for wood storage.

ZONING: R - 5L