

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-3-7 ADDRESS 540-42 N. Knott Street

LEGAL DESCRIPTION East 40 feet of Lots 1 and 2, Block 3, EVANS ADDITION TO ALBINA

OWNER CORNWELL, Darrell LOT AREA 3,600 SQ.FT.

PROPERTY DESCRIPTION:

Site is 40'x90 approximately 3' above street grade with concrete retaining walls, steps, walks around the front and side; some lawn, walks on both sides and some rear yard area. Lawn is not very well cared for.

Subject is a 2-story flat, frame building built in 1908 with 1144 sq.ft. of living area on the main floor. It has asbestos shake siding, composition roof, GI gutters and downspouts. Some of the downspouts are missing; some of the asbestos shake siding is missing. There is a wood covered front porch in fair condition. There is a side wood porch which shows some settling; a rear porch which shows some deterioration in the wood; a concrete foundation wall is in the back yard apparently from an older home that was razed.

The lower apartment flat has a front room; dining room; an old style kitchen with very little cabinet space; 2 bedrooms and 1 bath. It is in very poor condition.



PARCEL NO. E-3-7
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Upstairs flat has fir tread entry access to the basement; walls in poor condition; occupied by Mr. and Mrs. Flores and 8 children. Hallway is used as a bedroom; front room; dining room with circulator gas heat; kitchen which has gas stove, fir cabinets, linoleum counter top, old style plumbing, linoleum floor; one bedroom is located off the hall and the 2nd bedroom is off the hall and a bath finished with 3 white fixtures, linoleum floor, lath and plaster; in very deteriorated condition, such as holes in the plaster, unfinished floor in the living area.

Property also has another accessway down to the rear yard area.

Lower apartment which is vacant rented for \$55.

Access to the basement area is very narrow tead. It also has an outside accessway. There is a full basement with concrete floors and there is evidence of water in it. Utility area is rather dilapidated as the laundry tray is settled. It has a modern gas fired furnace and there are 2 automatic electric hot water heaters, one for each apartment.

ZONING: A-2.5-S

PIONEER NATIONAL TITLE INSURANCE COMPANY