

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 12-1 ADDRESS 983 N. E. Dekum Avenue

LEGAL DESCRIPTION Fraction of Block 12, WOODLAWN

OWNER ASHLEY, Robert N. LOT AREA 2,280 sq.ft.
CONTRACT PURCHASER: William B. Forrest
PROPERTY DESCRIPTION:

This is a triangular piece of land situated at the intersection of N. E. Dekum, N. E. Woodlawn and N. E. Bellevue. The dimensions are 71.7' on N. E. Woodlawn; 63.6' on N. E. Bellevue Avenue; and 95.9' on N. E. Dekum Street. All public utilities are connected. It has a concrete paved street on Woodlawn; blacktop surface on Dekum; and oiled gravel on Bellevue. It is about 2 feet above the street grade and level. It has a retaining wall on the westerly side ranging from 6" height to 3' height in very poor condition. The lawn is in but it is poorly maintained. There are a few shrubs but they are scraggly. There is a concrete walk in very poor condition; concrete steps in very poor condition; access to the garage is a very narrow concrete strip.

Improvements include a 1½-story frame dwelling built during 1910. It is finished on the exterior with cedar shingle siding. In places it is in very poor condition, some of it is in need of paint. There is a cedar shingle roof in good condition; galvanized iron gutters in some sections good and in other sections very poor and in need of replacement.



There is a wood front porch, wood steps in dilapidated condition; the flooring is alright. The steps to the rear porch are torn away. There is a noticeable slant in the porch indicating a heavy settling. The south side of the roof has composition shingles in new condition.

There is a single car garage attached with a residential door access to it. The garage is finished with cedar shingle siding and a flat rolled composition roof. Some of the wood supporting the roof appears to be very rotted. The garage has little value because it is very narrow.

Both chimneys appear to need capping.

The entry is into a dining area which is completely refurbished with birch paneled wall, new lowered sheetrock ceilings, new light fixtures, all painted doors and trim. The living room has a fireplace, new vinyl floors, birch paneled walls, new ceiling and new light fixture. There are adequate wall plugs in both rooms. The fireplace has a mantle and a tile hearth, although it has a below average depth. There is a breakfast room also with lowered ceilings, painted walls, one mahogany paneled wall, new vinyl floors, 4' china closet. The kitchen has fir painted floors, older sink, fir painted cabinets, a wall exhaust fan, a modern ceiling light. The ceilings are also lowered and it is wired for range and refrigerator. There is one storage closet off the nook space.

A rear hall has a storage closet and access to the basement. The basement is 100% with concrete floors, concrete walls, 6½' ceiling height. There is one small room in the basement with plastered wall on one side and concrete on the other, fir ceiling, \$50 value.

The house has been completely rewired for modern facilities. There are extra light plugs available in the basement. The property is heated by a gas pipe furnace gravity flow. There are two laundry trays and it is wired for washer but not for dryer. There is an automatic electric hot water heater two years old with a 40-gal. capacity.

Access to the second floor has fir tread, lath and plaster walls, leads to a central hall with access to a bathroom which has vinyl floors, a modern type toilet, a modern lavatory, an older tub that has been enclosed with ceramic tile walls splash, acoustical tile ceiling, one part of which has mahogany finish in good condition.

There is one bedroom which has mahogany paneled wall, asphalt tile floors, several of which are chipped, some wall papering, adequate walk-in closet space. The second bedroom has fir floors, new wall papering, gas panel wall heat, an alcove which could be enclosed with a folding door and could be used as an additional bedroom. There is a large walk-in closet.

The interior of the property is in very good condition.

ZONING: A - 2.5L