

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-2 & 3 ADDRESS 1024 N. E. Woodlawn Street

LEGAL DESCRIPTION Lots 2 and 3, Block 13, WOODLAWN

OWNER COWLS, John H. and Hattie L.

LOT  
AREA 10,000 sq.ft.

PROPERTY DESCRIPTION:

Subject has two lots, each 50'x100' in size, one foot above the street grade with concrete retaining wall approximately 50 feet wide. It has paved streets, concrete curbs, concrete sidewalks, lawn, shrubs in fair condition, two cherry trees, apple tree and a plum tree, concrete walk and steps. All public utilities are connected to the site.

Improvements consist of a 1-story frame dwelling which was originally built in 1893 with cedar siding in fair condition; a composition roof in fair condition; gutters and downspouts in poor condition; front porch steps deteriorated; wood front porch.



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.3770

The interior consists of an entry hall with fir floors, 8' ceiling, lath and plaster; living room and dining room combination with fir floors, lath and plaster, 10' ceiling, in fair condition; front room used as a bedroom in the same condition; bedroom off living room with deteriorated ceiling caused by leak in roof which is still unrepaired. The kitchen has modern vinyl floors, vinyl counter top in poor condition, fir cabinets which appear to be modern but are in need of sanding and painting. It has a wall plumbing fixture and the original sink. There is dining space and is wired for range and refrigerator.

The back porch is partially enclosed with plastic windows, plywood walls, fir ceilings, fir floors. The rear bedroom has the same finish; floors, walls are in poor condition. The bathroom is located between the two bedrooms and has three fixtures, linoleum floors in poor condition, a medicine chest.

The property is heated by a circulator oil heater located in the living room. There is a forced air gas fired system in the basement which is not used at this time. Access to the basement is through a porch door on the floor located in the back porch room. It has fir tread, risers, no handrail. The property has brick foundation walls, dirt floors. There is an automatic electric hot water heater; a 75% basement. There is much evidence of dry rot.

ZONING: R - 5L

