

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-4 & 5 Lot 4: Vacant
ADDRESS 1044 N. E. Woodlawn Street

LEGAL DESCRIPTION Lots 4 and 5, Block 13, WOODLAWN

OWNER SAUCERMAN, J. A. and Flora M. LOT
CONTRACT PURCHASER: Robert D. and Helen I. Millar AREA 10,000 sq.ft.
PROPERTY DESCRIPTION:

Subject is composed of two sites; each 50'x100' in size. Lot 4 is unimproved and is approximately 2' above the street grade. It has a wooden fence on the southerly side and the easterly side, shrubs and completely landscaped.



.3771

Lot 5



.3772

The site upon which the improvements are located has concrete driveway connecting the street to a 2-car garage. It has concrete paved street, concrete curbs, concrete sidewalk, concrete walks, concrete steps, lawn, shrubs, shade trees on the parking area and a shade tree on the side. It is a level lot which has fencing at the rear. There are three apple trees on both of the sites. All public utilities are connected to the site. There is approximately 80' of concrete retaining wall; a 1' - 2½' in height. There is no settling or any drainage problems.

There is a 1-story and a 1½-story frame building with cedar shingle siding, composition roof, galvanized iron gutters and downspouts; all storm windows on the exterior, concrete foundation, built in 1903 with approximately 882 sq.ft. on the main floor. It has a full basement. It has a colonial wood door, weatherstripped.

The entry into the living room area has fir floors, lath and plaster ceiling, mahogany paneled walls, approximately 2 years old. It has a large dining room built-in china closet and drawers, new accoustical tile ceiling; one brick wall which provides access for a Franklin fireplace which is situated on rustic brick hearth. The entire house is heated by baseboard electric heat which was installed approximately 9 years ago.

The kitchen has vinyl floors, fir painted cabinets, formica counter top, modern plumbing out of the wall, sink, wired for electric range and refrigerator. It has a plywall ceiling and there is some note of deterioration.

There is a back porch utility with linoleum floors, cedar siding finish, wired for washer and dryer and trap outlet.

There is a central hallway which leads to the main floor bedroom. It has a large walk-in closet, accoustical tile ceiling. The bath located off the hall has 3 white fixtures. The tub has been enclosed. It has an over-head shower, medicine chest and mirror.

The attic has fir tread stairway; walls in the hall are finished with firtex tile. There are two bedrooms; one finished with lath and plaster which has modern type wardrobe closets with special built-in drawers and extra closet shelving. The second bedroom has been completely modernized and has birch walls and partial ceiling of accoustical tile; a birch wardrobe closet which is completely lined with birch, 8 drawers, baseboard electric heat, newly sanded fir floors. This was done approximately 6 months ago and they are in excellent condition.

PARCEL NO. 13-4 & 5
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Access to the basement is off the rear porch which has concrete steps, concrete basement floors, concrete walls. I would say that about half of the ceiling area has been finished with plywood and firtex ceiling. There is a modern electric hot water heater which appears new. There is a special enclosed fruit room which has cedar lined walls and ceiling. There is no evidence of dry rot from the basement area.

The two car garage has swinging doors, cedar shingle siding, concrete floors, flat built-up composition roof.

ZONING: R - 5L