

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-6 ADDRESS 1054 N. E. Woodlawn Street

LEGAL DESCRIPTION Lot 6, Block 13, WOODLAWN

OWNER BENJAMIN FRANKLIN SAVINGS AND LOAN ASSOCIATION LOT
CONTRACT PURCHASER: Arthur S. Mortorff AREA 5,000 sq.ft.

PROPERTY DESCRIPTION:

This is a 50'x100' lot about 1' above the street grade with paved streets, concrete sidewalks, concrete curbs and all public utilities connected, concrete steps, walks, concrete walks around the side and rear of the house, concrete driveway. There is a cherry tree in the rear yard and a peach tree. There is lawn and some shrubs.

Subject is a 1-story frame building, built in 1909, approximately 892 sq.ft. on the main floor, wood front porch in good condition. It has fairly new aluminum siding applied at the time or shortly after the purchase by Mr. and Mrs. Arthur S. Mortorff. It has a good composition roof and good gutters and downspouts. The overhang eaves need to be scraped and painted. There is outdoor flood light wiring. It has complete metal combination screen and storm windows.



The interior consists of an entry hall finished with mahogany paneled walls, new drop ceiling, accoustical tile, metal hangers; a front bedroom with closet, linoleum floors, lath and plaster in good condition; a front room with modern paneled walls, drop ceiling of accoustical tile on hangers, wall-to-wall carpeting over hardwood floors; dining room has same finish as the living room, fir trim, both rooms are in excellent condition. There is a kitchen which has modern fir ply veneer cabinets, base and overhead, double stainless steel sink, formica counter, modern plumbing, splash, modern lighting, linoleum floors show wear. The kitchen is wired for range and refrigerator and it has dining space.

The bath has linoleum floors, three white fixtures, a medicine chest and other cabinet storage. The fixtures appear to be the original. There is one freezer storage area in the closet. There is a rear bedroom with a portable closet in good condition with linoleum floors. There has also been some wiring modernization.

Access to the basement is off the kitchen and has fir treads, concrete walls, concrete sidewalk, full basement, modern Wesco Gas Fired Furnace, automatic electric hot water heater, 52-gal. size, in good condition. There is a basement bedroom partitioned with random sheetrock and boards and walls, carpets over concrete, lights; a second room has the same finish. Both rooms do not have much value.

There is a single car garage detached with clapboard siding, swinging doors, concrete floors, in need of a new roof. The garage is in poor shape.

ZONING: R - 5L