

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-7 ADDRESS 1064 N. E. Woodlawn Street

LEGAL DESCRIPTION Lot 7, Block 13, WOODLAWN

| | | |
|-------|---------------------------|--------------------------|
| OWNER | <u>WATSON, Robert E.</u> | LOT |
| | <u>WATSON, Eleanor M.</u> | AREA <u>5,000 sq.ft.</u> |
| | <u>WATSON, Wilmer E.</u> | |

PROPERTY DESCRIPTION:

Subject is a 50'x100' level lot to street grade with all public utilities connected, concrete curbs, sidewalks, concrete walk, lawn, shrubbery in poor condition. The walks on the side are cracked and overgrown with lawn and weeds. The rear lot has a shade tree.

Improvements are a one-story frame bungalow, built during 1903 with approximately 892 sq.ft. on the main floor. It has asbestos shake siding, composition roof, galvanized iron gutters and downspouts in fair condition. Part of the property appears to be on concrete foundation and another section appears to be on wood. It has frame skirting covered with composition siding. There is a covered porch area.



.3774

The interior consists of an entry hall; small front room, lath and plaster, fir floors; a large living area; a bedroom off the living area; floors covered with linoleum. There is another bedroom off the living area which has a closet and access to a bath.

The property is heated by baseboard and wall electric heat. The kitchen has vinyl floors, part of which is cracked. It has wiring for washer and dryer. It has a minimum amount of cupboard space, an old fashioned sink. The kitchen also has a pantry area which has access to a bathroom finished with linoleum floors, part plywood walls, and cedar walls, old fixtures.

There is a rear porch utility with vinyl floors in poor condition. It has overhead cabinets, cedar lined walls, wired for washer and it has a utility trap.

Property has been rented, but it appears to be vacant at this time, although there is a lot of furniture left in it.

The property shows some deterioration in the skirting area foundation walls. No evidence of ventilation or access to the crawl area. Access to the basement area is from the outside. It is not a full basement; it has concrete walls, concrete floors, approximately a 50% basement. There is an automatic electric hot water heater. The stairway to the basement shows settling and cracking. The property does not have a garage.

ZONING: R - 5L