

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-15 ADDRESS 1011 N. E. Dekum Street

LEGAL DESCRIPTION Lot 15, Block 13, WOODLAWN

OWNER KRANTZ, Edythe K. LOT AREA 6,387 sq.ft.

PROPERTY DESCRIPTION:

A triangular shaped lot showing 126.5' on Dekum Street; 18' on Bellevue Street; 5' on Winona Street; and 100' on each side north and east. It is slightly below the street grade and has all public utilities connected; concrete sidewalk, curb, paved streets; concrete walk up to the house. The entire property has lawn, shrubs, several fruit trees, walnut trees and fir trees on the parking area.

Subject is a 1½-story frame dwelling which appears to be single construction with cedar siding in need of paint, composition roof which appears in good condition, no gutters or downspouts. It is concrete foundation; some of the skirting near the porch area appears to be dry rotted. There is some evidence of dry rot in the south and west side of the foundation.

There is a covered wood porch with new plywood stair risers. There is a new hardwood hollow core door; an entry hall with modern mahogany cabinet and guest closet. Access to the second floor is from the hallway. The hallway has modern appearing linoleum floors.



The property has a living room finished with good linoleum floors; the walls appear to be all refurbished with sheetrock over the original plaster. There is a front bedroom which also has a modern mahogany closet and the walls appear to have the original lath and plaster; some deterioration noted in the double hung windows.

The kitchen has a large dining space; the walls are finished with mahogany panels, new fir trim, new access door to the basement, modern plywood finished base cabinets and overhead cabinets, linoleum counter, double sink, modern plumbing, wired for range and refrigerator.

There is a bath off the living room with modern fixtures. It has linoleum floors, a modern medicine chest, no overhead shower.

Access to the second floor is carpeted over fir risers, original lath and plaster; two bedrooms with fir floors. The ceilings and walls appear to have been refinished and are in good condition. The second floor lacks ceiling insulation.

Access to the basement is off the kitchen. The basement has concrete floors, concrete foundation walls, low ceiling area approximately six feet. It has a modern forced air oil fired furnace, an inside oil tank, 375-gal. The utility area has two laundry trays and is wired for washer and dryer and is vented. The wiring has been modernized for additional facilities. There is a modern automatic electric hot water heater which looks brand new.

The bathroom upstairs has all mahogany paneled walls and new accoustical tile ceiling, new linoleum floors.

ZONING: A - 2.5L