

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 17-1 & 2 Lot 1: Vacant  
ADDRESS 1053 N. E. Dekum Street  
LEGAL DESCRIPTION Lots 1 and 2, Block 17, WOODLAWN

OWNER GRUBB, Russell R. and Dorothy LOT  
CONTRACT PURCHASER: Louis and Evelyn Fortham AREA 8,947 sq.ft.  
PROPERTY DESCRIPTION:

This is a parcel consisting of two sites with paved streets in the front, an oiled gravel street on the side, concrete curbs, concrete sidewalks, good lawn shrubs, trees, plantings, strip concrete drive, concrete walk, one cherry tree, one apple tree, a small prune tree, four peach trees and a pear tree. There is concrete slab for offstreet parking.

Subject is a 1½-story frame dwelling originally built in 1904. It has a composition roof in average condition; gutters and downspouts which need to be replaced; cedar shingle siding which is not the original construction. There is a covered concrete front porch and a covered and enclosed rear porch. Access to the basement is also covered and has concrete steps and concrete retaining wall. The exterior needs paint and there are some corner shingles missing.



.3792



.3793

The interior consists of an entry hall which has a wide access to the second floor; a living room finished with lath and plaster, fir floors in fair condition; a dining room with fir floors, lath and plaster in good condition; a kitchen with vinyl floors, modern fir cabinets in need of sanding and paint, a linoleum counter in need of replacement; dining space with Durawall wainscoat which appears to be well worn, adequate wall plugs, wired for range and refrigerator.

Access to the second floor is by fir tread which is worn, linoleum floor hall, lath and plaster, high ceilings; front bedroom with lath and plaster; second bedroom with same finish, fir floors; third bedroom is smaller. Two bedrooms have walk-in closets, the other has a closet with shelving. The hall bath has good linoleum floor, three white fixtures, two modern, and one enclosed tub, Durawall wainscoat, corner shelf and an extra shelf.

There is a full basement with 75% concrete floor and the remainder a dirt floor, concrete walls; a furnace which has been reconditioned, modern oil burner type with pipes, a new glass lined automatic 52-gallon electric hot water heater, modern wiring for extra electrical equipment, two laundry trays and wired for washer but not for dryer.

The property appears to be solid. Its condition varies from fair to poor.

ZONING: A - 2.5L