

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 14-2 ADDRESS 1118 N. E. Woodlawn Street

LEGAL DESCRIPTION Lot 2, Block 14, WOODLAWN

OWNER ROGERS, Earl W. and Mildred E. LOT AREA 4,650 sq.ft.

CONTRACT PURCHASER: Rev. Leo and Mary A. Mitchell
PROPERTY DESCRIPTION:

This is a 50'x100' lot about 2' above the street grade. It has concrete sidewalk, concrete curb, concrete walks, concrete steps, good yard improvements, lawn, shrubs, trees; good front and rear lot liveability. All public utilities are connected. There are walnut trees on the curbing which afford shade. No drainage or settling problems were noted.

Subject property has cedar siding, composition roof, galvanized iron gutters and downspouts, in good condition. It was built in 1889. The residence has wood front porch and wood steps apparently in good condition. The entryway has a storm door.

The interior consists of fir floors, carpeted, lath and plaster construction. The living room has a fireplace, good flooring, good walls and ceiling condition. It has a dining room and a separate front room, or parlor with a special lighting fixture.



One bedroom off the living room has a closet, good vinyl floors. The bathroom of this bedroom has three white fixtures, good operating condition, good linoleum floors, good linen closet and a medicine cabinet. The bath also has access to a completely enclosed back porch which has been sheetrocked fairly recently, fir floors, and a modern door with a modern lock and modern hardware.

There is a modern kitchen with 15 lineal feet of fir cabinets, painted, overhead and base, double sink, modern shutters on the windows, wired for range, separate room for refrigerator and other appliances, corner cabinet; lath and plaster and some walls repaired with sheetrock.

The accessway to the second floor has fir treads, carpeted. It also has knotty pine sidewalls. The second bath upstairs is carpeted, has three white fixtures in excellent condition, medicine cabinets (3), linen storage, mahogany paneled wainscoat wall in good condition

There is a small kitchenette located across the hall which is plumbed for modern sink and has cabinets. It has a gas range and an eating space and a small overhead cabinet. The ceiling is completely insulated. There is a small living room, gas wall paneled furnace, three bedrooms, each average in size, with fir floors, one access has a narrow hallway; one has cedar ceiling painted in good condition, one closet. The third bedroom is the master bedroom and has a mahogany paneled wall, carpeted floor and cedar ceiling painted in good condition.

Access to the basement is by a wide stairway. It has concrete floors; an enclosed utility area with sheetrock walls and ceiling, wired for washer and dryer and also venter; modern automatic breaker system. There is also a laundry tub and cabinet. The hallway which has wooden floors leads to another room also finished with sheetrock walls and ceiling, fir floors above concrete. The work was done after the purchase which took place in 1963. It has an outside access entryway to the lower area and also a gas circulator heater. Three doors were required by City Code because of the living area in the basement; one at the rear, one at the side and one at the front in this lower area. There is a gravity flow gas furnace and an automatic gas hot water heater in new condition. The remainder of the basement has all been wall enclosed with sheetrock and a large general area is used for workshop and tools.

ZONING: R - 5L