

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-11 ADDRESS 1053 N. E. Winona Street

LEGAL DESCRIPTION Lot 11, Block 13, WOODLAWN

OWNER WAINWRIGHT, Charles E. and Elma H. LOT AREA 5,000 sq.ft.
CONTRACT PURCHASER: Thomas Lee Simmons
PROPERTY DESCRIPTION:

Subject is a 50'x100' lot level to the street grade with all public utilities connected. The street is oiled gravel in fair condition, concrete curbs, concrete sidewalks, fair lawn, shrubs, some trees, fencing.

Improved with a 1-story and attic frame dwelling originally built in 1903. It has cedar siding in fair condition, composition roof in poor condition, gutters and downspouts in poor condition. It has a 75% basement with concrete floors and walls. There is some evidence of dry rot and considerable settling in the dwelling. There are concrete steps leading to a wood porch that is covered.



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The interior consists of an entry into the living room area with linoleum over fir floors (the linoleum is in poor shape), lath and plaster walls with paper covering in fair condition. The electric fixtures and wiring are in poor condition; fir trim throughout is in fair condition. The living area has a circulator oil burner in the room obstructing walking passage. The living room area opens to a parlor area where there is noticeable settling.

A bedroom is located off the living room area. It has old light fixtures, noticeable settling, wood wainscoat around the wall, a walk-in closet.

A kitchen is off the living area, very old style, with poor linoleum floors, part of the cabinets in poor condition and part are fairly new; a fiberglass sink. The kitchen nook area has been used for an ironing room. The floors are warped. There is a back porch off the kitchen.

The hallway from the kitchen leads to a bathroom which is finished with an older tub and newer sink, an older toilet, rough pipes exposed in the room, linoleum floors. The hallway also leads to the attic which has very narrow access. The main part of the attic is used for a bedroom and another bedroom has access through this front room. There is plumbing up in the attic, but it is doubtful whether it is operable.

The basement has access off the kitchen. The steps are in very poor condition. There are concrete floors, a laundry tray, wired for washer. There is a small hot water heater.

ZONING: A - 2.5L allowing one unit for each 2,500 sq.ft. of ground area.