

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-13 ADDRESS 1035 N. E. Winona Street

LEGAL DESCRIPTION Lot 13, Block 13, WOODLAWN

OWNER BOLLIN, Edward and Gladys LOT AREA 5,000 sq.ft.

PROPERTY DESCRIPTION:

This is a 50'x100' lot level to the street grade; oiled gravel streets, concrete curbs, concrete sidewalks, lawn, shrubs, several fruit trees in the rear yard, overgrown concrete sidewalk on the side, partially fenced yard.

Improved with a 1-story frame dwelling built in 1904. It has approximately 1,015 sq.ft. of living area, modern cedar shingle siding, modern cedar skirting, composition roof, galvanized iron gutters and downspouts in good condition. It has a fairly new wood front porch in need of paint with iron rails, concrete block foundation. There is a new entry storm door and a modern mahogany entry door.



100  
70

.3719

The interior has a living room with new walls, new ceilings, carpeted floors over asphalt tile. The bedroom is located off the living room; all new fir trim, vinyl floors, walk-in closet, new walls. There is a dining room with asphalt tile floors, modern walls, ceiling; a modern kitchen with asphalt tile floors, formica counter top, modern painted fir cabinets, double stainless steel sink, a modern window, lots of cabinet space and wired for range and refrigerator.

There is a back porch utility with wood floors, wood enclosure and sheetrock. There is a bedroom off the kitchen with linoleum floors, a closet, access to a bathroom which has new vinyl floors, plastic tile wainscoat, new walls, modern fixtures colored, new medicine cabinet, overhead cabinets and base vanity.

There is a bedroom off the dining room with a closet. All of the ceilings in the property have been lowered except for this bedroom which has approximately a 10' ceiling.

The interior of the dwelling is in excellent condition.

There is a wood porch at therear, a concrete accessway to the basement from the outside. There is approximately a 50% basement area with concrete floors, concrete walls, fir skirting, inside oil tank, 375-gal. capacity, a modern forced warm air oil fired furnace, automatic electric hot water heater, two laundry trays, wired and vented for washer and dryer, modern wiring facilities, adequate crawl space area and ventilation.

ZONING: A - 2.5L