

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

(PROGRAM A-5-1)

PROPERTY IDENTIFICATION

PARCEL NO. 13-14 ADDRESS 1023 N. E. Winona Street

LEGAL DESCRIPTION Lot 14, Block 13, WOODLAWN

OWNER CHANDLER, Harvey W. and Rausalynd J. LOT
AREA 5,000 sq.ft.

PROPERTY DESCRIPTION:

This is a 50'x100' lot which fronts on Winona Street. It has oiled gravel street, concrete curbs, concrete sidewalks, concrete walks to the dwelling, oiled gravel drive, fencing around the front, two sides which is wire plus steel posts. The yard is well maintained and has good lawn, good shrubbery, plantings, some shrubs and hedges in the rear yard.

Improved with a 2-story dwelling built during 1907 and has a 50% basement. The residence has modernized asbestos shake siding, composition roof, galvanized iron gutters and downspouts. There is a covered front porch area. The exterior is in excellent condition.



3780

The first floor has double hung windows, wood sash. The second floor has aluminum windows and built-in screens. The wood front porch has wood tread; some of the skirting appears to be in the dirt level, but it doesn't appear to have dry rot. There are two storm doors on the dwelling, a solid core door with windows.

The entry is into the living room with new appearing carpets, wall-to-wall, over fir floors, venetian blinds, lath and plaster; a dining room with venetian blinds, lath and plaster; a dining room with venetian blinds, carpets, access to the second floor, built-in china closet, modern electric ceiling light. There is a kitchen with linoleum floors, linoleum counters, fir cabinets, modern plumbing, connected for gas range, outlet for refrigerator; dining space in kitchen, also access to the back porch from the kitchen.

Access to the second floor has carpeted treads, railing, lath and plaster construction, carpets over fir floors in all the rooms. There are three bedrooms, a complete bath with three white fixtures, original medicine chest, linoleum floors, an antique pull chain closet. One bedroom has a large walk-in closet; the other two have smaller closets. The hallway has a storage and linen closet. The second floor is in very good condition.

The property has all modern wiring, modern plugs and switches. Access to the basement is by the rear porch. It has concrete floors, concrete foundation walls, crawl space area open to the basement and utilized for storage area. It has a modern forced air warm air furnace which is oil fired, automatic gas hot water heater, wiring for a workshop, two laundry trays, wired for washer and dryer, an automatic built-in vacuum cleaner, Filtex, which has outlets throughout the house plus an outside outlet. There doesn't appear to be any dry rot in any of the foundation plates or foundation frame walls or posts.

There is a detached garage with gravel drive, metal siding, metal roof, wood foundation plates; special 220 wiring with five flood lights and one neon light. The property has outside flood lights, outside plugs. It is in very good condition.

ZONING: A - 2.5L