

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 13

DATE: May 6, 2003

FROM: Karen McWilliams

SUBJECT:

First Reading of Ordinance No. 068, 2003, Designating the John and Edna Squires House, 810 West Mountain Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION:

Staff and the Landmark Preservation Commission recommend adoption of the Ordinance on First Reading. At a public hearing held on April 9, 2003, the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its individual level of significance and integrity to Fort Collins.

EXECUTIVE SUMMARY:

The owners of the property, David Thompson and Stephanie Malsack, are initiating this request for Fort Collins Landmark designation for the Squires House. The house merits consideration for individual Fort Collins landmark designation for its significance under City of Fort Collins Landmark Preservation Standards (A) - Association with events that have made a significant contribution to the broad patterns of history; and (C) - Embodies the distinctive characteristics of a type, period, or method of construction. The property contains a historic residence and a concrete block garage. The garage is not a part of these designation proceedings.

Significance and Physical Integrity: The Squires Home has been an integral part of West Mountain Avenue since the early 1900s, and is a recognized feature of the Loomis Addition neighborhood. Additionally, the Squires House displays the prevailing architectural styles and social standards for middle class families in Fort Collins in the early 1900s. The home is reflective of the Folk Victorian architectural style. Notable stylistic features include bellcast gable main and porch roofs; a canted bay window with bellcast hipped-roof on the east elevation; and a wonderful and very unusual 3-light hex-pattern window, with tracery, on the west elevation.

The John and Edna Squires House exhibits good physical integrity. Alterations include enclosing the front porch, likely circa 1950, and unspecified porch work in 1946. Three solar collection panels, located on the east slope of the roof, were added circa 1980. These panels, while detracting somewhat from the home's historic appearance and architectural character, are readily reversible. The interior of the home has many of the original features, including a brass and tile fireplace with burled oak surround, identical to the fireplace in the Edwards House at 402 West Mountain. There is a built-in china cabinet in the dining room, and all of the original wood work and door knobs remain.

The Larimer County Assessor's records suggest that the house at 810 West Mountain may have been constructed in 1898; however, the Fort Collins city directories do not list the property until 1908, indicating that the house was likely built between 1906 and 1908. The earliest known

DATE: May 6, 2003

2

ITEM NUMBER: 13

owners, listed in the 1908 Fort Collins City Directory, were John and Edna Squires. Mr. Squires was employed as a bookkeeper at the Poudre Valley National Bank. Other occupants of interest include Howard Akin, a sheep farmer, and his wife Nina, during the 1930s, and Andrew and Ethel Leshner in the 1940s. While the Leshners owned the property, they constructed the concrete block garage, in late 1946 or early 1947, and remodeled the front (and possibly the rear) porch. The current owners, David W. J. Thompson and Stephanie K. Malsack, bought the house in 2001, when they moved to Fort Collins from Seattle, Washington. David is an Assistant Professor in Atmospheric Sciences at Colorado State University. Stephanie is a social worker for the Weld County School District.

ORDINANCE NO. 068, 2003
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE JOHN AND EDNA SQUIRES HOUSE,
810 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
AS A FORT COLLINS LANDMARK PURSUANT TO
CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of landmarks within the City; and

WHEREAS, by Resolution dated April 9, 2003 the Landmark Preservation Commission (the "Commission") has determined that the John and Edna Squires House has individual significance to Fort Collins under Landmark Designation Standards (A) and (C), as a notable representation of the Folk Victorian architectural style, with good integrity, and for the home's contributions to the architectural and historical development of West Mountain Avenue and the Loomis Addition; and

WHEREAS, the Commission has further determined that said property meets the criteria of a landmark as set forth in Section 14-5 of the Code and is eligible for designation as a landmark, and has recommended to the City Council that said property be designated by the City Council as a landmark; and

WHEREAS, the owners of the property have consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate said property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the property historically known as the John and Edna Squires House, located on lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 25, Block 291, Loomis Addition,
also known as 810 West Mountain Avenue

is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 6th day of May, A.D. 2003, and to be presented for final passage on the 20th day of May, A.D. 2003.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 20th day of May, A.D. 2003.

Mayor

ATTEST:

City Clerk



RESOLUTION 10, 2003
OF THE CITY OF FORT COLLINS
LANDMARK PRESERVATION COMMISSION
RECOMMENDING LANDMARK DESIGNATION OF THE
JOHN AND EDNA SQUIRES HOUSE
810 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO

WHEREAS, it is a matter of public policy that the protection, enhancement and perpetuation of sites, structures, objects, and districts of historical, architectural, or geographic significance, located within the city, are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people; and

WHEREAS, it is the opinion of the City Council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographical heritage of the city and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the John and Edna Squires House has individual significance to Fort Collins under Landmark Preservation Standards A and C, with good integrity; and

WHEREAS, the Landmark Preservation Commission has determined that the John and Edna Squires House meets the criteria of a landmark as set forth in Section 14-5 of the code and is eligible for designation as a Fort Collins Landmark; and

WHEREAS, the owners of the property, David Thompson and Stephanie Malsack, have consented to such landmark designation.

NOW, THEREFORE, be it resolved by the Landmark Preservation Commission of the City of Fort Collins as follows:

Section 1. That the Landmark Preservation Commission recommends to the Council of the City of Fort Collins that the residence known as the John and Edna Squires House, located on the lands in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 25, Block 291, Loomis Addition
City of Fort Collins, County of Larimer, State of Colorado
also known as 810 West Mountain Avenue

be designated as a Fort Collins Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins.

Landmark Preservation Commission
Resolution No. 10, 2003
John and Edna Squires House, 810 West Mountain Avenue
Page 2

Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Passed and adopted at a regular meeting of the Landmark Preservation Commission of the City of Fort Collins held this 9th day of April, A.D. 2003.



W. J. "Bud" Frick, Chairman

ATTEST:



Secretary/Staff



LANDMARK PRESERVATION COMMISSION

April 9, 2003

STAFF REPORT

REQUESTS: Fort Collins Landmark Designation of the John and Edna Squires House, 810 West Mountain Avenue, Fort Collins, Colorado

STAFF CONTACT: Karen McWilliams, Preservation Planner

APPLICANTS: David Thompson and Stephanie Malsack.

BACKGROUND: The John and Edna Squires House, at 810 West Mountain Avenue, merits consideration for individual Fort Collins Landmark designation for its significance under City of Fort Collins Landmark Preservation Standards (A) - Association with events that have made a significant contribution to the broad patterns of history; and (C) - Embodies the distinctive characteristics of a type, period, or method of construction. The property contains a historic residence and a concrete block garage. The garage is not a part of these designation proceedings.

Significance and Physical Integrity: The Squires Home has been an integral part of West Mountain Avenue since the early 1900s, and is a recognized feature of the Loomis Addition neighborhood. Additionally, the Squires House displays the prevailing architectural styles and social standards for middle class families in Fort Collins in the early 1900s. The home is reflective of the Folk Victorian architectural style. Notable stylistic features include bellcast gable main and porch roofs; a canted bay window with bellcast hipped-roof on the east elevation; and a wonderful and very unusual 3-light hex-pattern window, with tracery, on the west elevation.

The John and Edna Squires House exhibits good physical integrity. Alterations include enclosing the front porch, likely occurring in 1946, and unspecified work to the rear porch, also in 1946. Three solar collection panels, located on the east slope of the roof, were added circa 1980. These panels, while detracting somewhat from the home's historic appearance and architectural character, are readily reversible. The interior of the home has many of the original features, including a brass and tile fireplace with burlled oak surround, identical to the fireplace in the Edwards House at 402 West Mountain. There is a built-in china cabinet in the dining room, and all of the original wood work and door knobs remain.

Larimer County Assessor's records suggest that the house at 810 W. Mountain may have been constructed in 1898; however, the Fort Collins city directories do not list the property until 1908, indicating that the house was likely built between 1906 and 1908. The earliest known owners, listed in the 1908 Fort Collins City Directory, were John and Edna Squires. Mr. Squires was employed as a bookkeeper at the Poudre Valley National Bank. Other occupants of interest include Howard Akin, a sheep farmer, and his wife Nina, during the 1930s, and Andrew and Ethel Leshner in the 1940s. While the Leshners owned the property, they constructed the concrete block garage, in late 1946 or early 1947, and enclosed the front porch. The current owners, David W. J. Thompson and Stephanie K. Malsack, bought the house in 2001, when they moved to Fort Collins from Seattle, Washington. David is an Assistant Professor in Atmospheric Sciences at Colorado

State University. Stephanie is a social worker for the Weld County School District. The couple spend their spare time exploring the mountains around Fort Collins and swing dancing.

The owners are proposing to remove the mud porch at the rear of the house, and construct a small addition, creating a master bedroom/bath and kitchen nook. The Commission informally reviewed these plans last fall. The addition will be subordinate to the rest of the home, is located on the rear under the existing roof eaves, is inset a foot on either side from the historic walls, and will be constructed of materials to substantially match the historic fabric. The approximately 20'x20' addition will not significantly affect the building's eligibility for individual landmark designation.

RECOMMENDATION: Staff recommends approving this request for Fort Collins Landmark designation of the John and Edna Squires House, 810 West Mountain Avenue, with the rear addition as proposed. The home exhibits good physical integrity, and is significance to Fort Collins under Landmark Preservation Standards A and C. The addition will not significantly affect the building's eligibility for individual landmark designation.



Community Planning and Environmental Services

Advance Planning Department

Historic Preservation Office
PO Box 580
Fort Collins, CO 80522-0580
970-221-6376

Local Historic Landmark Designation Nomination Form

Date: March 12, 2003

PHOTOS

Please include 35mm photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.

LOCATION

Address: 810 W. Mountain Ave.

Legal Description: LOT 25, BLK 291, LOOMIS, FTC

Property Name (historic and/or common): John & Edna Squires House

FORM PREPARED BY

Name and Title: Stephanie Carey - Historic Preservation Intern

Address: 281 N. College Ave., PO Box 580, Fort Collins, CO 80522-0580

Phone: 970-221-6376

Relationship to Owner: n/a

OWNER INFORMATION

Name: David Thompson and Stephanie Malsack Phone: 970-407-9677

Address: 810 W. Mountain Ave.

BOUNDARIES and TYPE OF DESIGNATION

Landmark

Landmark District

Explanation of Boundary Determination: The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, described above. The property contains a historic, wood frame house, and a concrete block garage. The garage is not a part of these designation proceedings.

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

SIGNIFICANCE

- Criteria A:** The property is associated with events that have made a significant contribution to the broad pattern of our local, state, or national history.
- Criteria B:** The property is associated with the lives of persons significant in our past.
- Criteria C:** The property embodies the distinctive characteristics of a type, period, or method of construction; or is the work of a master; or possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criteria D:** The property has yielded, or may be likely to yield, information important in prehistory or history.

Statement of Significance (attach a separate sheet if needed): The John and Edna Squires House, located at 810 West Mountain Avenue, warrants consideration for individual designation as a Fort Collins Landmark under City of Fort Collins Landmark Preservation Standards 14-5 (A), for the property's association with events that have made a significant contribution to the broad pattern of our local history; and 14-5 (C), as the property embodies the distinctive characteristics of a type, period, or method of construction. The property exhibits very good physical integrity.

The Squires Home has been an integral part of West Mountain Avenue since the early 1900s, and is a recognized feature of the Loomis Addition neighborhood. Additionally, the Squires House is reflective of the prevailing architectural characteristics and social standards for middle class families in Fort Collins in the early 1900s. The home is an excellent example of the Folk Victorian architectural style. Notable stylistic features include bellcast gable main and porch roofs; a canted bay window with bellcast hipped-roof on the east elevation; and a wonderful and very unusual 3-light hex-pattern window, with tracery, on the west elevation. The only alteration less than fifty years old is the addition of three solar collection panels to the east slope of the roof. These panels, while detracting from the home's historic appearance and architectural character, are readily reversible. The interior of the home has many of the original features, including a brass and tile fireplace with burlled oak surround, identical to the fireplace in the Edwards House at 402 West Mountain. There is a built-in china cabinet in the dining room, and all of the original woodwork and doorknobs remain.

HISTORICAL INFORMATION

(Please attach a narrative of the historical significance of the property. Include a title search or City Directory research if the property is important for its association with a significant person.)

Larimer County Assessor's records suggest that this house at 810 West Mountain may have been constructed in 1898; however, the Fort Collins City Directories do not list the property until 1908, indicating that the house was built between 1906 and 1908. The earliest known owners, listed in the 1908 Fort Collins City Directory, were John and Edna Squires. Mr. Squires was employed as a bookkeeper at the Poudre Valley National Bank. By 1909/1910, Ralph Truesdale, a manager at the Fort Collins Labor Company, and his wife Minnie made their home at the residence. The 1913/1914 City Directory lists the resident of the home for those years as one R.P. Minter. In 1922, Irene Berrian, a music teacher, and Mrs. Kate Berrian lived at the home on Mountain Avenue. By 1927 Fred and Thelma Brimmer resided at the home. Mr. Brimmer was a cashier at the First National Bank. In 1933, Howard Akin, a sheep farmer, and his wife Nina lived in the home. Andrew Leshner owned the house in 1940, where he lived with his wife Ethel. While the Leshners owned the property, they constructed a concrete block garage, in late 1946 or early 1947, and remodeled a porch in June 1946. A second permit, also for remodeling a porch, was obtained in October 1946, indicating that both front and rear porches may have been remodeled. In 1948, Mr. Leshner and his second wife, Nettie, made their home at the residence. In the 1954 Directory, Mr. Leshner's widow Nettie is listed as the homeowner. Other occupants of the home were Mrs. Maude Cowel, also widowed, and George Sorenson, a lineman for the Public Service Company of Colorado. By 1959, Nettie Leshner was the owner and sole occupant of the home. In 1963 Mrs. Dorothy Wiebers and Mrs. Eleanor Dowell, both widows, owned and occupied the residence. According to the City Directory for 1968, Don and Mildred Banks were the owners of the home. Mr. Banks was employed as an electrician for the Poudre R-1 School District. In 1973, the house was occupied by a Mr. Andy Wearin. Six years later in 1979, Martha Darr, a secretary, and Les Hall, a student, lived at the house. The house was unlisted in the 1985 Fort Collins City Directory. In the early 1990s, the occupants were David Klibbe and Kathleen Termeer, and their daughter. David W. J. Thompson and Stephanie K. Malsack bought the house in 2001, when they moved to Fort Collins from Seattle, Washington. David is an Assistant Professor in Atmospheric Sciences at Colorado State University. Stephanie is a social worker for the Weld County School District. The couple spend their spare time exploring the mountains around Fort Collins and swing dancing.

ARCHITECTURAL and PHYSICAL DESCRIPTION (attach a separate sheet if needed)

Construction Date: c. 1907

Architect/Builder: Unknown

Building Materials: Sandstone foundation, wood frame construction, narrow lapped board siding and composition roof shingles.

Architectural Style: Folk Victorian

Special Features/Surroundings: Bellcast gable roofs; canted bay window; unusual 3-light hex-pattern window with tracery on west elevation.

Describe any additions or alterations to the property: Detached garage built in late 1946 or early 1947. Front porch enclosed, likely in 1946. Rear mudporch possibly altered in 1946. Three solar collection panels were added to the east slope of the roof in the 1980s.

Further Comments: The Squires House, at 810 West Mountain Avenue, is a wonderful example of Folk Victorian architecture in Fort Collins. The home is front-gabled, with the main and front porch roof being bellcast gables, which ultimately distinguish this home from other examples of Folk Victorian architecture. A pattern of square-cut shingles adorn the front gable ends. The glassed-in front porch is fenestrated with a series of fixed rectangular windows beneath sizable transom lights. On the west elevation, there is an unusual 3-light hex-pattern window with tracery. The home also features a canted bay window on the east elevation, with bellcast hipped-roof overhang. The house has very narrow lapped board siding, and sits upon a sandstone foundation. Building permit records indicate that the concrete-block garage was likely constructed in late 1946 or early 1947. The current owner, David Thompson, says that the previous owners and their house inspector believe the house to be a kit home; this has not been substantiated, but warrants additional investigation and research.

REFERENCE LIST or SOURCES of INFORMATION (attach a separate sheet if needed)

Building permit records from the Fort Collins Public Library archives (online query)

City of Fort Collins Architectural Inventory Form (Survey ID: 2293)

Fort Collins City Directories: 1902-1999

Residential Property Information from Larimer County Assessor's Office (online query)

FOR OFFICE USE ONLY

Date Determined "Eligible" _____

Ordinance # _____

Application within last 12 months? Yes No

Date Recorded _____

AGREEMENT

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to or demolition of improvements on the property.
3. I further understand that if I apply for a building permit for any one of the following:
 - a. Alteration or reconstruction of or an addition to the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
 - b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;
 - c. Construction or erection of or an addition to any improvement upon any land included in a landmark district;
 - d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

The Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 13th day of March, 2003.

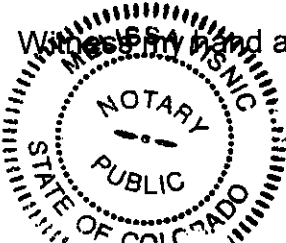
Stephanie Malsack
Owner Name (please print)

[Handwritten Signature]
Owner Signature

State of Colorado)
)ss.
County of Larimer)

Subscribed and sworn before me this 13th day of March, 2003,
by Stephanie Malsack

Witness my hand and official seal. My commission expires February 6, 2007



Melissa Viskic
Notary Public

AGREEMENT

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins.

I understand that upon designation, I or my successors will be requested to notify the Secretary of the Landmark Preservation Commission at the City of Fort Collins prior to the occurrence of any of the following:

1. Preparation of plans for reconstruction or alteration of the exterior of the improvements on the property, or;
2. Preparation of plans for construction of, addition to or demolition of improvements on the property.
3. I further understand that if I apply for a building permit for any one of the following:
 - a. Alteration or reconstruction of or an addition to the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
 - b. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district;
 - c. Construction or erection of or an addition to any improvement upon any land included in a landmark district;
 - d. Or if I proceed with any work not requiring a building permit as set forth in Section 14-47;

The Building Inspector and the Landmark Preservation Commission shall be under the time constraints and other requirements as outlined in Chapter 14, Article III of the Code of the City of Fort Collins.

DATED this 13 day of March, 2003.

DAVID W. THOMPSON
Owner Name (please print)

[Handwritten Signature]
Owner Signature

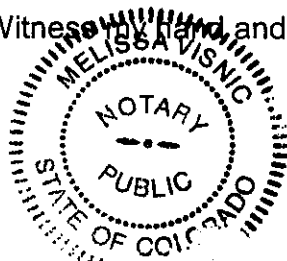
State of Colorado)

County of Larimer) ss.

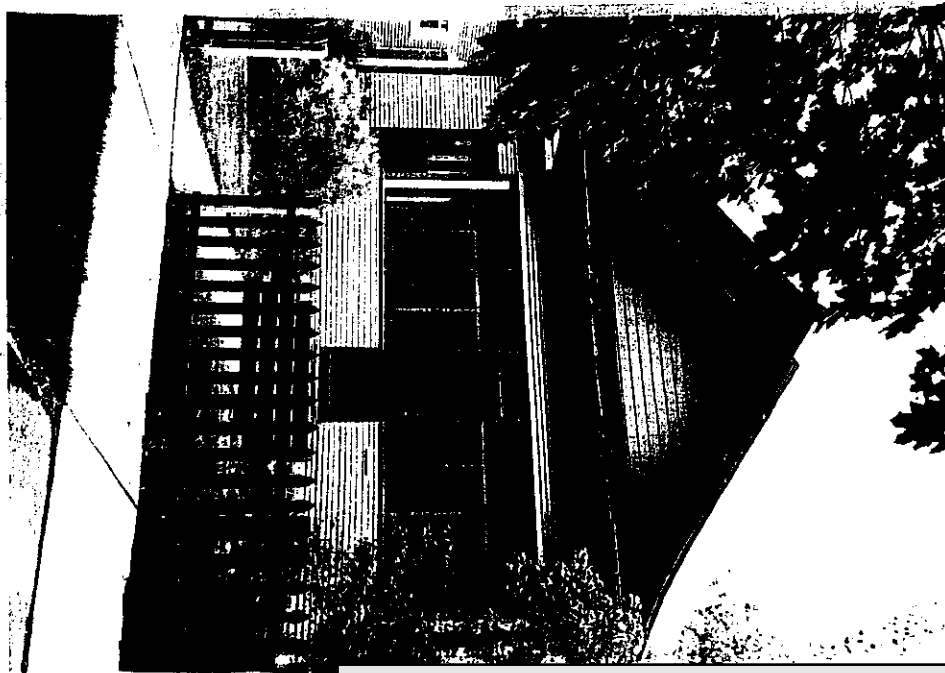
Subscribed and sworn before me this 13th day of March, 2003,

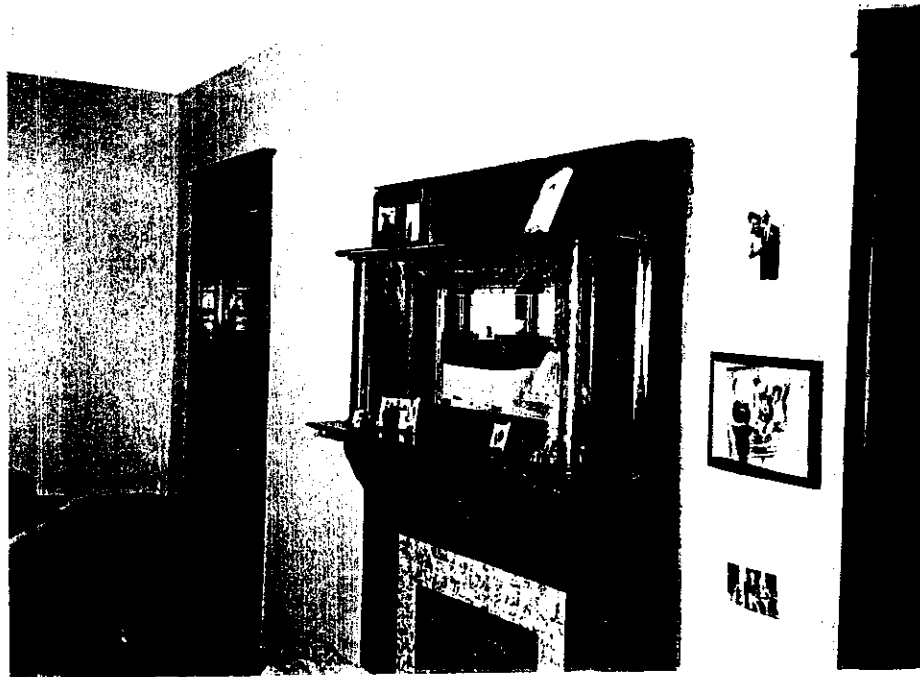
by David W. Thompson

Witness my hand and official seal. My commission expires February 6, 2007.



Melissa Visnic





City of Fort Collins Architectural Inventory Form
Westside Neighborhood Survey Project

Address: 810 W Mountain Av

Site Number: 5LR8063

Parcel Number:

Architectural Style: Folk Victorian

Stories: 1

Est Construction Date: 1875-1900

Landmark Status:

Individually Eligible for NRHP:

Individually Eligible for Local Landmarking:

Contributing to a District/Potential District:



Primary Roof Form: Front Gabled

Other:

Comment

Foundation: Sandstone

Other:

Comment

Exterior Wall Covering: Lapped Board

Other:

Comment: Very narrow lapped board siding.

City of Fort Collins Architectural Inventory Form
Westside Neighborhood Survey Project

Address: 810 W Mountain Av

Distinctive Features: Bay Window(s):Canted

Comment:

Roof Attributes: Boxed Eaves
Wide Overhanging Eaves and/or Rake
Bellcast Hip or Gable

Other:

Comment Bellcast Gable

Window Attributes: Narrow 1-over-1 Double Hung

Other:

Comment

Porches: Front Porch
 Open porch

Porch Attributes:

Comment: Enclosed

Other Distinctive Features Main and front porch roof are bellcast gables, with square-cut shingles applied to front; enclosed front porch is fenestrated with series of fixed rectangular windows beneath large transom lights; on west elevation is an unusual 3-light hex-pattern window (with tracery).

Alterations: Substantial hipped east wing with buff colored brick and clapboard walls and exterior chimney added to house probably in 1940s

Condition:

Integrity:

Garages: Detached
Contributing? Yes

Other Outbuildings:
Contributing? Yes

Comments: Ca. 1940's concrete block garage

Remarks: The multiple bellcast front gables distinguish this well preserved example of Folk Victorian domestic architecture.

Date Recorded: 06/26/98

Recorder: Jason Marmor

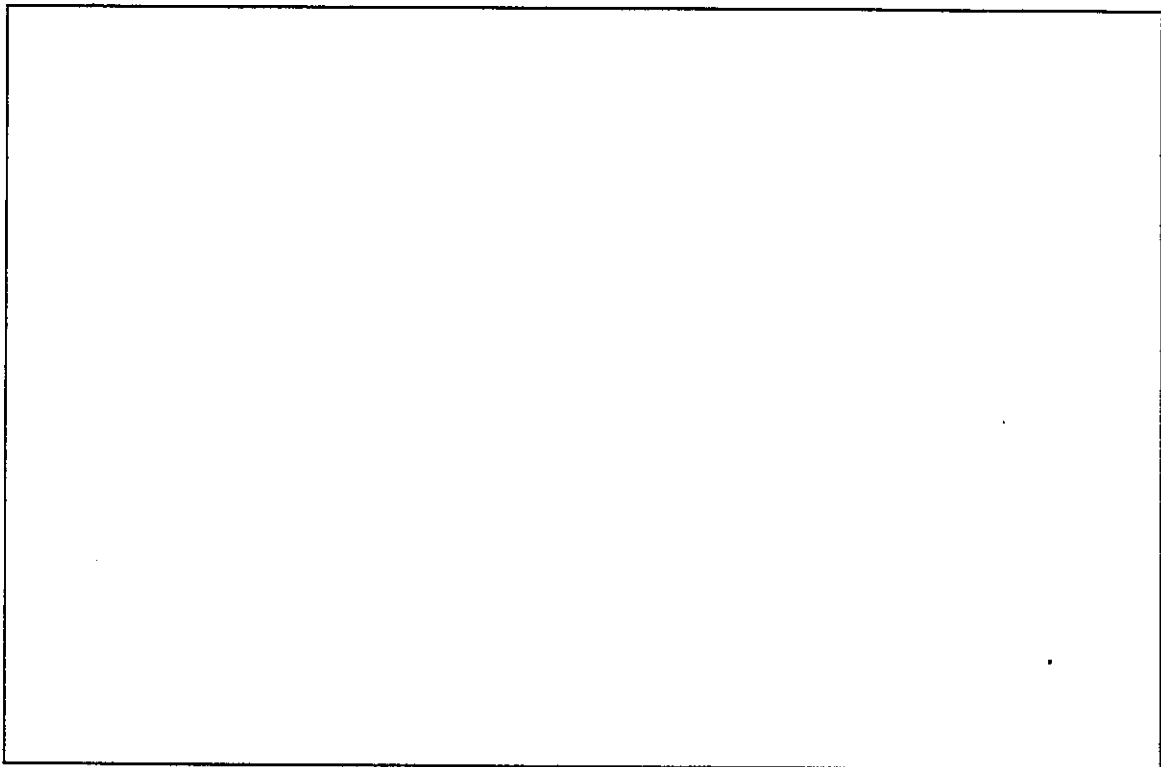


**CITY OF FORT COLLINS ARCHITECTURAL INVENTORY FORM
WESTSIDE NEIGHBORHOOD SURVEY PROJECT**

Address: 810 W. Mountain Avenue Site #: SLR
 Legal Description: _____ Parcel #: _____
 Architectural Style: Folk Victorian No. of Stories: 1
 Est. Construction Date: 1875-1900 Source: Visual Inspection - Stylistic or Construction Traits
 Other Dating Source: _____

Architectural Significance (Field Assessment):

Individually Eligible for Local Landmarking? Y N Individually Eligible for NRHP? Y N
 Contributing to a District/Potential District? Y N



Primary Roof Form:

- Front Gabled Side Gabled
- Intersecting Gables Hipped
- Hip w/ Gable(s) Flat
- Other _____

Foundation:

- Concrete Sandstone Concrete Block
- Rockfaced Concrete Block

Walls:

- Wood Frame Brick Stone Concrete Block

Exterior Wall Covering:

- Lapped Board Siding *very narrow* Drop Siding Wood/Shake Shingles Asbestos Shingles Lapped Pressboard
- Brick Veneer Stone Veneer Stucco Aluminum/Vinyl Other _____

Distinctive Features:

- Imbricated Shingles Beneath Gables Decorative Brickwork Dormers - Type(s): Gabled Hipped Shed
- Bay Window(s) - Type(s): Canted Curved Exterior Chimney(s) Dressed Stone Sills/Lintels
- Front Porch (Open or Enclosed) with: Closed Rail Balustrade Railing Gable
- Classical Columns or Pilasters Turned Spindle Posts Massive or Battered Piers

Roof Attributes:

- Low Pitched Roof(s) Steeply Pitched Roof(s) Bellcast Hip or Gable Wide Overhanging Eaves and/or Rake
- Negligible Rake Overhang Exposed Rafters Exposed Purlins or Beams Boxed Eaves

Window Attributes:

- Sash and Transom Window(s) w/ diamond light pattern transom(s) Narrow 1-over-1 Double-Hung Windows
- Windows with Multi-Light Upper Sash (e.g. Craftsman) Oculus Window(s) Casement Windows

Other Distinctive Features: Main and ^{front} porch roof are bellcast gables, w/ square-cut shingles applied to front; Enclosed front porch is fenestrated w/ series of fixed rectangular windows beneath large transom lights; On west elevation is an unusual 3-light hex-pattern window (w/ tracery).

Alterations: Enclosed rear porch addn.?; solar panels affixed to E slope of roof. Very well maintained.

Condition: Excellent Good Fair Poor **Overall Integrity:** Excellent Good Fair Poor

Garages/Outbuildings: Attached Garage Detached Garage -- Contributing? Y N ca. 1940s concrete block garage

Other Outbuildings: _____ Contributing? Y N

_____ Contributing? Y N

_____ Contributing? Y N

Remarks: The multiple bellcast front gables distinguish this well preserved example of folk Victorian domestic architecture.

Date Recorded: 6/26/98 **Recorded By:** Jason Marmor

810WMt48

-- Photographic Image Details Record

Photo Orders

Image Caption: 810 W. Mountain, 1948
Image Date: Unknown
Approximate Date: 1948 c.
Library Reference Number:

Creator: Tax Assessor's Office
Image Content Type: buildings
Contexts: World War II & Post War

Image Source: Tax Assessor Records
Collection: Tax Assessor Records
Image File Location: N/A



Description: 810 W. Mountain, 1948. One-story, frame residence, built c.1898.

Type: Tax Assessor Print

Thumbnail: /thumbnails/7_1700Mountain/810WMt48

Largeview: /photos/7_1700Mountain/810WMt48

Format: HP ScanJet 6100C Scanner; Adobe 6.0; TIFF 800 dpi; JPEG 72dpi; GIF 72dpi

[Open This Record in a New Window to Print or Bookmark](#)

People, Buildings, and Structures directly associated with this Photograph:

No people found directly linked to this Photograph.

No buildings or structures found directly linked to this Photograph.

810WMt67

-- Photographic Image Details Record

[Photo Orders](#)

Image Caption: 810 W. Mountain, 1967

Image Date:

Approximate Date: 1967

Image Content Type: buildings

Image Source: Tax Assessors Records

Image Source Location: Local History

Library Ref No.:



Thumbnail: /thumbnails/7_1700Mountain/810WMt67

Largeview: /photos/7_1700Mountain/810WMt67

Description of Photograph: 810 W.Mountain, 1967. One-story, frame residence, built c.1898.

[Open This Record in a New Window to Print or Bookmark](#)

People, Buildings, and Structures directly associated with this Photograph:

No people found directly linked to this Photograph.

No buildings or structures found directly linked to this Photograph.

Lusher, A. J.

-- Building Permit Record

Permit Number: 9557.0

Owner: Lusher, A. J.

Address: 810 W. Mountain

Date: 1946-11-01 00:00:00

Addition: N/A

Lot Modifier: N/A

Lot: 25

Block: 291

Description: Garage

Type Code: 0

Estimated Cost: \$400

Permit Cost: \$1.6

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Leshner, A. J. -- Building Permit Record

Permit Number: 9263.0

Owner: Leshner, A. J.

Address: 810 W. Mountain

Date: 1946-06-27 00:00:00

Addition: N/A

Lot Modifier: N/A

Lot: 25

Block: 291

Description: Remodel porch

Type Code: 0

Estimated Cost: \$25

Permit Cost: \$1.15

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Lusher, A. J.

-- Building Permit Record

Permit Number: 9522.0

Owner: Lusher, A. J.

Address: 810 W. Mountain

Date: 1946-10-09 00:00:00

Addition: N/A

Lot Modifier: N/A

Lot: 25

Block: 291

Description: Remodel porch

Type Code: 0

Estimated Cost: \$50

Permit Cost: \$1.15

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Lusher, A. J. -- Building Permit Record

Permit Number: 6867.0

Owner: Lusher, A. J.

Address: 810 W. Mountain

Date: 1942-01-14 00:00:00

Addition: N/A

Lot Modifier: N/A

Lot: 25

Block: 291

Description: Reroofing

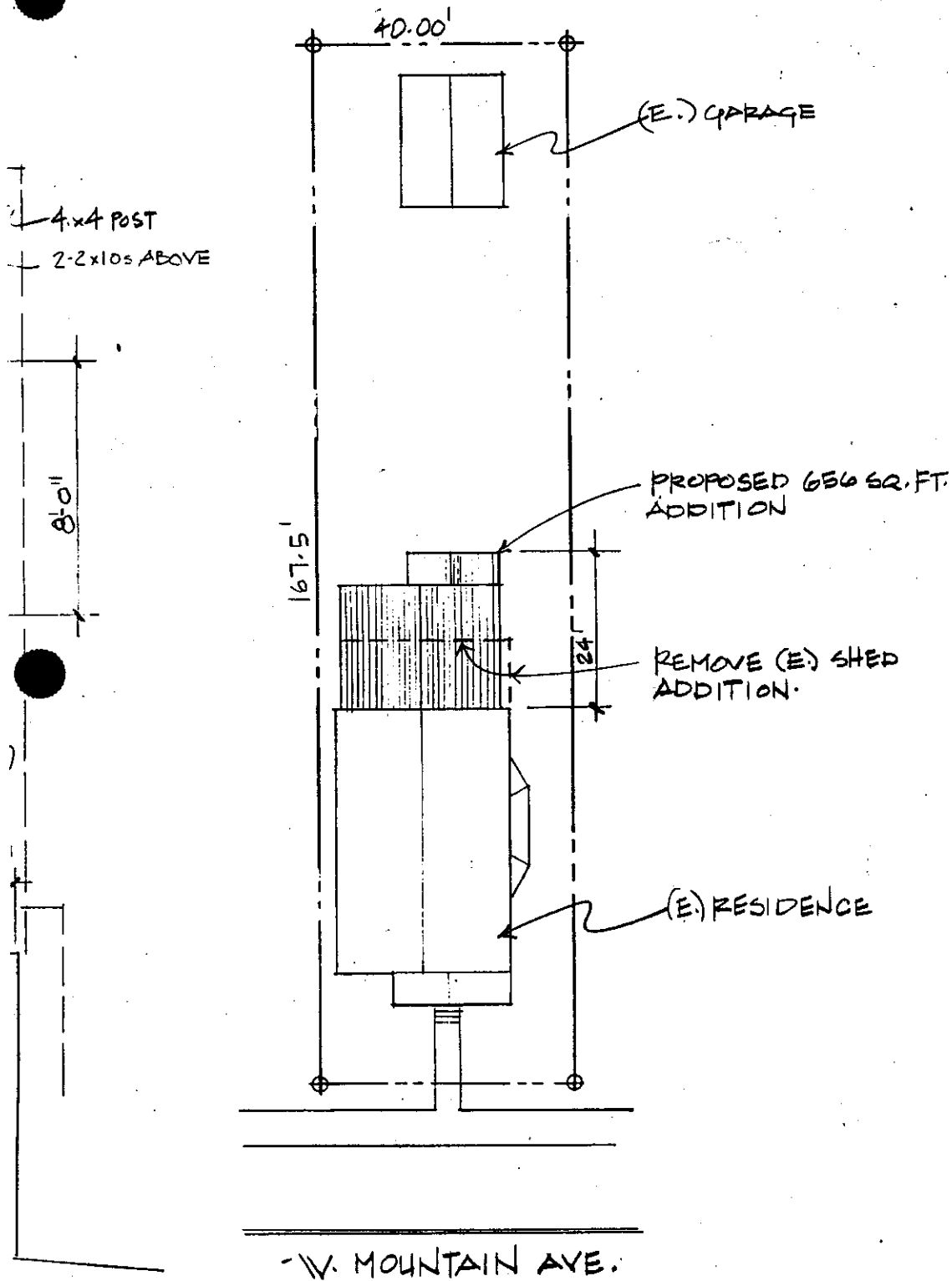
Type Code: 0

Estimated Cost: \$174

Permit Cost: \$1.3

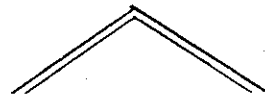
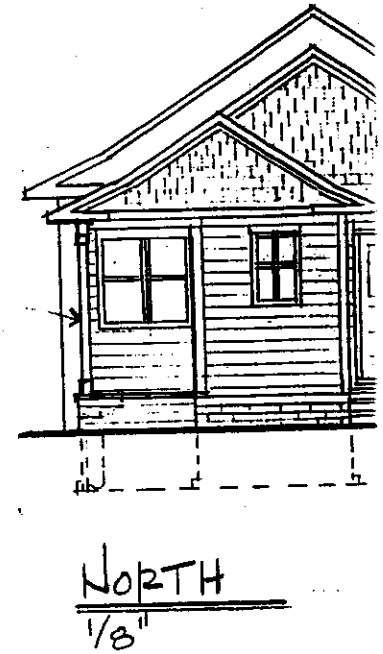
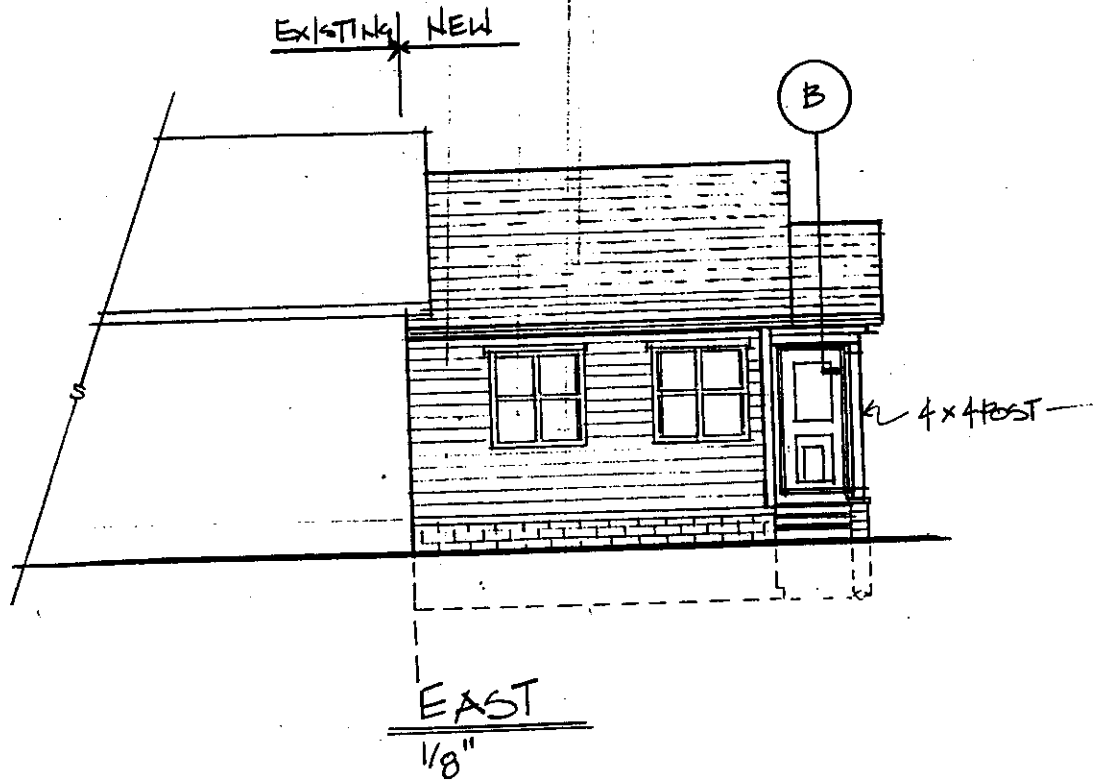
[Open This Record in a New Window to Print or Bookmark](#)

B DETAIL
1" = 1'-0"



SITE PLAN
1" = 20'

NORTH



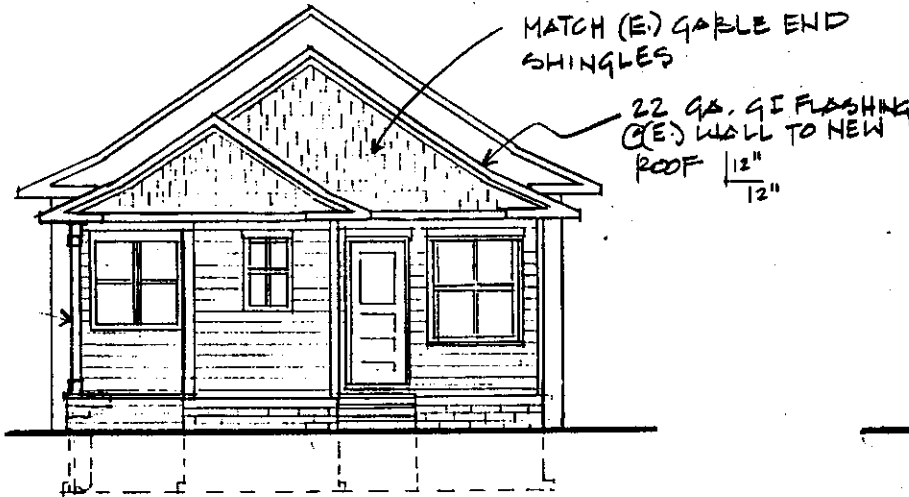
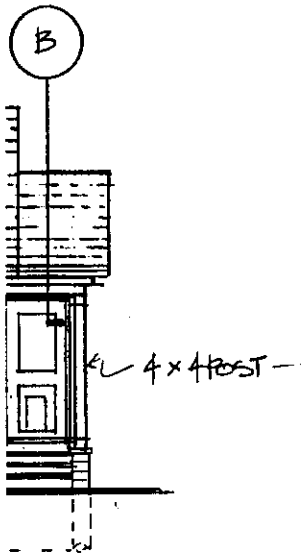
LEGEND:

=====

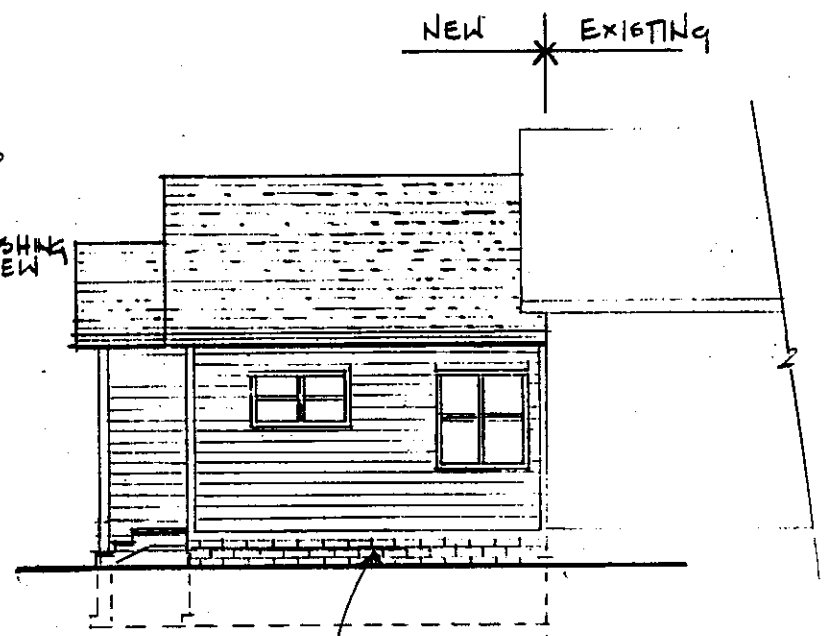
=====

=====

(E)



NORTH
1/8"

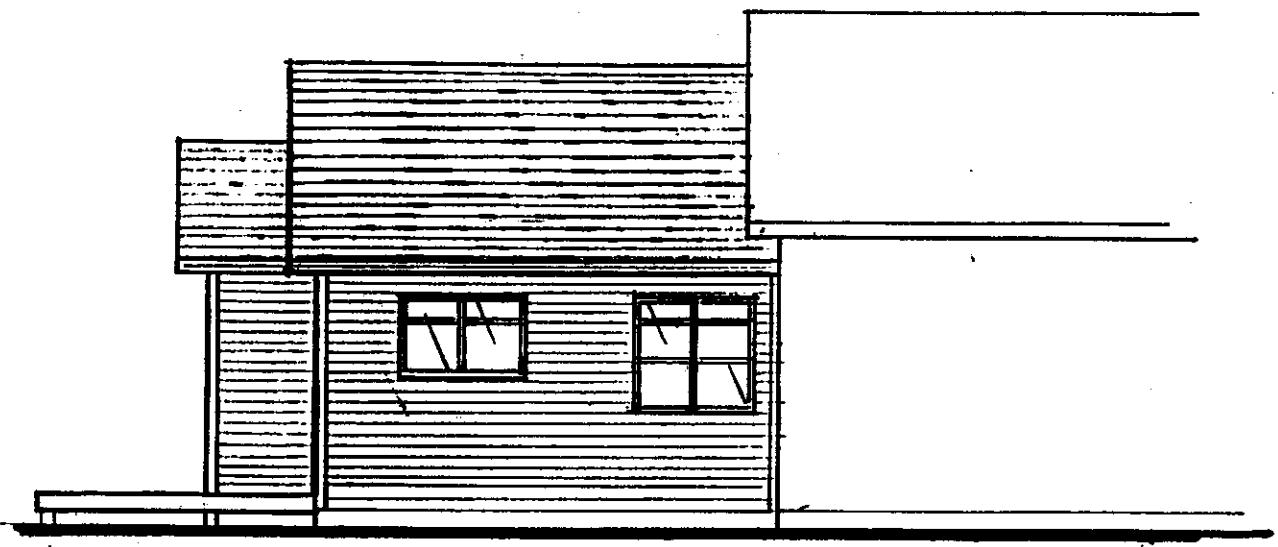


WEST
1/8"

LEGEND:

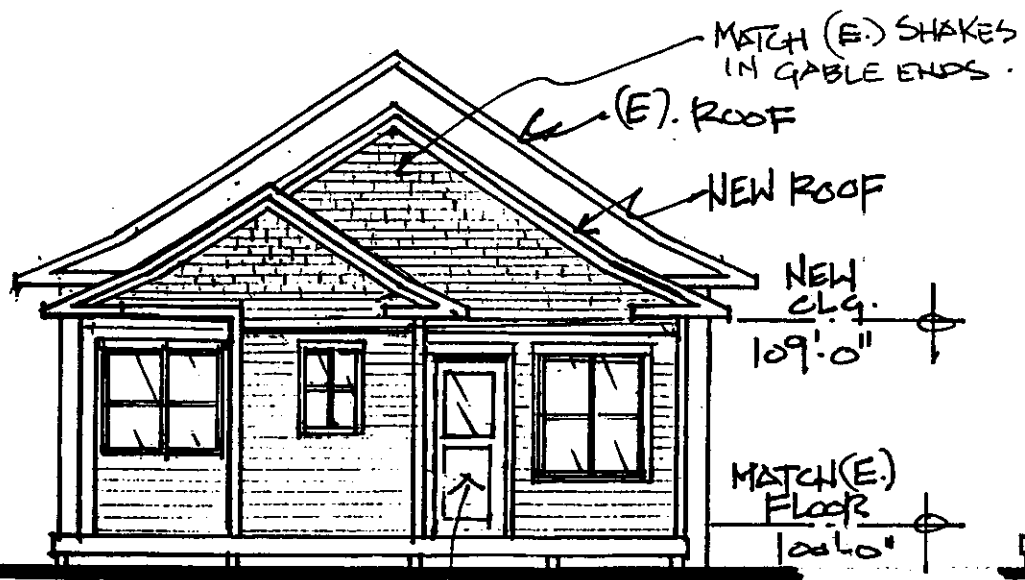
==== = EXISTING WALLS TO REMAIN
 - - - - = NEW CONSTRUCTION

NEW. * EXIST.



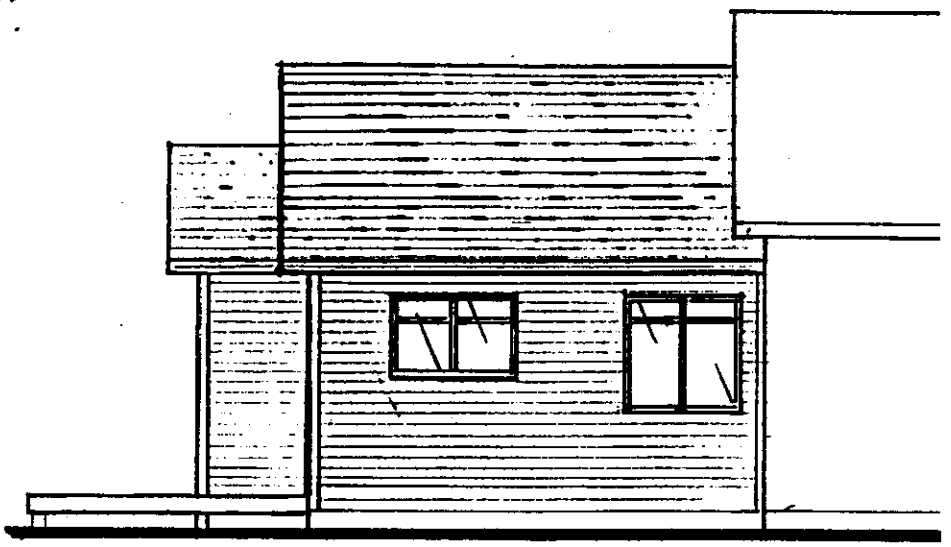
WEST
1/8"

NEW * EXIST.



NORTH
1/8"

FRAME & HEADER FOR FUT. DOOR.



WEST
1/8"

