

September 22, 2022

Mr. Mark Reavis, Heritage Preservation Officer/Neighborhood Planner  
**City of Flagstaff**  
Community Development / Planning and Development Services Division /  
Comprehensive Planning Program  
211 West Aspen Avenue  
Flagstaff, Arizona 86001  
Mark.Reavis@flagstaffaz.gov



*RE: Historic Resource Study Letter Report for Parcel 104-02-068 at 609 South Lone Tree Road, City of Flagstaff, Coconino County, Arizona (PZ-22-00148, LA Neal Consulting, LLC Project No. 1081-22)*

Dear Mr. Reavis:

At the request of property owner EP Flag Holdings, LLC and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC is submitting this letter report as documentation of completing a Cultural/Historic Resource Study involving the privately owned parcel at 609 S Lone Tree Road (previously 609 S Elden) in the Washington Addition subdivision of Flagstaff, Arizona (see *Appendix A for parcel location and sketch maps*). **Parcel 104-02-068** is in the South Flagstaff Townsite neighborhood, is zoned as Rental Residential, and consists of an expanded single-family dwelling. The original house construction date is identified as 1950 on the Coconino County Assessor's Office (CCAO) Residential Property Record Card (RPRC) found on the CCAO Public Documents website. An addition in 1973 resulted in an effective date calculation of 1959 for the house. The building is reflective of this effective date or later, and as such is over 50 years old. The property is outside the 2010 Flagstaff Southside Historic District but was reconsidered during the 2020–2021 update of the Historic District National Register of Historic Places (NRHP) Registration Form. Upon closer examination, the property likely does not warrant eligibility to the NRHP. *The current owner plans to demolish the house and redevelop the property as a multi-unit/multi-family rental building with parking.*

### Property Description/Architecture

The property at **609 S Lone Tree Road** (Block B, Parcel 104-02-068, Lot 3) is a currently uninhabited one-story, vernacular house based originally on the bungalow style fronting Lone Tree Road to the east (*Appendix B, Photos 1–3*). The 1,750-square foot structure is offset rectangular in plan with the long axis oriented east-west perpendicular to Lone Tree Road; it measures 70 feet E-W × 25 feet N-S and sits on a 0.17-acre lot (*Appendix A, Figure 4, site plan sketch*). The original 1950 structure measured 44 × 25 feet (1,100 square feet) and has six rooms. The 5-room 1973 addition to the rear is offset to the south and added 650 square feet (26 × 25 feet). The building has a low-pitch gable roof and small, covered front porch with a concrete stoop (see Photo 3). Relatively shallow eaves are present around the perimeter of the house, with the fascia board and eaves clad in siding (*Photos 4–16*). The fascia board on the northeast corner of the house is exposed with the underlying wood being in fair condition (see Photo 10). Asphalt shingles over plywood, rafters, and few ties make up the roof, which overall is in poor structural condition. Interestingly, the house has three foundation types. The original easternmost portion of the house has a concrete-block footer wall and beams (*Photos 17, 19*). The middle section or west end of the original house where there is a step down has no foundation; the framing was placed on rocks (*Photos 17, 19*). The western addition was built on a concrete slab with a foundation wall (*Photo 18*). Like the foundation, the exterior walls are a mixture of finishes. The primary finish is white wood-grained vinyl siding over a mixture of wood planking/weatherboard and wood framing and including asbestos shingles on the original east half of the house (*Photos 20–22*). The front entrance wood door

could date to ca. 1950, but the door hardware has been replaced (*Photos 23–24*). A side entrance exists in the form of a wood paneled door with a fixed window (*Photo 42*) and an enclosed porch/mudroom that was added to the south façade of the original house (*Photos 13–14, 39–40*). Windows on the original house are mostly aluminum single-hung ( $n = 9$ ) with one aluminum horizontal slider in the kitchen that also has newer wood framing and trim, one wood horizontal slider with frosted glass in the utility room in the house's southwest corner, and a small aluminum horizontal slider in the bathroom (*Photos 25–36, 41–43*). The aluminum windows are all likely replacements to original wood windows.

The original house interior, moving east to west and north to south, has a semi-divided front room (*Photos 25–28*), bedroom (*Photos 29–30*), kitchen with lots of entries (*Photos 31–35*), bathroom (*Photo 36*), hallway (*Photo 37*), bedroom (*Photo 41*), and utility room (*Photos 42–43*). The ceilings are typically fiberboard over wood planking, and the floors are wood (beadboard, planking, plywood) with treatments including multiple layers of linoleum and carpet (*Photos 27–28, 37–38*). Walls are mostly wood planking covered with fiberboard/fabricated wood paneling over plain drywall or painted and papered drywall. The treatments and materials are largely indicative of the house's 1950s origin and beyond. The overall condition of the house is fair to poor, and many modifications date to the period of the 1973 add-on. This portion added two bedrooms (*Photos 44–45*) on the south side and a bathroom (*Photo 46*) and two smaller rooms (*Photo 49*) on each side of it north of the dividing hallway (*Photos 47–48*). The house itself is generally of minimal architectural interest and within the context of Flagstaff's Southside history.

The west half of the 609 S Lone Tree fenced lot is open and contains a wood storage/work shed, concrete pads, and a built-in grill off the house's southwest corner (*Photos 50–56*). The shed and concrete-pedestaled grill may predate the add-on, whereas the concrete pavement laid around these features most likely postdates the addition. There is also a broken concrete parking pad to the front/east of the house, and the tabular rock pavement lining the front yard is likely one of the latest improvements (see *Photos 1–3*).

### **Ownership Summary**

Based on data accumulated using primarily online CCAO records, the property was owned by someone by the last name Mangum in January 1958. Sometime thereafter, it was transferred to Luther and Annie Beatrice Clayton. Members of the Clayton family then remained in the home/retained ownership until it was sold to the current property owners in March 2022. Further research of Flagstaff telephone and city directories archived and made available online by the Arizona Memory Project indicates that Luther Clayton is living at 609 S Elden St by Summer 1953, and he and his wife may own the home as early as 1955 and definitely by 1958. In 1955 Luther is a stacker at Southwest Lumber Mills, and his mother Rebecca Clayton is living with them and is an employee of Flagstaff's library. In 1958 Luther is still a laborer with Southwest and his mother is with the library. By 1959 Luther Clayton is listed in the telephone directory as a reverend, and by 1965 Luther and Annie are listed as having seven of their 11 children living at 609 S Elden, along with Mrs. Rebecca Clayton who works as a "janitress" for the city library and another city building. Rev. Luther Clayton is identified as an employee of NYC and CAP (abbreviations are not further defined).

After his arrival to Flagstaff in 1946 with his parents Lemie (Luther C) and Rebecca Clayton, Luther and his family joined Springhill Baptist Church which had been established at 624 S O'Leary St (a very short distance from 609 S Lone Tree) by 1955. (Like quite a few others, the Clayton family came from Many, Louisiana to work in the lumber mills of northern Arizona.) Rev. Luther Clayton (*see photo below*) followed in his father's footsteps taking up the ministry, eventually making it his vocation. He became pastor at St. John Baptist Church in Holbrook and organized three new churches in northern Arizona, two in Holbrook and one in Williams. His son Cemie Clayton also became a pastor and currently fills this role at Springhill Baptist Church (*see photo below*). Rev. Luther Clayton was an organizer of the Northern Baptist District Association which included six churches. In addition to his work with churches



and church organizations, Clayton was nominated for Flagstaff's *Sun* (now *Arizona Daily Sun*) 1968 citizen of the year; he ran for a city council seat; served on numerous boards for community projects; was vice president of the NAACP Flagstaff chapter; and was a member of the Masons for more than 30 years. Luther's first wife Annie passed away in 1989, and he went on to remarry twice. Luther passed

away in 2010. He and Annie had 11 children (Maxine Warren, Luther Mae Golston, Gerlene Thompson, Leon, Rebecca Carter, Gilbert, Mamie Brown, Tillie Tilford, Cemie, Sendia Williams [passed in 1989], Tommy [passed in 2014]). Mr. Clayton reportedly had one other child, 10 stepchildren, and numerous grandchildren and great-grandchildren.

At the time of sale in March 2022, the house was unoccupied. To get some sense of what it was like to grow up in this home, the author spoke with fifth child of Luther and Annie, Rebecca Clayton Carter. Carter oversaw the property sale as estate representative. She was born in 1946 and remembers moving into the house when she was 6 or 7 years old and living there with about half her siblings. She recalls her parents struggling to come up with the money to purchase the home, but Rebecca has happy memories of her young life here. Her dad's office was at the back of the house, but it came down when the 1973 add-on was done, which was after she had left. His office was then at the back of the addition. When the family moved to 609 S Lone Tree, Carter remembers three buildings on the lot, and there was a house on the lot to the south (613 S Lone Tree, 104-02-069). There are remnants of a structure at 613 S Lone Tree, as well as trash dating as early as the mid-1950s dumped from the likely occupants and the Claytons. Carter wrapped up our discussion by noting that as kids they hung out with neighbors (no particular names were mentioned), they couldn't play in Lone Tree as it was a busy street even then, Brannen Homes was there, and an overall sense of community existed in the Southside. With her parents gone, however, she did not express much of a connection to the house any longer.

The house is reflective of its 1950s origin but with very notable subsequent upgrades including the 1973 addition, vinyl siding, windows, and front porch. The Clayton family undoubtedly left their mark on and made meaningful contributions to the Southside neighborhood, but the home they acquired in the early 1950s and occupied until recent years at 609 S Lone Tree Road is not significant in and of itself.

### **Assessment of Significance**

In accordance with the City of Flagstaff Zoning Code 10-30.30.050 for Heritage Preservation, a Cultural/Historic Resource Study is required for structures over 50 years old at the time of application. Given that the house was originally constructed around 1950 and was evaluated in 2020–2021 as part of an update to the 2010 Flagstaff Southside Historic District, assessment was deemed warranted at the Letter Report level to document the property's significance relative to the proposed historic district revision and its period of significance from 1884–1968 (Neal and Reavis 2021). Significance was specifically assessed by applying the National Register Criteria for Evaluation described in Little et al. (2000, *Guidelines for Evaluating and Registering and Archaeological Properties*) and *How to Apply the National Register Criteria for Evaluation* (NRHP 2002). The specific criteria designations, however, follow Flagstaff Zoning Code 10-30.30.050, page 30.30-13.

*Criterion A: Eligibility to Existing Registration.* The 609 S Lone Tree Rd property is not considered a National Historic Landmark and is not currently listed in the NRHP, Arizona Register of Historic Places (ARHP), or Flagstaff Register of Historic Places. Because of its late construction date, the property was not evaluated in 1992 as part of the City of Flagstaff Southside/Old Town Historic Building Survey (Woodward Architectural Group 1993) or the 2010 Southside Historic District NRHP listing (#10000107). Additionally, the location was left outside the boundaries of the Flagstaff Southside Historic District. For the Historic District update, the property was cursorily considered as potentially significant architecturally (*as an example of a vernacular modified bungalow-style house*) and for community planning (*associated with mid-20<sup>th</sup> century residential development of the Washington Addition as a neighborhood of modest working-class houses owned and developed by people of color, particularly Black Americans*). The house technically falls within the revised period of significance, 1884–1968 (2010 listing period is 1886–1947), but upon closer examination, it does not retain sufficient integrity of design and materials to convey its historic identity. It lacks the historic character-defining elements of the bungalow style of the original house. The property is not within the current Historic District boundaries and is neighbored by a newer apartment building to the north and vacant lots to the south that do not contribute to the District's

characteristics of significance. It is the author's opinion that 609 S Lone Tree does not hold sufficient significance to stand alone for National, Arizona, or Flagstaff Register nomination or listing.

*Criterion B: Event.* It is the author's assessment that the 609 S Lone Tree property does not significantly contribute to Criterion B in that by itself and in this portion of the Southside, it is not strongly contributing to one or more events important to any defined historic context (such as Community Planning & Development, Architecture, Commerce/Industry, Education, Ethnic Heritage & Social History) within Flagstaff. Since it is not considered sufficiently significant at the local level, it would not be at the regional or national levels.

*Criterion B: Person.* Though the Clayton family who owned and occupied the home/property for much of its existence undoubtedly have contributed to the community of Flagstaff and its Black American heritage and community development of Southside, the family no longer has any ties to the property.

*Criterion C: Work of or for an Important Individual.* The 609 S Lone Tree residence may loosely represent the work of a person, Rev. Luther Clayton, considered particularly important in the community of Flagstaff, but this importance does not extend beyond the local level and mostly took place outside the home.

*Criterion D: Design/Construction.* The 609 S Lone Tree property does not embody a distinctive example of the Craftsman bungalow style or later modified Vernacular style, but rather an amalgamation of the two that results in a later effective construction date of 1959. It is not a unique or architecturally important representation of a Flagstaff house style; it is not the known work of an important designer or architect; it represents a poor example of a modified modest bungalow style in Flagstaff Southside; and on its own it is not a significant and distinguishable entity (it lacks individual distinction).

*Criterion E: Information Potential.* Given the documentation of the property in this Cultural/Historic Resource Study Letter Report, the data potential for the parcel and its contents is considered appropriately exhausted. It is unlikely that any additional information of significant importance would be yielded through further research. Additionally, since the building does not represent a unique property type and is copied in style and in better condition elsewhere in Flagstaff, there would be minimal to no benefit to the public in generating more data, drawings, or photographs of the house.

### **Assessment of Integrity**

The 609 S Lone Tree Rd property has limited significance relevant to construction type or style and association to a historic event (as outlined in the 2020–2021 Historic District NRHP Registration Form update). Because it has some significance to person and neighborhood, its integrity is evaluated in this report section.

In combination, integrity was assessed with primary reference to National Register Bulletin 15 (*How to Apply the National Register Criteria for Evaluation*, NRHP 2002) and National Register Bulletin 36 (*Guidelines for Evaluating and Registering Archaeological Properties*, Little et al. 2000). The property must be significant under the National Register/Flagstaff Zoning Code criteria and must have integrity.

Integrity is closely linked to the character-defining elements/features of a property/structure, and those for the original ca. 1950 house at 609 S Lone Tree are diminished. Properties either have integrity or do not. Properties either retain their character-defining elements or do not. "To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Recognizing properties change with time, "the retention of specific aspects of integrity is paramount for a property to convey its significance" (Little et al. 2000). Listed below are the National Register seven Aspects of Integrity. The following language provides a determination of and justification for the current assessment of integrity based on evaluation of existing conditions and modifications.

*Location.* “Location is the place where the historic property was constructed or the place where the historic event occurred” (NRHP 2002). The integrity of location is intact. The house and shed at 609 S Lone Tree Rd are understood to be in their original places.

*Design.* “Design is the combination of elements that create the form, plan, space, structure, and style of a property” (NRHP 2002) and includes such elements as materials, scale, and proportion. “The properties exterior and interior should closely resemble its original appearance and any later updates and remodeling during its period of significance” (Thomason 2005). Furthermore, “Alterations and additions to the property completed after its period of significance must not substantially alter the property’s historic appearance...The property must retain its configuration from its period of significance” (Thomason 2005). The integrity of original design is negatively impacted. The building’s exterior design and materials are significantly reflective of the changes made since construction of the original ca. 1950 house, most evidently the 1973 addition and updates consistent with this period (exterior siding, window replacements, newer front porch). The current property does not profoundly contribute to the contextual period of significance with which it is associated—Flagstaff Southside neighborhood community planning and development, architecture, and ethnic heritage from 1884–1968.

*Materials.* “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property” (NRHP 2002). “For National Register eligibility, the retention of the majority of original materials is important” (Thomason 2005). The integrity of materials for the 609 S Lone Tree original property is strongly denigrated. The 1950 house is partially intact, but the original materials are compromised by natural deterioration coupled with removal related to an addition and modifications over time, some of which masked original materials. The roof has also been leaking for some time contributing to the slumping in the original eastern portion of the house, and the floor is quite uneven and overall slopes toward the house’s central portion (see Photos 10, 12, 25, 26, 43). Those materials used in constructing the subject building which do contribute to the Flagstaff Southside period of significance are largely deteriorated but will be salvaged where possible (e.g., some of the floor joists/beams).

*Workmanship.* “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history...” (NRHP 2002). “Integrity of workmanship is conveyed through a building’s appearance, and materials and craftsmanship within its period of significance. Alterations and additions to the property beyond its period of significance should be limited for the property to retain integrity of workmanship” (Thomason 2005). “Alterations and additions to the craftsmanship of the [property] beyond its period of significance must be minimal. Such changes should not dramatically alter the property’s historic appearance from its period of significance” (Thomason 2005: Section F, p. 8). The integrity of workmanship is low as the building is not exceptionally reflective of the associated period of significance, and the structure does not convey the work of a master. The house at 609 S Lone Tree does not strongly embody the distinctive characteristics of a type, period, or method of construction, does not possess high artistic value, and does not represent a significant and distinguishable entity whose components may lack individual distinction.

*Feeling.* “Integrity of feeling is conveyed through the property’s location and surroundings as well as its design and materials. The surrounding area should have minimal development from beyond the [property’s] period of significance...” (Thomason 2005). The integrity of feeling is heavily diminished. Though 609 S Lone Tree expresses some feeling of the neighborhood’s period of significance, the overall feeling has been affected by development of a 4-unit apartment building directly to the north, vacant lots to the south, and new construction/redevelopment along Lone Tree Road in general.

*Setting.* Integrity of setting is achieved through the property’s maintenance of its location and surroundings from the period of significance (Thomason 2005). Physical features that comprise a property (natural or human-made) include topographic features, vegetation, simple human-made features (paths, fences, etc.), and the relationship between buildings and open space (NRHP 2002). The integrity of setting has been heavily diminished. Changes that have occurred at the property since

its original construction 70 years ago have negatively affected the overall physical appearance and site setting, but more importantly much of the entire block setting has been compromised by redevelopment including multi-family housing units and enlarging Lone Tree Rd. There are only three properties (523 E Franklin and 608 S Ernest to northwest and 625 S Lone Tree four lots to the south) on this block of Lone Tree Rd/Franklin Ave/Ernest St that on some level reflect the period of significance (1884–1968).

*Association.* “Association is the direct link between a resource and its relevant event or theme” (Thomason 2005). The integrity of association has been largely lost. Like setting, the house at 609 S Lone Tree does not strongly contribute to the period of significance nor serve as a significant anchor of the overall historic context for the neighborhood.

### **Summary and Determination of Effects**

“To retain historic integrity, a property will always possess several and usually most of the aspects” (NRHP 2002). Furthermore, to be eligible under Criterion C, the property must be a representative example of type or style or demonstrate a distinct and significant method of construction. Presently, the property only fully retains integrity of location with the other six aspects diminished. It also does not meaningfully embody a distinctive period or method of construction and does not represent the work of a master. The alterations that have occurred to the subject house structure have adversely affected the property’s integrity of design, and significant redevelopment of the neighborhood has contributed to the loss of feeling, setting, and association. The aspects of materials and workmanship have been denigrated largely because of the poor to fair condition and absence of the historic construction elements. The property does not strongly illicit a sense of construction period uniqueness or style, both characteristics thought to be needed to warrant its evaluation as a historic district contributing property or one of individual distinction and in turn its preservation.

Because of its overall diminishment of significance and integrity at the national, state, and local levels, the property should be considered ineligible to the National, Arizona, and Flagstaff Registers of Historic Places and insignificant with respect to the Flagstaff Zoning Code and Cultural Resources. Though its association with an individual and family important in Flagstaff Southside history is evident, the author has concluded that the property/building itself is not sufficiently associated with historic events in the City of Flagstaff, State of Arizona, or United States of America to warrant the house’s preservation. As I have pointed out, the property also does not embody exemplary or unique architectural characteristics of a style (e.g., the modest bungalow) as seen throughout Flagstaff or in the Southside neighborhood.

It is my recommendation that the property should be determined insignificant with respect to Zoning Code Division 10-30.30.50: Cultural Resources, and no further study should be required. Particularly since the property adds limited value to the area’s historic setting, feeling, or association, the proposed demolition and redevelopment of the parcel, though an impact to the individual property and to some extent the neighborhood, will not overwhelmingly negatively affect the setting on S Lone Tree Rd. The author further recommends that the current property owners be permitted to proceed as planned with potential demolition of the house and shed without further cultural resources research, documentation, or mitigation. *Nevertheless, the property owners are aware of the Clayton family’s history and affiliation with the property. As such, they would like to create a commemorative feature in remembrance of the Clayton family heritage and contributions to the neighborhood. A bench perhaps constructed from some of the original wood floor joists to be recovered from the house placed in a corner of the property is the current idea put forward.*

Sincerely,



Lynn A. Neal, RPA / M.A.  
Historic Preservation Consultant

cc: **Jack Padden**, Member, EP Flag Holdings, LLC, 1002 East Cavalier Drive, Phoenix, Arizona 85014, [jmqpadden@gmail.com](mailto:jmqpadden@gmail.com)

### Attachments

Four map pages (Appendix A) and property photographs (Appendix B)

### References

\*Various sources used to identify information about the Clayton family included obituaries printed in various newspapers and online sources; obituaries, voting records, federal censuses, Find A Grave Index, military records available through Ancestry.com; Murdoch Center historical displays

Little, Barbara, Erika Martin Seibert, Jan Townsend, John H. Sprinkle, Jr., and John Knoerl  
2000 *Guidelines for Evaluating and Registering and Archaeological Properties*. National Register Bulletin 36. U.S. Department of the Interior, National Park Service, Washington, D.C.

National Register of Historic Places (NRHP, various staff)  
2002 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. U.S. Department of the Interior, National Park Service, Washington, D.C.

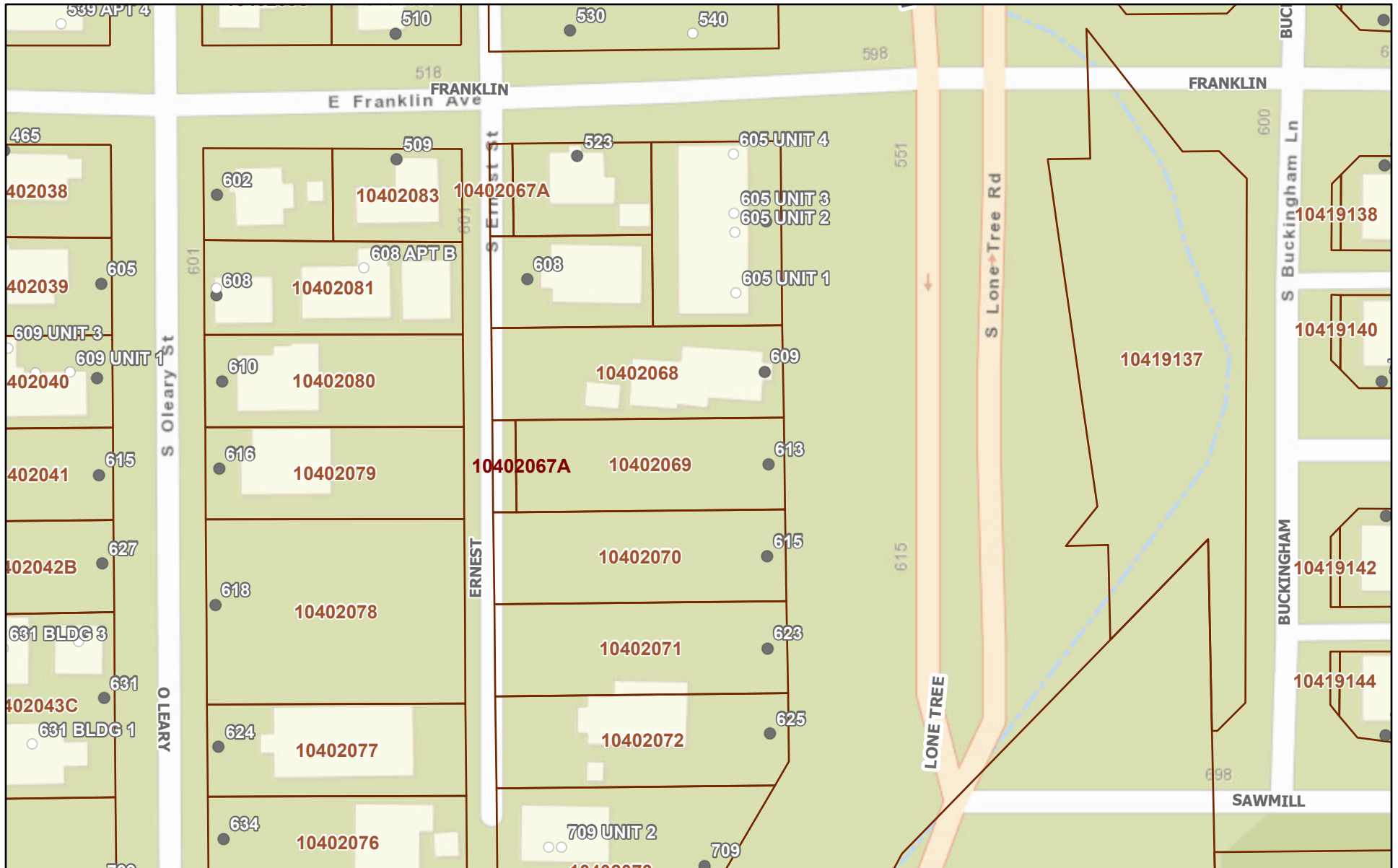
Neal, Lynn A., and Mark Reavis  
2021 Draft Update. *Flagstaff Southside Historic District National Register of Historic Places Registration Form*. LA Neal Consulting, LLC Project No. 1031-19. Prepared for City of Flagstaff Comprehensive Planning Program.

Thomason, Philip (preparer)  
2005 *Historic and Historic Archaeological Resources of Route 66—Route 66 Motels of Flagstaff, Arizona, 1926-1968*. National Register of Historic Places Multiple Property Documentation Form. Thomason & Associates, Nashville. On file with National Register of Historic Places.

Woodward Architectural Group  
1993 *City of Flagstaff Southside / Old Town Historic Building Survey*, Volumes I and II. Woodward Architectural Group, Tempe. Prepared for Arizona Historical Society and Northern Arizona Pioneers Historical Society, Flagstaff.

**APPENDIX A**  
**PROPERTY MAPS**

# 609 South Lone Tree Road



8/30/2022, 3:47:10 PM

**Figure 1**

Addresses

○ Secondary

● Primary

▭ Coconino County Parcels

1:1,100

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Coconino County, County of Yavapai, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

Coconino County GIS

This is not a legal document. No warranty of accuracy is given or implied.

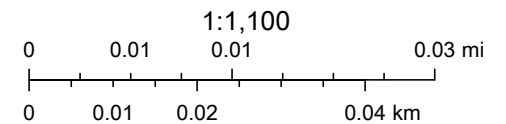
# 609 South Lone Tree Road



8/30/2022, 4:00:28 PM

**Figure 2**

- Addresses
  - Secondary
  - Primary
- Coconino County Parcels



Maxar, County of Yavapai, Esri, HERE, Garmin, GeoTechnologies, Inc.

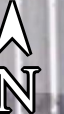
609 S Lone Tree Rd

12/2016 Aerial View

Figure 3

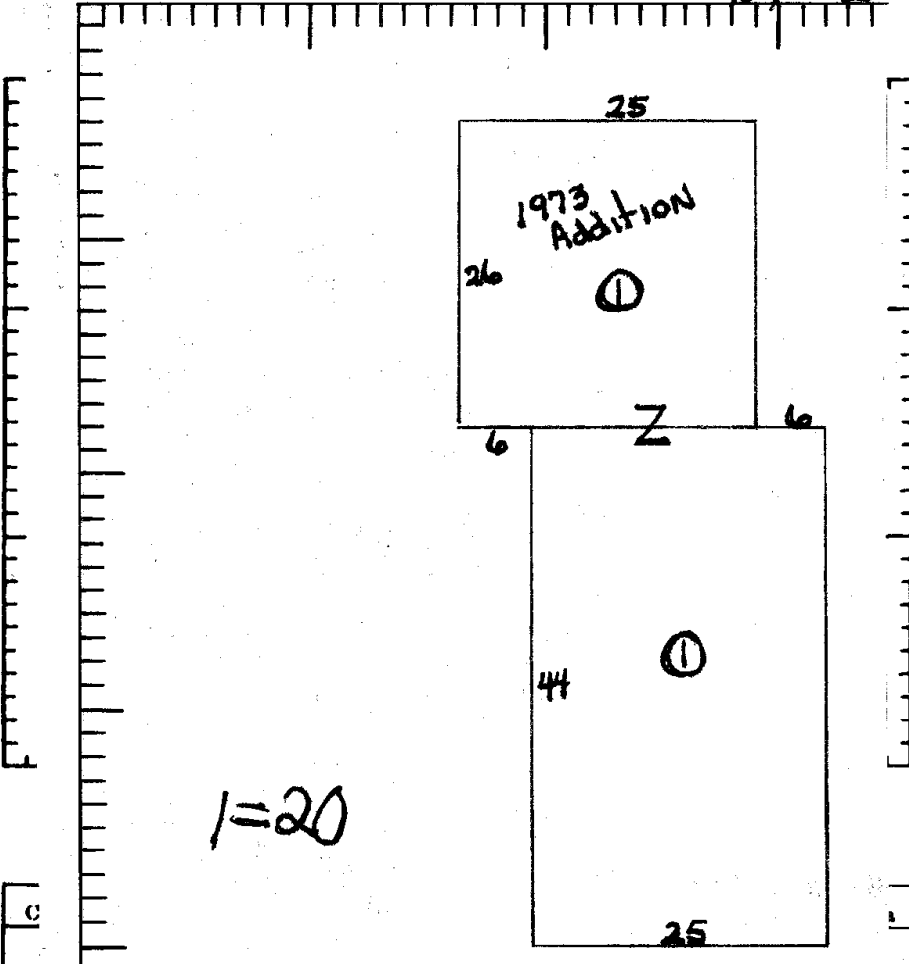


Google Earth



100 ft

104-2



DATE OF CONSTRUCTION **EFF. AGE**  
 Date: 1959  
 Age: 19 yrs  
 Source: OWNER

REPLACEMENT COST AND FINAL VALUE

**DEPRECIATION AND OBSOLESCENCE**

A. Age (Normal Depreciation) 36 26 %

B. Physical Condition \_\_\_\_\_ %

C. Modernization (Minus) \_\_\_\_\_ %

D. Total Depreciation \_\_\_\_\_ %

E. Net Condition 74 %

Special Obsolescence

F. Location (Area No. \_\_\_\_\_) \_\_\_\_\_ %

G. Other \_\_\_\_\_ %

H. Total Special Obsolescence \_\_\_\_\_ %

J. Final Net Condition 64.24 %

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
<b>BASE</b>			
<del>1001</del>	<del>1000</del>	<del>260</del>	<del>260</del>
1001	5740	80	460
1973 Addition			
R2A	1100	\$	
R2A	650	\$	
	1750	\$	
1001	1	800	800
	1-3 Fixture		

SPECIAL NOTES:

1950 - 32 yrs x 63% = 20.16

1973 - 9 yrs x 37% = 3.33

23.49

= 23 yrs OR 1959

Sq. Ft.	Replace Value	Dep.	Value

REPLACEMENT COST	\$ 3226
FINAL NET CONDITION	74%
FINAL VALUE MAIN BUILDING	\$ 2387
OTHER BUILDINGS	\$
OTHER IMPROVEMENTS	\$
<b>TOTAL BUILDINGS AND IMPROVEMENTS</b>	<b>\$ 2387</b>

Total Other Buildings \$

Figure 4

**APPENDIX B**

**609 SOUTH LONE TREE ROAD PROPERTY PHOTOGRAPHS**



Photos 1–2. 609 S Lone Tree Rd overview from turnout off Lone Tree, view to SW (top) and NNW (bottom).



Photos 3–4. 609 S Lone Tree Rd front/E façade (top) and rear/W façade facing SE (bottom).



Photos 5–6. 609 S Lone Tree Rd rear/W façades facing ESE (top) and N and W façades facing ESE (bottom).



Photos 7–8. 609 S Lone Tree Rd N façade W half (top) and N façade E half/partial W facade facing ESE (bottom).



Photos 9–10. 609 S Lone Tree Rd N façade E half facing SE (top) and S from outside the lot (bottom); note rock-lined raised garden bed in foreground inside fence.



Photos 11–12. 609 S Lone Tree Rd S façade oblique overview facing W (top) and E half facing N (bottom).



Photos 13–14. 609 S Lone Tree Rd S façade enclosed porch entry and E half (top) and porch entry plus W house addition junction (bottom); photos taken from neighboring property.



Photos 15–16. 609 S Lone Tree Rd S façade W half, alcove/enclosed porch entry of E half (top) and S façade W half (bottom); photos taken from neighboring property.



Photos 17–18. 609 S Lone Tree Rd S façade E half footer wall and wood fiberboard siding (top) and E façade W half (within S façade alcove) footer wall and wood-grained vinyl siding (bottom).



Photos 19–20. 609 S Lone Tree Rd W façade E half / N façade W half footer walls and wood-grained vinyl siding, view to SE (top); example of exterior finish layers on S façade E half, view to NE (bottom).



Photos 21–22. 609 S Lone Tree Rd E/front façade crawlspace opening showing footer wall, exterior finish layers, previous paint color; view to SSW (left) and NNW (right).



Photos 23–24. 609 S Lone Tree Rd E/front door exterior (top) and front door/NE corner room facing E (bottom).



Photos 25–26. 609 S Lone Tree Rd front room NE corner facing N (top) and SE corner facing S (bottom).



Photos 27–28. 609 S Lone Tree Rd hallway from front room NE corner (top) and view to W of flooring layers in doorway (bottom).



Photos 29–30. 609 S Lone Tree Rd middle N bedroom before sale facing SW (top) and currently facing N (bottom).



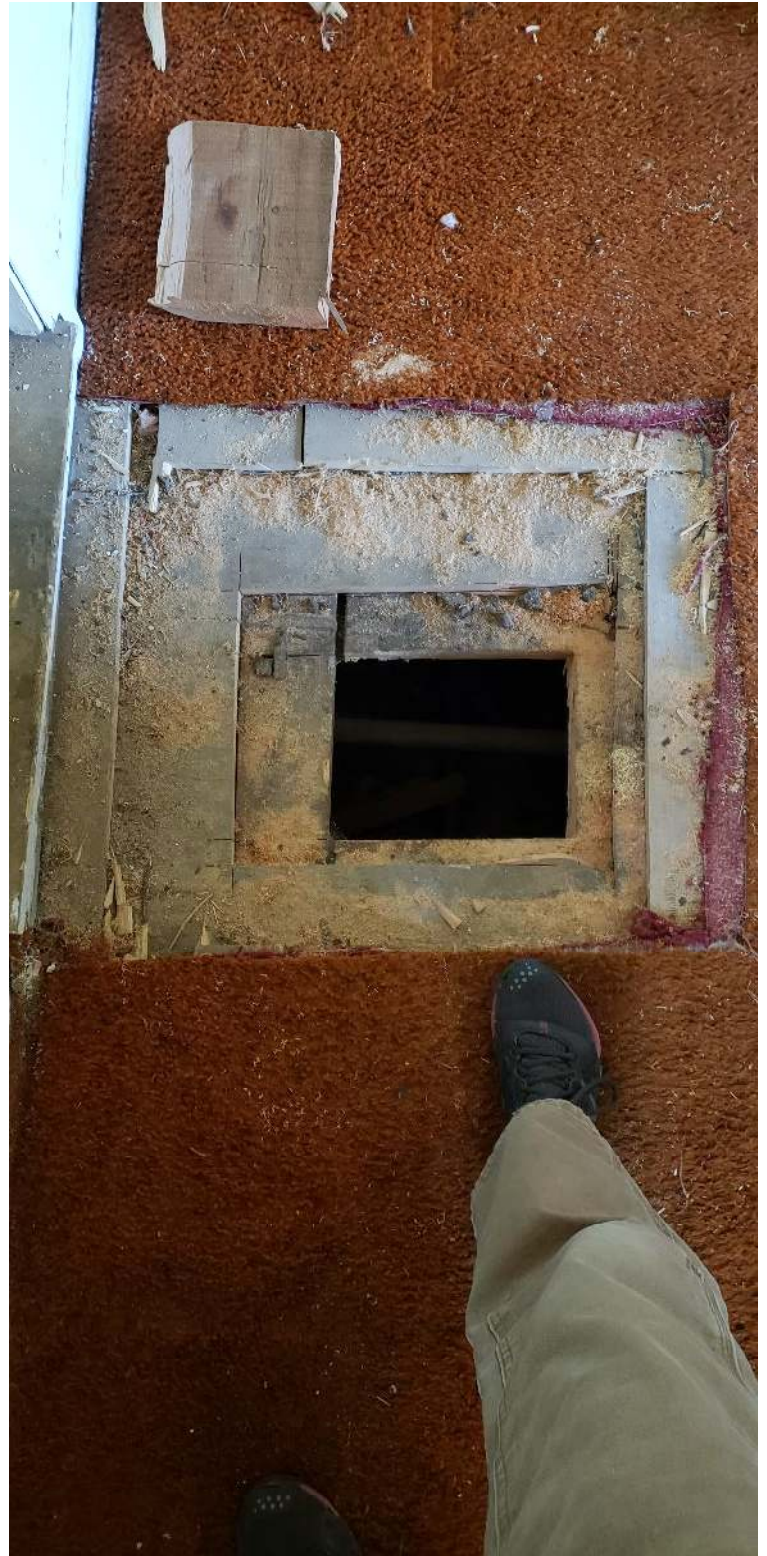
Photos 31–32. 609 S Lone Tree Rd kitchen before sale facing SE (top) and W (bottom).



Photos 33–34. 609 S Lone Tree Rd kitchen currently with cabinets/sink unit removed facing E (top) and W (bottom).



Photos 35–36. 609 S Lone Tree Rd kitchen S wall (top) and main house bathroom facing N (bottom).



Photos 37–38. 609 S Lone Tree Rd back of main house hallway from bathroom facing S (left) and view of flooring layers in hallway outside middle N bedroom doorway (right).



Photos 39–40. 609 S Lone Tree Rd S entry enclosed porch facing S from within utility/stove room (left) and NW corner from SE corner (right).



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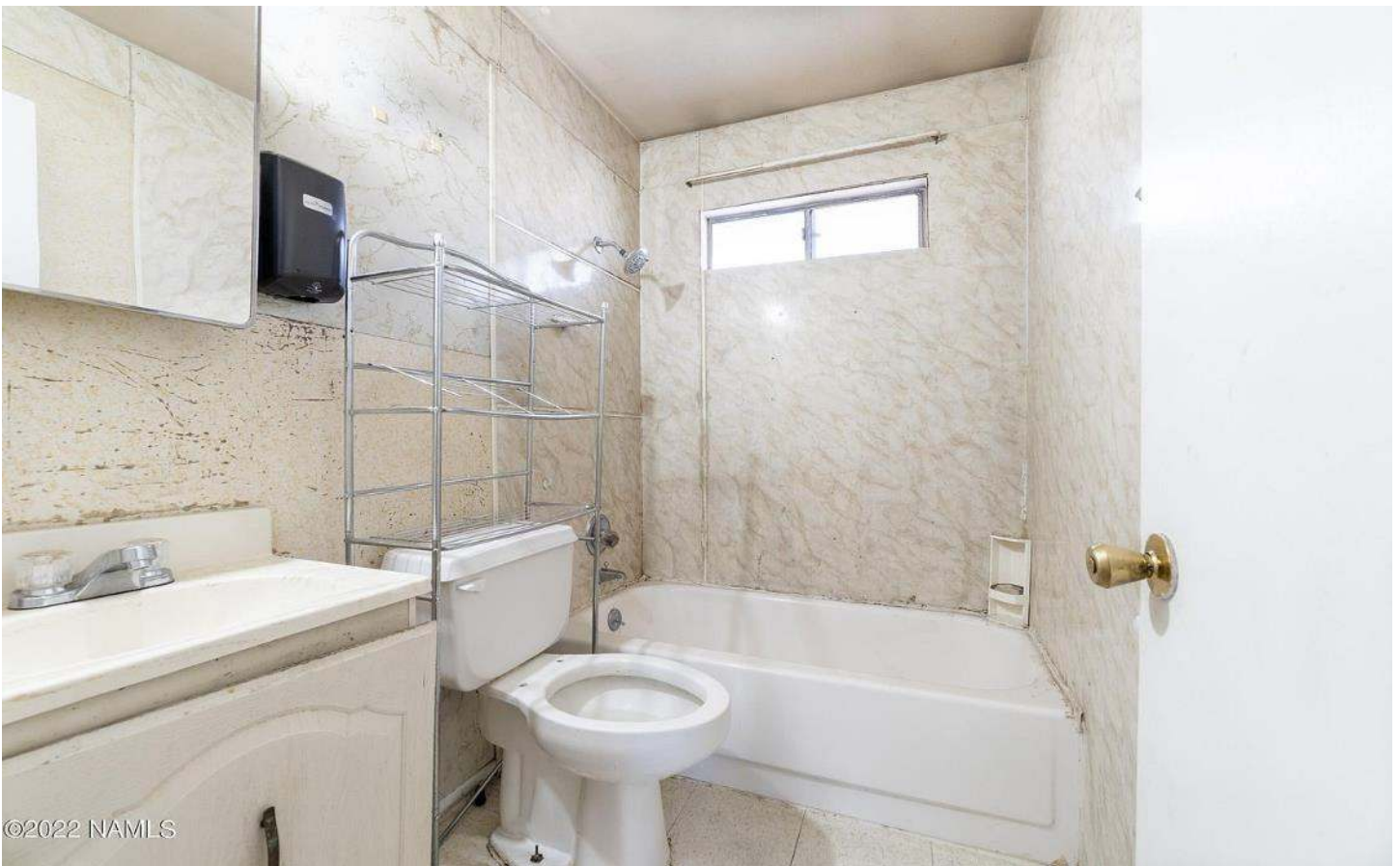


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Photos 41–42. 609 S Lone Tree Rd main house NW corner room to WNW (top) and utility room facing W (bottom).



Photos 43–44. 609 S Lone Tree Rd main house SW corner room to E (top) and addition SW room to SSW (bottom).



Photos 45–46. 609 S Lone Tree Rd addition SE corner room to S (top) and addition bathroom to NNW (bottom).



Photos 47–48. 609 S Lone Tree Rd addition hallway facing W (left) and facing E from W end of house (right).



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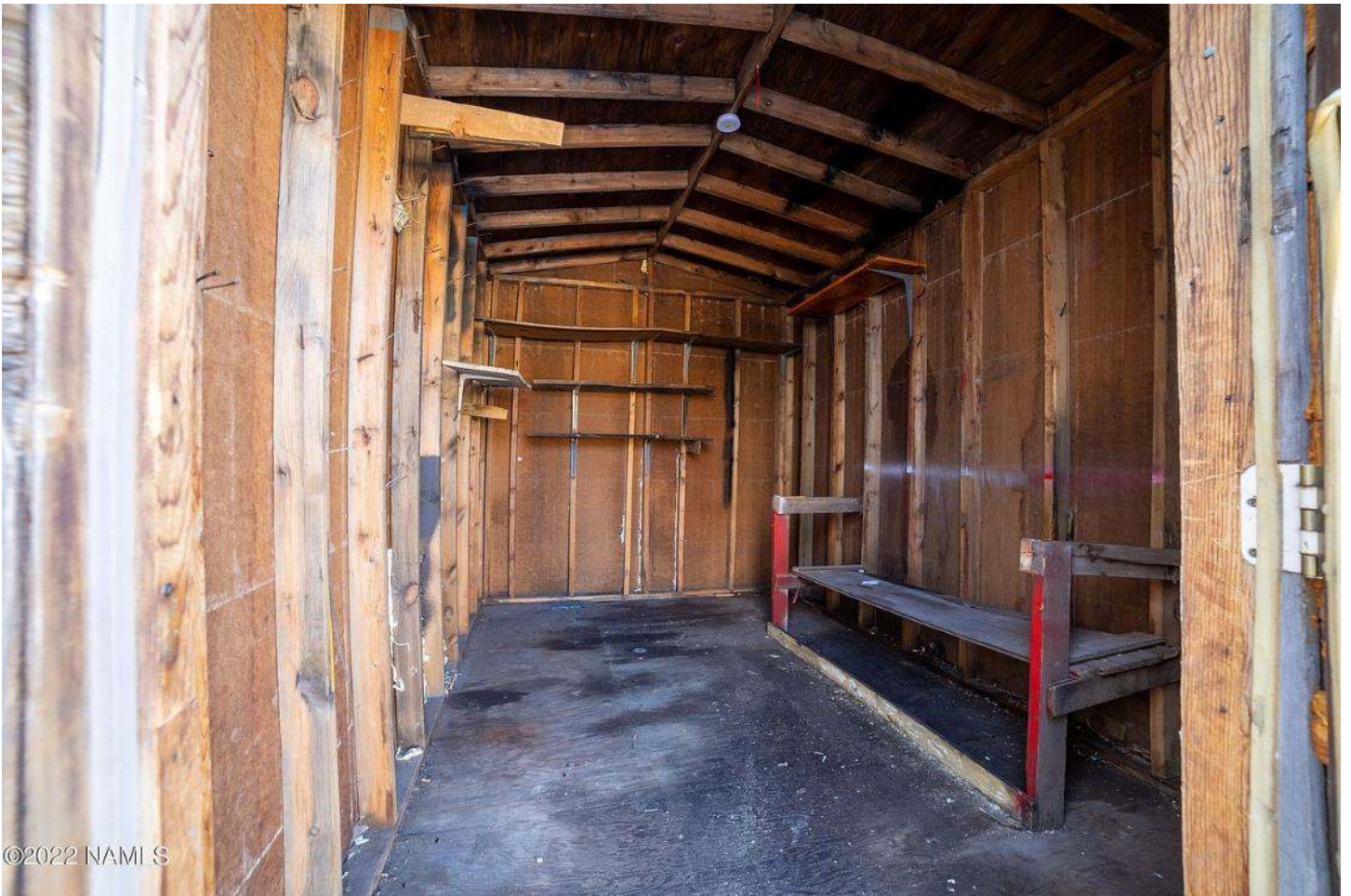


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Photos 49–50. 609 S Lone Tree Rd addition NW corner room facing NE (top) and lot N half overview to E (bottom).

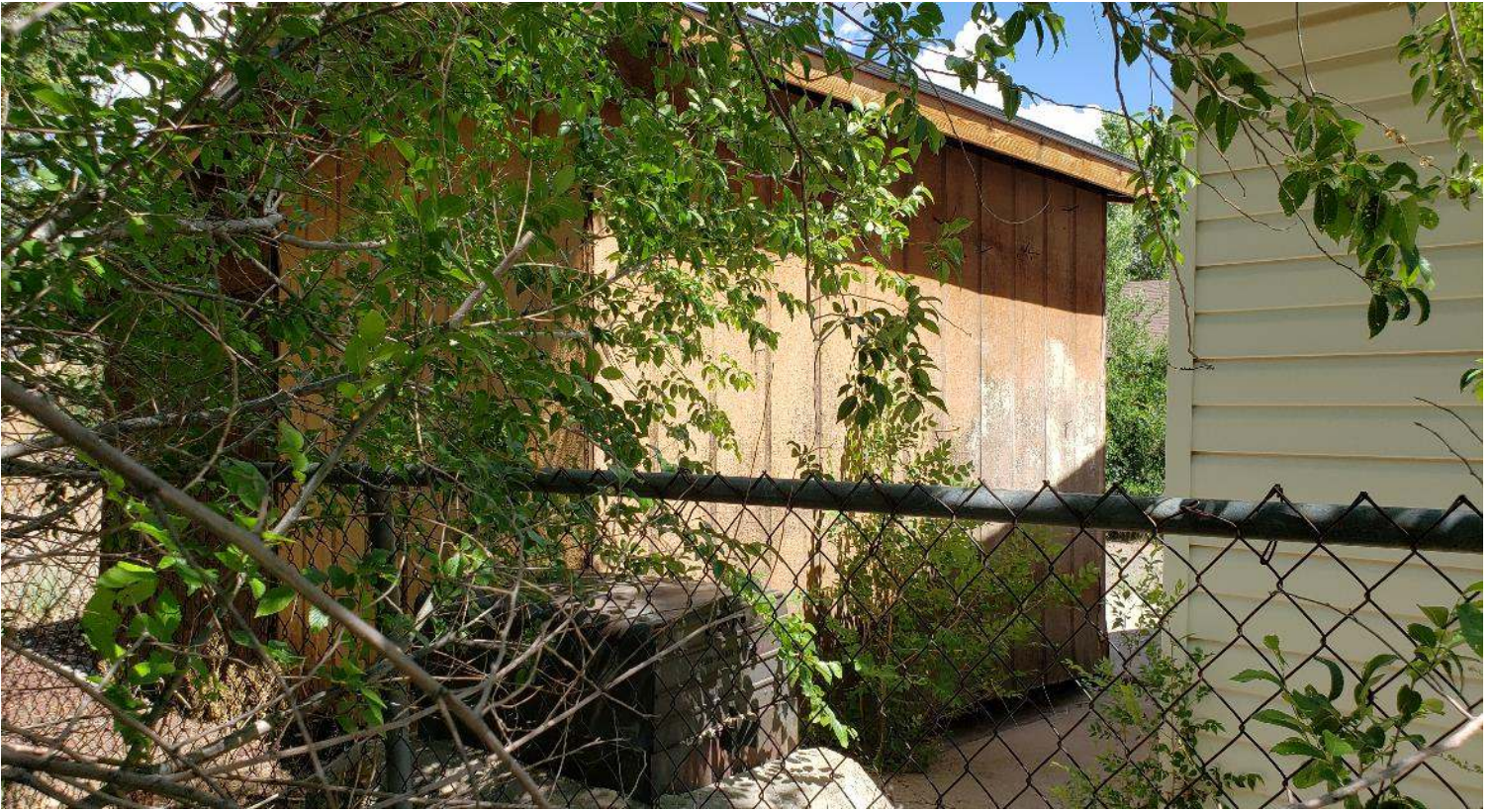


Photos 51–52. 609 S Lone Tree Rd lot W half facing SW (top) and rear shed N façade (bottom).



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Photos 53–54. 609 S Lone Tree Rd rear shed W façade (top) and E half interior facing S (bottom).



Photos 55–56. 609 S Lone Tree Rd rear shed E and S façades (top) and nearby built-in grill facing S (bottom).