

History of 40 Hathaway Lane, Kalispell, MT by Joan Gross 3/28/2022

The house was built by Dean Flansas who worked in a paint store in town and used only the best paint. He built it in 1966 to live in with his wife and young daughters, but they divorced and he sold it to my parents who had recently retired in Feb. 1973. I was 16 when we moved in. My parents passed away in 2003 and the house was left to my two siblings and myself. They live in Missoula and I live in Oregon. I bought out their 2 shares, but it took about 2 years for the estate to be settled. My husband, David McMurray and I took possession in 2005. The first thing we did was to replace the toilet in the small bathroom, changed the locks and put in a water filtration system. We painted and bought a fire extinguisher and smoke alarm. We locked the few pieces of furniture that were left in the E. side of the basement and rented the house out through Co-rental Agency from 2005 until 2016. During that time, we generally returned twice a year to do house maintenance. We had to repair holes in walls and burned counters, and replace internal doors, light fixtures, drawer handles and the front screen door. In 2015, my husband's parents died in Iowa and he brought their furniture to 40 Hathaway Lane. We stopped renting it out and in 2016 it became our vacation home. We usually spent about a month a year there, though 3 months during the pandemic in 2020.

Here are some things that might be of interest to you:

2006, the house was pressure-washed, primed and painted.
2007, Woodrat Construction re-roofed the house with Asphalt shingles.
2009, replaced the water heater
2011, Melby's home Interiors replaced carpeting throughout living room, dining room hallway and back bedroom, Linoleum in kitchen, Linoleum in bathroom
2012, replaced dishwasher
2014, AlumaGlass, Curtis Bartel replaced 4 windows with energy efficient vinyl ones. We also put storm windows in the basement (but were not pleased with the result).
2014, Fred's Appliance replaced Electric Range
2014, Taylor Insulation insulated attic from R13 to R49 and attic hatch
2014, installed exhaust fans and a programmable thermostat
2014, replaced all the rain gutters
2016, replaced washer and dryer
2019, replaced all remaining windows upstairs with double pane energy efficient ones
2022, replaced refrigerator

Easement - 2010 to Larry Parsons– 18 in. trench along back (W.) property line, 3 ft. deep

Furnace – In 2012, Bosket Plumbing and Heating replaced Pump on boiler and aqua stack and installed a new expansion tank and relief valve. In 2017, the furnace was repaired by Central Heating and Cooling (11/11/17 \$2,449)

Water in basement - In 2008, the basement flooded due to a faulty sump pump. We had the pump replaced, but it flooded again the next year, so we put in a new sump pump, a back-up sump pump and a high water alarm in 2011 and in 2012, we had roto-rooter clean out the French drain and re-route the sump pump discharge to the ditch on Hathaway Lane. Since then we have had no problem with spring water in the basement. Each time the basement flooded, the water was professionally extracted and the basement was dried out with heaters and fans. In the winter of 2020, a battery died in the thermostat when we were gone and the pipes froze. Water was turned off, but the busted pipes were discovered when the water was turned on in the spring, briefly. We had Northern Plumbing winterize the furnace in 2020 so that that would not happen again. The various floods did stain the bottom of the paneling in the basement and the repair of frozen pipes meant the removal and replacement of some ceiling tiles in the basement.

Well and Pump – Upon discovering that the original well was located on our neighbor's land, we had a new well dug in 2018 by Glazier Drilling with pumps installed by Aqualift Enterprises. The well is 141 ft. deep. Other info: 50gpm with drill stem set at 135 ft. for 1.5 hours. Time of recovery .5 hours. Recovery water level 66.6 feet.

Land - The E. quarter of the property is in the floodplain. From the time he bought the property, my father developed an incredible organic garden that supplied the entire extended family with fresh vegetables. He was a founder of the Kalispell farmers' market in the 1970s and sold his excess produce there. The land was left fallow during his long decline and after we took possession, tansy and spotted knapweed were reported on the land. Since then we have sprayed twice and have been mowing regularly.

Most of the mature evergreens are Engelmann Spruce. There are also two plum trees, a couple choke cherries, lilacs and crab apples. The hedge on the Southern border is caragana interspersed with some Rowan trees, lilacs, and evergreens. In 2016 we planted native wild rose and paper birch. In 2019, we constructed a 33' x 6' Hügelkultur raised bed and planted rye in it. In 2021 we planted an apricot tree on the W. side of the bed. There are old irrigation lines that we have not used and don't know anything about. Voles can be a nuisance.

Counters – In 2020, when we were quarantined in the house for 3 months, we decided to finally replace the kitchen counter. We went with Flathead Countertops for the manufactured stone. We ordered tiles from Mexico and installed the backsplash in the kitchen and small bathroom ourselves — a COVID project.

Garage – When we bought the house, the old detached garage was still standing, but leaning more every year. We had it torn down. (You can still sometimes see the footprint to the SW of the house.) We had an attached garage built by Lawrence Keller Construction in 2015. It doubles as a shop and has garage doors on both ends, so that garden machinery can be easily taken out back.

