

Spokane County Court House

Spokane County

Vicki Horton

ASSESSOR

MEMO

TO Spokane City/County Historical Preservation Office
808 W Spokane Falls Blvd.
Spokane, WA 99201-3333

CC: Jeffrey and Kari Walter

FROM Dave Loomer, Levy Specialist
(509) 477-5914 dloomer@spokanecounty.org

DATE October 4th, 2018

REGARDING Application for special valuation as Historic Property

Enclosed please find the application received October 1st (forwarded to you electronically on October 4th) from

Jeffrey and Kari Walter

for the property at

**327 W Waverly Place
County Parcel 35071.1208**

I would like to take this opportunity to *advise the property owner* that this application, if approved, will see first tax benefits in 2020. Specifically, applications received by October 1, 2018 will be:

- reviewed by the Historical Preservation Office in calendar year 2018,
- once approved the exemption is placed on the 2019 assessment roll for
- 2020 property tax collection.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED
OCT 01 2018
SPOKANE COUNTY
ASSESSOR'S OFFICE

File With Assessor by October 1

File No: 10171912

I. Application

County: Spokane

Property Owner: Jeffrey and Kari Walter

Parcel No./Account No: 35071.1208

Mailing Address: 327 W Waverly Place

E-Mail Address: jawwalter@msn.com

Phone Number: 509-863-6719

Legal Description: Corbin Park W 1/2 of L9 & All of L10 B8

Property Address (Location): 327 W Waverly Place, Spokane, WA 99205

Describe Rehabilitation: Roofing, Upstairs Bathroom remodel, Plumbing

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: B1708960BLDR Date: 6/20/2017 Jurisdiction: Spokane

County/City

Rehabilitation Started: February 2017 Date Completed: April 2018

Actual Cost of Rehabilitation: \$ \$147,761.42

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Jeffrey Walter
Kari Walter

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 256,600

Date: 10/1/2018

[Signature]
Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

Spokane City/County Historic Landmarks Commission
CERTIFICATE OF APPROPRIATENESS - Administrative
327 W Waverly Place – Corbin Park Historic District

Approved:

- Replacement of current roof with architecturally appropriate GAF Elk Lifetime Laminated Shingle in “Weathered Wood.” No change to roofline.
- Flat roof on second floor balcony will be replaced with Firestone TPO roof, 45 mil in white.

Basis for Approval:

The work is appropriate pursuant to SMC 17D.040.200 and the management standards agreed to in the property Management Agreement: the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Secretary’s Standards and Guidelines:

Standard Number 2: “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

Standard Number 5: “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.”

Standard Number 6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”

Approved By/Date Approved:



Megan Duvall
Historic Preservation Officer

5/18/17

Date

This Certificate of Appropriateness is issued by the Historic Preservation Officer as work in compliance with the Secretary of the Interior’s Standards for Rehabilitation. **NOTE: ANY CHANGES MADE TO THE PROPERTY OTHER THAN THOSE APPROVED BY THE COMMISSION MUST BE FIRST APPROVED BY THE COMMISSION OR YOU RISK LOSING HISTORIC STATUS OR POSSIBLE SPECIAL VALUATION INCENTIVES.**

EXPENDITURES FOR 327 W. WAVERLY PL (FOR SPECIAL VALUATION TAX INCENTIVE)

DATE	INVOICE	ACCOUNT	PAYEE	ITEMS/REPAIR	AMOUNT
BATHROOM AND ROOF DESIGN:					
2/13/2017	98109	Walter Checking #13477	Hanson Carlen Construction	Predesign concept drawings	\$1,880.00
2/13/2017	98115	Walter Checking #13483	Hanson Carlen Construction	Predesign concept drawings	\$1,420.00
5/10/2017	98134	Walter Checking #13495	Hanson Carlen Construction	Schematic Design Drawings	\$1,080.00
BATHROOM AND ROOF CONSTRUCTION:					
		Walter Checking #13512 + \$4,000 Earnest Money (Check			
8/1/2017	98149	#13496)	Hanson Carlen Construction	Bathroom, Roof construction	\$31,627.83
9/1/2017	98162	Walter Checking #13518	Hanson Carlen Construction	Bathroom, Roof construction	\$25,143.14
10/1/2017	98166	Walter Checking #13525	Hanson Carlen Construction	Bathroom, Roof construction	\$52,752.77
10/23/2017	98165	Walter Checking #13532	Hanson Carlen Construction	Additional work Beam, Siding, Chimney, Parapet	\$11,407.69
10/25/2017	98170	Walter Checking #13532	Hanson Carlen Construction	Bathroom, Roof construction	\$13,055.79
GARAGE RE-ROOFING TO MATCH HOME					
3/6/2018		Walter Checking #13562	Specialty Home Products	Garage roofing to match home (Deposit)	\$500.00
4/13/2018	15573	Walter Checking #13570	Specialty Home Products	Garage roofing to match home (Balance)	\$1,615.00
PLUMBING MAIN LINE					
3/15/2018		Walter Credit Card	Kalin Excavating	Sewer Line, Reline	\$7,779.20
TOTAL					\$148,261.42



Removed costs associated with sewer work and re-roof of the garage totalling \$9894.20

New total: \$138,367.22

Spokane City/County Special Valuation Application

Summary of 2017-2018 Renovation Expenses for 327 W. Waverly Place

Exterior Renovations:

Exterior renovations included complete re-roofing of home and garage. Work completed included: roof shingle tear-off, replacement of selected rotten plywood, and replacement of current roof with architecturally appropriate GAF Elk Lifetime Laminated Shingle in "Weathered Wood." The flat roof on second floor balcony was replaced with Firestone TPO roof, 45 mil in white. Other renovations included replacement of rotten fascia crown (back of house), removal of unstable chimney, correcting NW corner beam due to water damage and replacing weathered siding near NW corner beam.

Interior Renovations:

Interior renovations included the demolition and removal of wallboard (to studs) in the upstairs bathroom. Work included; remodel floor-to-ceiling walls and ceilings; removing damaged skylight, replacing of water damaged window, refinishing all floors, installation of new permanent bathtub and shower, and new permanent cabinetry. In addition, re-lined sewer line to prevent sewer backups.

Design	\$ 4,380.00
Construction Work	\$ 143,881.42
<hr/>	
TOTAL	\$ 148,261.42

327 W Waverly Place
Roof and Bathroom
Special Valuation
2018

Roof Before (Patched, Water leakage)



Roof Before (Skylight leaking)



Roof After



Roof After



Roof After



Bathroom Before

(Outdated cabinets and countertops)



Bathroom Before



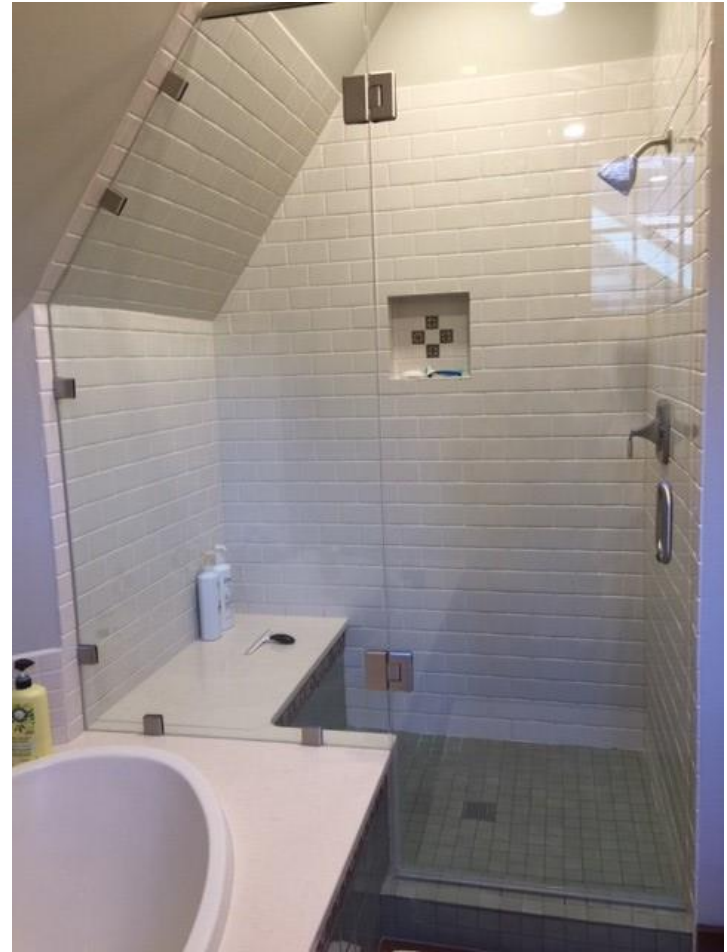
Bathroom Before



Bathroom Before



Bathroom After



Bathroom After



Bathroom After



Bathroom After



SIMBRO, INC. DBA SPECIALTY HOME PRODUCTS

2222 E. MALLON AVENUE
SPOKANE, WA 99202

509-534-8372 (FAX) 509-534-1847

Invoice

*PAYD
CHECK 13570
4/14/18
1615.00*

Date	Invoice #
4/13/2018	15573

Bill To
JEFF & KARI WALTER 327 W. WAVERLY PL SPOKANE, WA 99205

Ship To
JEFF & KARI WALTER 327 W. WAVERLY PL SPOKANE, WA 99205

Terms	Rep
DUE UPON RECEIPT	MWS

Description	Amount
ROOFING PROJECT COMPLETE AS PER QUOTE (GAF TIMBERLINE HD - WEATHERED WOOD)	1,943.93T
Less Deposit Paid	-500.00
Sales Tax	171.07

Payment by check will convert to an electronic item. Fee for payment by MC, Visa or Discover is 3% of payment amount. Unpaid balances after 30 days are subject to a 2% finance charge.

Amount Due \$1,615.00



PAID
CHECK
13562
\$500

CONTRACT

**ROOFING
SIDING
WINDOWS
DOORS
SKYLIGHTS**

Ph. (509) 534-8372
Fax (509) 534-1847

Consistent Quality, Since 1979.

E. 2222 MALLON SPOKANE, WA. 99202
WA. Cont. # SPECIHP929R2
ID Cont. # RCE-27256

And Specialty Windows (divisions of Simbro, Inc.)

Mr. & Mrs. Walter

863-5473

jawwalter@msn.com

March 9, 2018

327 W. Waverly Pl.

JOB NAME:

Mr. & Mrs. Walter

Spokane, WA

99205

JOB ADDRESS:

327 W. Waverly Pl.

After thorough inspection of your home, it is my professional opinion that we:

- Roof over existing roof.
- Furnish & install new side wall and end wall flashing as needed.
- Furnish & install new colored drip edge metal to all roof eve & rakes. This helps to shed water away from the fascia (Color: DARK BROWN).
- Furnish & install #1 grade starter shingle to protect roof deck.
- Furnish & install high quality roofing nails not staples. (High wind nail, 130 MPH wind warranty)
- Furnish & install GAF Timberline HD lifetime roof system (Weathered Wood).
- Furnish & install GAF High Profile "Z" Ridge on all ridges.
- Clean up and haul all excess material.
- GAF System Plus 50yr. non-prorated manufacture warranty. *Included
- All work is backed by our 10-year workmanship warranty in addition to the manufacture warranty.
- Permit included

To insure prompt ordering of material for your project please sign the front and back of the white & return it along with your applicable payment in the enclosed stamped return envelope. Thank you.

The Purchaser Hereby Agrees That he/she will pay Specialty Home Products for the performance of the specified above, the sum of:

\$ 1,943.93	SUBTOTAL
\$ 171.07	SALES TAX
\$ 2,115.00	TOTAL
\$ 500.00	PAYMENT DUE IN ADVANCE
\$ 1,615.00	BALANCE DUE UPON COMPLETION

The laws of the state of Washington shall govern the terms and conditions of this agreement. Venue for any legal action will be at the option of the creditor. If it becomes necessary to assign any post due amounts to a collection agency, customer agrees to pay all costs of collection, including reasonable attorney fees.

*Payments made on a card are subject to a 3% processing fee.

ACCEPTED BY:

ACCEPTED BY:

Mark Simmet

Mark Simmet

Jeff A. Wolf

PURCHASER