

### SPOKANE COUNTY

0.00

Vicki Horton

ASSESSOR



SPORANE COUNTY COURT HOUSE

то	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 4 <sup>th</sup> , 2018
REGARDING	Application for special valuation as Historic Property

Enclosed please find the application received October1st (forwarded to you electronically on October 4<sup>th</sup>) 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 <u>2020</u>. 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.

	ion and Certification of Special Valua Improvements to Historic Property	RECEIVE
Washington State	Chapter 84.26 RCW	OCT 0 2018
File With Assessor by October 1	File No: 1017/912	SPOKANE COUNT ASSESSOR'S OFFI
	I. Application	
	County: Spo	okane
loffroy and Kari W	alter Parcel No./Account No: 350	071.1208
Property Owner: Jeffrey and Kari W Mailing Address: 327 W Waverly P		
E-Mail Address: jawwalter@msn.co		9
Legal Description: Corbin Park W 1/2		
Corbin Park W 1/2		
Property Address (Location): 327 W V	Vaverly Place, Spokane, WA 99205	
Describe Rehabilitation: Roofing, Upsta		
Building Permit No: B1708960BLD	R Date: 6/20/2017 Jurisdiction: Spol	r of Historic Places kane County/City
Building Permit No: B1708960BLD Rehabilitation Started: February 201	R Date: 6/20/2017 Jurisdiction: Spol	kane
Building Permit No: B1708960BLD Rehabilitation Started: February 201 Actual Cost of Rehabilitation: \$ \$147	R       Date:       6/20/2017       Jurisdiction:       Spol         7       Date Completed:       April 2018         7,761.42	kane County/City
Building Permit No: B1708960BLD Rehabilitation Started: February 201 Actual Cost of Rehabilitation: \$ \$147 As owner(s) of the improvements describe ware of the potential liability (see reverse	R       Date:       6/20/2017       Jurisdiction:       Spol         7       Date Completed:       April 2018         7,761.42	kane County/City ture that I/we am/are
Building Permit No: B1708960BLD Rehabilitation Started: February 201 Actual Cost of Rehabilitation: \$ \$147 As owner(s) of the improvements describe aware of the potential liability (see reverse valuation under provisions of Chapter 84.2	R       Date:       6/20/2017       Jurisdiction:       Spol         7       Date Completed:       April 2018         7,761.42       Affirmation         d in this application, I/we hereby indicate by my signal         a) involved when my/our improvements cease to be elig         26 RCW.	kane County/City ture that I/we am/are
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Building Permit No: B1708960BLD Rehabilitation Started: February 201 Actual Cost of Rehabilitation: \$ \$147 As owner(s) of the improvements describe ware of the potential liability (see reverse valuation under provisions of Chapter 84.2 /We hereby certify that the foregoing info	R       Date:       6/20/2017       Jurisdiction:       Spol         7       Date Completed:       April 2018         7,761.42	kane County/City ture that I/we am/are gible for special
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Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0035e (w) (2/9/12)

#### 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

<u>5/18/17</u> 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. <u>NOTE</u>: 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.

CITY-COUNTY of SPOKANE HISTORIC PRESERVATION 808 W. Spokane Falls Blvd. Spokane, Washington 99201 Phone (509) 625-6983 Fax (509) 625-6013 www.historicspokane.org

AFFIDAVIT
<b>ATTESTING ACTUAL REHABILITATION COSTS</b>
FOR SPECIAL VALUATION
I/WE JEFFREY WALTER + KARI WALTER
The undersigned, swear that the costs for rehabilitating the property at (address) <u>327 W. WAVERLY PLACE</u> , SPOKANE, WA 99205
commonly known as (historic name) are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are $\frac{148,261.42}{148,261.42}$ .
Signature: Jefff A-WD Date: 11/27/18
Signature: Kanfhalty Date: 11/27/18
STATE OF WASHINGTON :
: ss. COUNTY OF SPOKANE :
On this day personally appeared before me
To me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that $\frac{he}{he}$ signed the same as $\frac{he}{he}$ free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this $\frac{\partial T^{\mu}}{\partial t}$ day of <u>Nonewber</u> , 201 <u>8</u> .
HOLLY L MONTGOMERY Notary Public In and for the State of Washington
State of Washington       Print Name       Holly L Montgomery         My Appointment Expires       Residing at       State of Washington         Oct 31, 2020       My Commission expires       Io(31/2020)

EXPENDITURES FOR 327 W. WAVERLY PL (FOR SPECIAL VALUATION TAX INCENTIVE)								
DATE	INVOICE AC	COUNT	PAYEE	ITEMS/REPAIR	AMOUNT			
BATHROOM AND ROO	OF DESIGN:							
2/13/2017	98109 Walter Chec	king #13477 Hanson Carlen Con	struction Predesign c	concept drawings	\$1,880.00			
2/13/2017	98115 Walter Chec	king #13483 Hanson Carlen Con	struction Predesign c	concept drawings	\$1,420.00			
5/10/2017	98134 Walter Chec	king #13495 Hanson Carlen Con	struction Schematic E	Design Drawings	\$1,080.00			
BATHROOM AND ROO	OF CONSTRUCTION:							
	Walter Chec	king #13512 +						
	\$4,000 Earne	est Money (Check						
8/1/2017	98149 #13496)	Hanson Carlen Con	struction Bathroom, F	Roof construction	\$31,627.83			
9/1/2017	98162 Walter Chec	king #13518 Hanson Carlen Con	struction Bathroom, F	Roof construction	\$25,143.14			
10/1/2017	98166 Walter Chec	king #13525 Hanson Carlen Con	struction Bathroom, F	Roof construction	\$52,752.77			
10/23/2017	98165 Walter Chec	king #13532 Hanson Carlen Con	struction Additional w	vork Beam, Siding, Chimney, Parapet	\$11,407.69			
10/25/2017	98170 Walter Chec	king #13532 Hanson Carlen Con	struction Bathroom, R	Roof construction	\$13,055.79			
GARAGE RE-ROOFIN	G TO MATCH HOME							
3/6/2018	Walter Chec	king #13562 Specialty Home Pro	ducts Garage rrofi	ing to match home (Deposit)	\$500.00			
4/13/2018	15573 Walter Chec	king #13570 Specialty Home Pro	ducts Garage roof	fing to match home (Balance)	\$1,615.00			
PLUMBING MAIN LIN					$\mathcal{D}$			
3/15/2018	Walter Credi	t Card Kalin Excavating	Sewer Line,	Reline	\$7,779.20			
		C C		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

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



(Outdated cabinets and countertops)

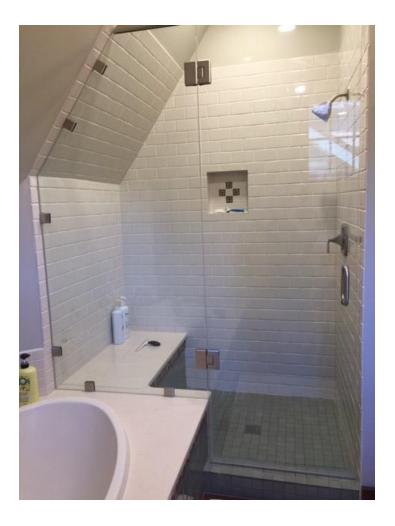


















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### Hanson Carlen Architecture & Construction

112 South Monroe Street Spokane WA 99201

To: Jeff and Kari Walter 327 W Waverly Place Spokane WA 99205-3179

#### Statement

Date 10/1/2018

			а 154	Amount Due	Amount Enc.
				\$0.00	
Date		Transaction		Amount	Balance
05/31/2016	Balance forward				0.00
08/01/2017 08/08/2017 09/01/2017 10/01/2017 10/17/2017 10/23/2017 10/25/2017 11/01/2017	Bathroom roof 2017- INV #98149. Due 08 PMT #13512. INV #98162. Due 09 PMT #13518. INV #98166. Due 10 PMT #13525. INV #98165. Due 10 INV #98170. Due 10 PMT #13532.	s/01/2017. 9/01/2017. 9/01/2017. 9/01/2017.		27,627.83 -27,627.83 25,143.14 -25,143.14 52,752.77 -52,752.77 11,407.69 13,055.79 -24,463.48	27,627.83 0.00 25,143.14 0.00 52,752.77 0.00 11,407.69 24,463.48 0.00
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	0.00	0.00	0.00	\$0.00

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### Hanson Carlen Architecture & Construction

112 South Monroe Street Spokane WA 99201

### Statement

Date 10/1/2018

То:	
Jeff and Kari Walter	3
327 W Waverly Place	
Spokane WA 99205-3179	

				Amount Due	Amount Enc.
				\$0.00	
Date		Transaction		Amount	Balance
05/31/2016	Balance forward				0.00
01/30/2017 01/30/2017 02/07/2017 02/13/2017 05/04/2017 05/11/2017	Design 2017- INV #98109. Due 01. PMT #13477. INV #98115. Due 02 PMT #13483. INV #98134. Due 05 PMT #13495.	/07/2017.		1,880.00 -1,880.00 1,420.00 -1,420.00 1,080.00 -1,080.00	1,880.00 0.00 1,420.00 0.00 1,080.00 0.00
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Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	0.00	0.00	0.00	0.00	\$0.00

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			Propo	sal & C	ontract			
Jeff Walt					835-6140		2-6-18	
327 w wa	averly pl				Jor Name			
Spokane	1		ees BW	99205	Jab Localian			
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Payments THIS PRO terms and READ If this prop Acce spece Exca agree	CAVATION proposes here to be made as follows: POSAL AND CONTRACT conditions printed on the mosal and contract is accer eptance of Proposal - in fications and all the terms and o and they are satisfactory and AVATION is sufficient to come	T is further back of t	mish mater Upon co er governe this page. P	rial and lab mpletion d by the PLEASE sign and n	or in accordance Authorized Signature Note: This EXCAVAT	preposal mail	e specificat lars( 7779.) Ib Davis ry be withdraw cepted within	n by KALINdays

#### SIMBRO, INC. DBA SPECIALTY HOME PRODUCTS

#### 2222 E. MALLON AVENUE SPOKANE, WA 99202

PAID 135/18 .00

### Invoice

Date	Invoice #
4/13/2018	15573

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

Bill To

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

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

	Te	erms	Rep
	DUE UPC	ON RECEIPT	MWS
Description		Amour	nt
ROOFING PROJECT COMPLETE AS PER QUOTE (GAF TIMBERLINE HD - WEA Less Deposit Paid Sales Tax	THERED WOOD)		1,943.93T -500.00 171.07
Discover is 3% of payment amount. Unpaid balances after 30 days are subject to a 2% finance charge.	Αποι	unt Due	\$1,615.00

Specialty Home ProductsPh. (509) 534-8372 (35%)Ph. (509) 534-8372 Fax (509) 534-1847RooFing SiDING WINDOWS DOORS B2222 MALLON SPOKANE, WA. 99202 WA. Cont. # SPECIHP929R2 ID Cont. # RCE-27256RooFing SiDING WINDOWS DOORS SKYLIGHTS
Mr. & Mrs. Walter863-5473jawwalter@msn.com JOB NAME:March 9, 2018327 W. Waverly Pl.Mr. & Mrs. Walter JOB ADDRESS: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 colored drip edge metal to all roof eve & rakes. This helps to shed water away from the fascia (Color:
The Purchaser Hereby Agrees That he/she will pay Specialty Home Products for the performance of the specified above, the sum of:         \$ <ol> <li>1,943.93</li> <li>SUBTOTAL</li> <li>*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.*</li> <li>\$                  500.00</li> <li>PAYMENT DUE IN ADVANCE</li> <li>\$                  1,615.00</li> <li>BALANCE DUE UPON COMPLETION</li> <li>*Payments made on a card are subject to a 3% processing fee.</li>           ACCEPTED BY:    Mark Simmet          Mark Simmet</ol>