



**WEBSTER BUILDING
415 WEST SPRAGUE AVENUE
SPECIAL VALUATION APPLICATION**

SEPTEMBER 2020




Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

MEMO

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

CC: B & H Enterprises, LLC Number 1

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

DATE Oct 1st, 2020

REGARDING Application for special valuation as Historic Property

Enclosed please find the application received Sep 26th (forwarded to you electronically on Oct 1st) from

B & H Enterprises, LLC Number 1
for the property at

**415 W Sprague
County Parcel 35191.2102**

I would like to take this opportunity to *advise the property owner* that this application, if approved, will see first tax benefits in 2022. Specifically, applications received by October 1, 2020 will be:

- reviewed by the Historical Preservation Office in calendar year 2020,
- once approved the exemption is placed on the 2021 assessment roll for
- 2022 property tax collection.

**Application and Certification of Special Valuation
on Improvements to Historic Property**

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10202509

I. Application

County: Spokane

Property Owner: B & H ENTERPRISES, LLC NUMBER 1 Parcel No./Account No: 35191.2102

Mailing Address: 430 West First Avenue, Spokane, WA 99201

E-Mail Address: jheath@watrust.com Phone Number: (509) 353-3897

Legal Description: RAILROAD ADD E1/2 OF N80FT L2;N80FT OF L3 B10

Property Address (Location): 415 West Sprague Avenue, Spokane, 99201

Describe Rehabilitation: The project involved the demolition of the interiors of the first and second floors, cleaning and painting the exterior, building of new storefronts, replacement of second story windows, construction of four apartments on second floor

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

Building Permit No: B1814346BLDC Date: 9/11/1018 Jurisdiction: City of Spokane
County/City

Rehabilitation Started: September 1, 2018 Date Completed: September 30, 2020

Actual Cost of Rehabilitation: \$ 1,408,717.44

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):



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: \$

172,000

Date: 10/1/2020


Assessor/Deputy

WEBSTER BUILDING – 415 WEST SPRAGUE AVENUE
Parcel number 35191.2102

Improvements to the Webster Building occurred from September 1, 2018 through September 30, 2020. The total dollar amount invested in the restoration/modification was \$1,408,717.44. Of those costs, however there were expenditures for household appliances of \$27,643.08. Work began in February 2018, but work between that date and September 1, 2018 is not included in this application.

The two-story commercial and residential hotel building was constructed in 1893 and had a variety of uses over the years, particularly on the ground floor. Consequently, the storefronts had been substantially altered. The second floor had up to 15 apartment units and was vacated in the 1970s.

The work plan included the gutting of both the first and second floors and removal of all sash and storefronts. Renovation included new roof with removal of skylights; water and sewer infrastructure were upgraded and new electrical, plumbing, HVAC, fire, security and communications systems were added to the second floor; bricking-in several windows on the east façade; exterior wall repairs; adding structural beam across the front; rebuilding the storefronts; replacement of the second floor sash with double-hung wood; preparation and repainting of entire building; replacement of front entry doors.

On the rear façade, the ground floor walls were removed and rebuilt, the interior partitions, floors, and ceilings were removed in preparation for future tenant improvements. Second floor windows were replaced with double-hung wood sash,

Interior work on the second floor included demolition of interior walls and ceiling to bare brick perimeter walls, studs, and ceiling rafters. Entry stairs from ground to second floor were refurbished with new cladding of treads and risers. The floor was divided into four residential units, one in each corner and accessed by a central stair landing vestibule. Each unit retains exposed brick walls, wood posts and beams, and ceiling rafters. New floors and sheetrock walls outline each unit which include two bedrooms, two bathrooms, utility room, living room/dining area, and kitchen.

This work is itemized in the Cost Summary, with detailed cost breakdowns following.

COST SUMMARIES
Excel Spreadsheet
attached

Webster Building Cost Summary	
Demo, Dump Labor & Fees	95,195.33
Engineer	1,711.70
Building Permits	11,418.26
TOTAL	108,325.29
Subcontractors	
Mueller Jackhammer	64,560.00
Fire Protection Specialists	9,170.35
Fire Control Sprinkler Systems	26,222.28
Pella Window	35,776.96
Masonry	18,278.30
Concrete	16,291.76
Electrical	109,161.44
Plumbing	67,306.60
Roofing	56,711.00
Drywall	29,509.88
HVAC	116,386.60
Sandblasting	5,500.00
Insulation	32,230.80
Exterior Door	18,174.00
Flooring	20,827.46
Countertops	900.00
Tile	19,750.00
Shower Doors	11,328.00
Hardware	2,275.00
Clean-Up	480.00
TOTAL	\$ 660,840.43
Materials	
Equipment Rental	6,919.64
Fuel & Parking	5,883.29
Blueprints	541.11
Concrete	5,498.06
Windows	9,022.48
Skylights	3,325.00
Framing	23,956.90
Drywall	18,906.40
Interior Door	18,645.20
Flooring	22,207.19
Exterior Siding & Trim	5,863.15
Exterior Painting	6,436.64
Exterior Door	419.94
Cabinets & Vanities	71,919.61
Tile	15,393.94

Interior Trim	6,978.80
Plumbing	21,772.50
Hardware	3,214.63
HVAC	974.65
Interior Painting	4,818.64
Appliances	27,643.08
Countertops	17,106.19
Other*	4,600.06
TOTAL	\$ 302,047.10
Labor	
Materials & Setup	4,029.65
Excavation & Backfill	11,055.85
Production Management	4,174.15
Drywall Finishing	13,618.61
Tile Labor	9,438.00
Interior Trim Labor	8,694.15
Interior Painting Labor	26,001.27
Plumbing Labor	7,338.60
Cabinets & Vanities	4,725.44
All Other Production Labor**	214,818.37
Negotiated Discount	(24,558.31)
TOTAL	\$ 279,335.78
Grand total	1,350,548.60
Sales Tax	58,168.84
Negotiated Sales Tax Discount	
GRAND TOTAL	\$ 1,408,717.44

PHOTOS - BEFORE











PHOTOS - AFTER











