



Address: 315 S. Fiske Street, Spokane, WA. 99202 **Tax Parcel:** 35222.2609
WSDOT Parcel #:6-05139 **Land Area:** N/A
Sq. Ft. (approx.): 1,408sf. **IC Number:** 6-32-15341

Comments: Potentially eligible for Local Register of Historic Places. The property is a three bedroom, one bath house built in 1903 and in average condition. This house will be auctioned “as is” and be moved by the successful bidder. See additional info for bidding and moving criteria.



Why is WSDOT doing this?

This home was determined eligible for listing on the National Register of Historic Places (NRHP) and is within the right-of-way of the North South Corridor. An agreement promoting historic preservation was reached to mitigate the loss of NRHP eligible homes within the East Central Neighborhood. The intent of the program is for prime examples of historic residential architecture to be preserved for future generations. Plus, affordable housing may be recycled back into the community.

Bidding and sales criteria:

This building will be offered for sale at public auction, at the specified time and location, using standard agency auctioning procedures. The building will be auctioned to prospective buyers with a \$10.00 minimum bid. This building will be sold in “as is” condition. All sales will require payment within 48 hours of the successful bid, in the form of a certified check, cashiers check or money order together with a \$7,500.00 performance bond or cash deposit. This building is to be moved onto a new lot within the boundaries of the East Central Neighborhood or, as a secondary preference, within 1/2 mile of that neighborhood. The Buyer will be responsible for finding and securing a lot prior to moving the structure. The building must be moved within six (6) months of purchase and adhere to City of Spokane and Spokane County codes. The new location must be pre-approved by WSDOT so as not to interfere with the right-of-way of future agency projects. Buildings must be moved by a licensed and bonded house mover to be approved by WSDOT. The purchaser will acquire all necessary permits and an Occupancy Certificate once the building is moved onto the new foundation. Movers and prospective buyers will be solely responsible for damages incurred as a result of any activity including moving, installation and improvements. If the building is not moved within the designated timeframe, the bidder would be in default and WSDOT could demolish the building with no further obligations.

WSDOT will not be held responsible for home damages incurred following the sale.

Monetary Incentive Package:

A monetary incentive program will be implemented for the successful bidder. The amount of \$30,000.00 will be provided to the buyer once the structure(s) has been moved, installed on the new foundation and an Occupancy Certificate attained. If the structure is more than one story, the buyer may be compensated up to an additional \$20,000.00 for documented moving or code compliance expenses above the original \$30,000.00. The purchaser will pay all moving expenses incurred in excess of the additional \$20,000.00. This home, following removal to a new location, may be potentially eligible for listing on the local Spokane Register of Historic Places and could be eligible for rehabilitation tax incentives associated with that program. Contact the City Of Spokane Historic Preservation Office for details, 625-6983.