

Special Valuation Application
Baumgartner House - 1125 S Bernard Street





Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval/Logan Camporeale
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: Jill Ham and Marty Grieser

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Tuesday, April 21, 2026

RE: Application for Special valuation as Historic Property

Enclosed please find the application received April 14, 2026, from:

Jill Ham and Marty Grieser

For the property at:

1125 S Bernard St.
Spokane, WA 99204

County Parcel ID: 35194.1311

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2028. Specifically, applications received by October 30, 2026, will be:

- Reviewed by the Historical Preservation Office in calendar year 2026.
- Once approved the exemption is placed on the 2027 assessment roll for
- 2028 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: 10236404

I. Application

County: Spokane

Property Owner: Jill Ham and Marty Grieser Parcel No./Account No: 351941311

Mailing Address: 1125 S Bernard St

E-Mail Address: jill.ham@avistacorp.com Phone Number: 509-994-1459

Legal Description: CLIFF PK RES N30FT OF L14;ALL L15 B22

Property Address (Location): 1125 S Bernard St

Describe Rehabilitation: Foundation repair, roof repair and replacement, flattop roof repair and replacement, structural repairs top and middle porches, water protection (flattop roof material) 2 top porches, French drain for foundation protection, gutters, plumbing repairs, plaster repair, heat and floors kitchen

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

Building Permit No: _____ Date: _____ Jurisdiction: Spokane
County/City

Rehabilitation Started: 11/1/2024 Date Completed: 3/15/26

Actual Cost of Rehabilitation: \$ 158,103.08

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):
Jill Ham Digitally signed by Jill Ham
Date: 2026.04.13 17:54:30 -0700

Jill Ham
Marty Grieser

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: \$ 627,300

Date: 4/21/2026
James Whelan
Assessor/Deputy

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

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE Jill Ham & Marty Grieser

The undersigned, swear that the costs for rehabilitating the property at
(address) 1125 S. Bernard St., Spokane WA 99204
commonly known as (historic name) Matt and Mamie Baumgartner House
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ _____.

Signature: Jill Ham

Date: 4/7/26

Signature: Marty G

Date: 4/7/26

STATE OF WASHINGTON :
: ss.

COUNTY OF SPOKANE :

On this day personally appeared before me

Jill Ham and Marty Grieser

To me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes
therein mentioned.

Given under my hand and official seal this 7th day of April, 2026.

Deanna S. Reece

Notary Public in and for the State of Washington

Print Name Deanna S. Reece

Residing at Spokane, WA

My Commission expires 09/27/2027

Notary Public
State of Washington
Deanna S Reece
Commission No. 23031304

We purchased the Matt and Mamie Baumgartner House in October of 2024. There was invasive water damage evident in the bonus room due to the deterioration of both the flattop and shingled roofs, foundation deterioration and grading issues, significant rot on the middle and top porch structures, signs of water invasion into a second floor bedroom due to the failing top porch, and signs of water damage in the kitchen due to a leaking dishwasher incident and toilet flooding incident. Our goal was to rescue the home by repairing these significant signs of neglect and to perform a restoration that maintained the home's original architectural character and design.

The following 3 projects were initiated and completed in October and November of 2024 prior to our moving into the home in December.

Roof- The roof has a flat membrane on the top that had been compromised allowing water to enter the 3rd floor "bonus room". There were visible signs of this water invasion in that room. Along with the flattop replacement was the replacement of the shingled roof that had 3 layers of roofing material including the original skip sheathing. All layers were completely torn off, and the home has a finished product of new decking, a new membrane and asphalt shingles.

Foundation- a structural engineer had inspected the foundation and said it was structurally sound but in need of mortar. Water was perforating the foundation into the basement due not only to the lack of mortar but also poor exterior grading and water drainage. There was a significant visible bulge in the northwest corner of the foundation which resulted in evident settling in the room above (sloped floor and plaster damage). Failed mortar was removed and new mortar was applied from both the interior and the exterior. The front northeast corner of the foundation was restacked. The concrete sidewalk that was sloped towards the house was removed, a French drain was added, and the soil was graded away from the house.

Top Porch- The top porch had a failed membrane which contributed to rot of the porch structure and water invasion in the bedroom below. The failed membrane, rotted railing, decking, and a portion of the joists were removed. The structure was reinforced, new decking was laid, new membrane was installed, and the railing, soffits and fascia were rebuilt. The bedroom only required kilz treatment and repainting. After the completion of the top porch, gutters were added to the roof and top porch.

Other midrange level projects in November 2024 included- plumbing repairs to the second floor tub/shower, new plumbing (PEX) in the basement laundry room, snaking of the laundry room drain, removal of rotted interior basement sheetrock wall with mold in laundry room, and new toilets in the main floor and 2nd floor bathrooms.

Middle Porch- In spring of 2025, the middle porch rebuild began which was a very similar process to that of the top porch though on a grander scale due to its size. The damage to this porch was more extensive than we had anticipated, resulting in a \$25,000 over budget cost. We were able salvage the railing and pillars, but the sheathing had to be completely replaced and some

portions of the joists had to be reinforced/replaced. The soffits and fascia had to be completely rebuilt. While the decking was removed, we seized the opportunity to replace all the knob and tube wiring for the 3 porch lights underneath and added an outlet for future Christmas lighting. We also had the 1960's style screen doors leading to the middle removed and replaced with a set of doors we refurbished that were reclaimed from a historic home that had sustained a house fire on the west side of the state. After the completion of the middle porch, gutters were added to that level.

Plaster Repair- In summer of 2025, we had plaster repair done on the ceiling and walls of the second floor bathroom. Following that plaster repair, work began to repair the damage to the plaster on the office walls and ceiling due to the settling of the northwest corner of the foundation. Like the middle porch, this also proved to be more extensive than planned given the multiple layers of wallpaper and number of cracks. We were, however, able to do restorative that allowed us to preserve the lathe and plaster.

Kitchen Heating- In the mid 1900's, an addition was made to the house with a wood stove as a heating source. That stove was removed in early 2000 when the addition was remodeled to be a kitchen. Our first winter in the home in 2024-25, the kitchen temperature was in the low 60's and the temperature in the crawlspace under the kitchen that housed the water pipers for the kitchen often dipped below freezing. To prevent the pipes from freezing, our temporary solution was to run a space heater in both the kitchen and the crawlspace. In fall of 2025, we added a ducted mini-split to provide heat to the kitchen and prevent the crawl space from freezing. Utilizing a ducted mini-split also allowed us to preserve the historic aesthetic of the home, utilizing small, unobtrusive vents instead of a visible wall-mounted unit.

Kitchen Floors- In February of 2026, we began addressing the signs of water damage in the kitchen we believe were due to 1) a failed toilet in the bathroom upstairs and 2) due to a dishwasher leak both prior to our ownership. The existing floors were soft when walking upon, there was water damage at the base of the kitchen island, and there were signs of water on the ceiling. We removed the existing LVP flooring and found the sheeting was in good condition despite the large water stain covering 2/3rds of the subfloor. We installed heated floors with a marble like ceramic tile to stay moderately true in aesthetics to materials used in early 1900 ornate homes. We also had the kitchen island cabinets repaired and the ceiling was sealed with a stain-blocking kilz primer.

Other midrange projects over winter of 2025-26 have included reinstating a light fixture in the office that had been removed, replacing 1950-60 light fixtures with early 1900 light fixtures, and repairs to the butler doors.

Invoices and Receipts

Item	Company	Total Cost	Date
Roof	Morris Clark Roofing & Siding	\$32,155.00	10/17/2024
Facia	Morris Clark Roofing & Siding	\$3,270.00	11/1/2024
Foundation	Dobson Chimney	\$9,000.00	11/18/2024
Middle Porch Membrane	Knotted Birch Construction	\$6,041.00	5/11/2025
Gutters	American Guttersmith	\$4,658.20	7/25/2025
Kitchen Heating	DWR Services	\$8,629.69	1/13/2026
Main Deck/Plaster/Kitchen Floors*	Homeworks HQ	\$94,349.19	12/1/24-3/25/26
Total		\$158,103.08	

***Note- Homework's work on the house is itemized in the attached receipt on pages 27 and 28.**

The TPO roof (white square on roof top) and TPO top porch cost are not included above. The contractor was replaced 1/2 way through the deck and roof projects. He was paid \$11,929 but is unwilling to respond with a receipt so that cost is not included in this application.

Pictures

Roof-

Before



During



After



Note new roof and gutters



Foundation-

Before



During

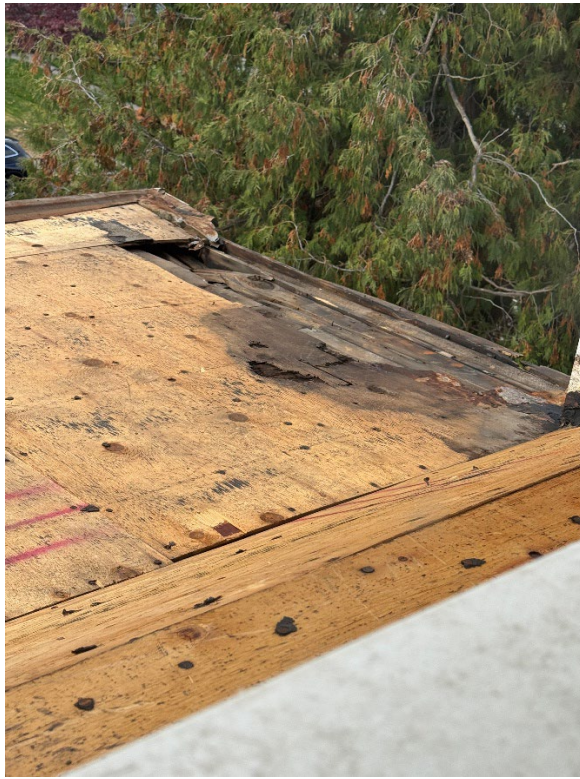


After



Top Porch-

Before



During



After



Middle Porch-

Before



During



After



Office Plaster Repair-

Before



During



After



Bathroom Plaster Repair-

Before-



During-



After-



Kitchen Heating-

Before- See kitchen floor pictures with no vents



After



Kitchen Floors-

Before (Gray LVP)



Water damage visible on cabinet



During



After



MORRIS CLARK SIDING AND ROOFING, Inc.

2728 E. Garland • Spokane, Washington 99207 • (509) 482-2833
 Licensed • Bonded • Insured - Lic. # MORRISCS062RA

Date 10/17/24
~~10/18/24~~

Name: Jill Ham
 Street: 1125 S Bernard City: Spokane
 Zip Code: 99204 Phone: 509 994 1459

SPECIFICATIONS

Remove and dispose of all layers and resheet the 3rd story roof deck. Resheet 2nd story if needed.

Furnish and install new Owens Corning Durock roof with ice and water shield over Frostline and synthetic underlayment over remainder of roof deck. New venting, flashing, counterflashing on chimney, drip edge, pipe seals, and new membrane on top of roof.

Includes permit and all cleanup.

Roof Color - Williamsburg Gray
 Drip Edge color -

~~Amended Price~~ \$29,500.00
\$2,655.00
\$32,155.00 *Final Taxes Oct. 24*

Subtotal	\$30,900.00
Sales Tax	\$2,251.00
Total Cash Price	\$33,151.00

This contractor, Morris Clark Siding & Roofing is registered with the State of Washington, Registration No. MORRISCS062RA, as a general contractor and has posted with the state a cash deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for negligent or improper work, breach of contract, in the contractor's business. This contractor's registration is renewed each year on December 1st. This cash deposit may not be sufficient to cover a claim which might arise from the work done under contract. If any supplier of materials used in your construction project or any employee of the contractor on your job is not paid, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with the original 'lien release' documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about the lien release documents if you request it. General information is also available from the Department of Labor and Industries.

- The undersigned company agrees to make improvements on property located at 1125 S Bernard
- The undersigned owners agree to pay to the company the sum of \$ 33,151.00 as cash deposit
 \$ 33,151.00 in cash upon completion of said work, or
 \$ _____ in monthly installments of \$ _____ per month, beginning 0
 which sum includes interest at _____ % per month.

We, the owners agree and understand that in order to perform the above contract the company may obligate itself to certain expenses in obtaining materials making deliveries construction certain items on order, and for this reason should this contract be breached by us we will pay to the company a sum equal to 25% of the total contract price. The company shall not be responsible for defects on the above premises or delays beyond its control. Morris Clark's workmanship warranty is non-transferable. The contract contains all of the terms of the agreement between the parties and no other representations, verbal or otherwise, shall alter the terms thereof. If any legal actions is commenced as a result of this contract, we agree that venue thereof shall be in Spokane County and the owners agree to pay court costs and reasonable attorney fees. Price contingent on site being free of hazardous material, i.e. asbestos, etc.

MORRIS CLARK SIDING AND ROOFING, Inc.

2728 E. Garland • Spokane, Washington 99207 • (509) 482-2833
 Licensed • Bonded • Insured - Lic. # MORRISCS062RA

Date 11/1/24

Name: Jill Han
 Street: 1125 S Bernard St City: Spokane
 Zip Code: 99204 Phone: 509 944 1459

SPECIFICATIONS

Remove and dispose of existing Fascia.
Furnish and install new Master Smooth
Metal Fascia. Build out fascia to support
gutters if needed.

Color - white

Paid Taxes Dec. 2024

Subtotal	\$3,000.00
Sales Tax	\$270.00
Total Cash Price	\$3,270.00

This contractor, Morris Clark Siding & Roofing is registered with the State of Washington, Registration No. MORRISCS062RA, as a general contractor and has posted with the state a cash deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for negligent or improper work, breach of contract, in the contractor's business. This contractor's registration is renewed each year on December 1st. This cash deposit may not be sufficient to cover a claim which might arise from the work done under contract. If any supplier of materials used in your construction project or any employee of the contractor on your job is not paid, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with the original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about the lien release documents if you request it. General information is also available from the Department of Labor and Industries.

- The undersigned company agrees to make improvements on property located at 1125 S Bernard
- The undersigned owners agree to pay to the company the sum of \$ 3,270.00
 \$ 0 as cash deposit
 \$ 3,270.00 in cash upon completion of said work, or
 \$ 0 in monthly installments of \$ 0 per month, beginning 0
 which sum includes interest at 0 % per month.

We, the owners agree and understand that in order to perform the above contract the company may obligate itself to certain expenses in obtaining materials making deliveries construction certain items on order, and for this reason should this contract be breached by us we will pay to the company a sum equal to 25% of the total contract price. The company shall not be responsible for defects on the above premises or delays beyond its control. Morris Clark's workmanship warranty is non-transferable. The contract contains all of the terms of the agreement between the parties and no other representations, verbal or otherwise, shall alter the terms thereof. If any legal actions is commenced as a result of this contract, we agree that venue thereof shall be in Spokane County and the owners agree to pay court costs and reasonable attorney fees. Price contingent on site being free of hazardous material, i.e. asbestos, etc.

Accepted By: _____ ACCEPTED BY Jill Han

5509 N Elm
Spokane WA
99205
509-488-8377
americanguttersmith@gmail.com

American Guttersmith

Invoice

Bill To: Jill Ham
(509) 994-1459

Invoice No: 3733
Date: 07/25/2025
Terms: NET 0
Due Date: 07/25/2025

Description	Quantity	Rate	Amount
Gutters	225	\$7.25	\$1,631.25
downspout	140	\$7.25	\$1,015.00
covers	225	\$7.25	\$1,631.25

Subtotal \$4,277.50
TAX 8.9% \$380.70
Total \$4,658.20
Withholding 0% \$0.00

PAID \$4,658.20

Paid

Balance Due \$0.00

DOBSON CHIMNEY & MASONRY LLC

12402 N. DIVISION PMB 353
Spokane WA 99218-1930

Invoice

Date	Invoice #
11/18/2024	15326

Bill To
HAM, JILL

PAID
11/20/2024

Description	Amount
JOB ADDRESS: 1125 S BERNARD	
EXTERIOR & INTERIOR STONE FOUNDATION RESTORATION RECOMMENDATION:	8,256.88T
GRIND OUT THE DETERIORATED MORTAR JOINTS AND TUCKPOINT WITH NEW BLACK MORTAR INTO THE CLEANED JOINTS AS NEEDED	
AS PER AGREED - PROJECT WILL BE TIME (\$300.00 PER HOUR FOR 3 MEN) X MATERIAL	
ESTIMATED TIME IS 24 HOURS - WE WILL ADJUST THE HOURS UPON COMPLETION	
A 3% PROCESSING FEE WILL BE ADDED TO CREDIT AND DEBIT TRANSACTIONS	
WE APPRECIATE YOUR BUSINESS!	
FINAL PAYMENT	0.00
Sales Tax	743.12
Total	\$9,000.00

Knotted Birch Construction
 4819 W Cameron Rd Cheney,
 WA 99004-8701

knottedbirchoons@outlook.com
 +1 (509) 590-8250



Bill to
 Jill Ham
 1125 South Bernard St.
 Spokane, Wa. 99204

Ship to
 Jill Ham
 1125 South Bernard St.
 Spokane, Wa. 99204

Estimate details
 Estimate no.: 1140
 Estimate date: 05/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Tear off & Roof Prep	- Removal of all old membrane - Knock down or pull and staples/ nails left on sub straight - Inspect sub straight for damaged sheeting	1	\$750.00	\$750.00
2.	Deck Tek Labor	- Prep sub straight with fill and sand smooth - Delete old drains - Cut in all curbing and set with clad metal - Inlay door jams - Set glue - Roll and lay Deck Tek - Roll creeses out w/ 100lb roller -Detail work edges, curbs, house side ends	1	\$4,200.00	\$4,200.00
3.	Dec Tec material	- Corners - Dec patch	1	\$1,000.00	\$1,000.00
				Subtotal	\$5,950.00
				Sales tax	\$91.00
				Total	\$6,041.00

Accepted date 05/11/2025

Accepted by

DWR Services, LLC
 PO Box 28852
 Spokane, WA 99228 US
 David.rasmussen.hvacr@gmail.com
 dwrservices.com



INVOICE

BILL TO
 Jill Ham
 1125 S. Bernard St.
 Spokane, WA 99204
 United States

INVOICE # 1460
DATE 01/13/2026
DUE DATE 01/13/2026
TERMS Due on receipt

PURCHASE ORDER
 Concealed Slim Duct System

DATE	DESCRIPTION	AMOUNT
	Labor Installation.	1,100.00T
	Day & Night® Slim Duct Indoor Unit (18K D5FS) (Low Static)	1,738.46T
	Day & Night® 21.5 SEER Ductless Heat Pump (18K ID5FS)	2,262.16T
	Line Set (1/4" LL, 1/2" SL) 50'	503.47T
	Plastic A/C Condenser Pad (3x3)	171.13T
	Materials Ducting/Insulation/Screws/Trim	1,465.00T
	Mini-Split Wire 50' 14 GA 4-Conductor Copper THHN/THWN Wire/Black	179.61T
	Quick Sling Mini Split Condenser Stand	380.06T
	Permit Mechanical Permit	110.00T

Ways to pay

SUBTOTAL	7,909.89
TAX	719.80
TOTAL	8,629.69



Bill to: Jill Ham & Martin Grieser
 1125 S Bernard Street
 Spokane, WA 99204

Invoice date: Mar 25, 2026
Invoice ID: 0017
Amount due: \$12,958.38
Due date: Mar 25, 2026

1125 S Bernard-Home Repairs-Jill Ham: Job Receipts to Date

Items	Description	Price
Pre Purchase Inspection Labor & Materials		\$300.00
Pre-Remodel Home Repairs Labor & Materials		\$323.73
Roof Repairs Labor & Materials		\$630.91
Exterior Landscape Repair & French Drain Labor & Materials	-Install french drain with direct drainage for gutter systems	\$4,135.29
Basement Plumbing Repairs Labor & Materials	-Modify venting for dryer -Install drainage to exterior of home -Re-slope soil	\$773.90
Facia Soffit & Deck Repair Labor & Materials	-Upper porch/roof	\$2,952.00
Foundation Repair Labor & Materials	-Foundation repair for crumbling mortar & water penetration	\$10,308.00
Railing Rebuild Labor & Materials		\$2,108.00
Plaster Repair Labor & Materials	-Interior plaster repair	\$2,100.00
Lower Deck & Railing Rebuild Labor & Materials	-Rebuild railing system & posts for upper porch & top decorative railing on roof	\$25,288.66
July Home Updates Labor & Materials	-Repair decking structure & trim for membrane roof	\$7,537.00
September Home Updates Labor & Materials	-Restore custom patio doors & install at upper porch	\$6,643.00
Flooring Upgrade Material Labor & Materials	-Install radiant floor heat	\$9,390.32

Items	Description	Price
Flooring Upgrade Labor & Materials	-Tile floor installation	\$8,900.00
Multiple Home Upgrades Labor & Materials	-Dishwasher -Door repairs to original swinging doors -New cabinet panels -Install lighting in hallway, banquet, & upper bedroom -Prep to provide mounting panel for mini split -Work on radiator -Custom thresholds to kitchen entry	\$12,958.38
Totals:		\$94,349.19

Paid: \$81,930.81
Balance: \$12,958.38
Total Outstanding: \$12,958.38