

# Application for Special Valuation

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## STAFF REPORT OF FINDINGS

**Historic Name:** Baumgartner House  
**Property Address:** 1125 S Bernard Street  
**Applicant:** Jill Ham and Marty Grieser, owners  
**Date:** Application submitted 4/14/2026

**MANAGEMENT AGREEMENT:** The Baumgartner House was listed on the Spokane Register of Historic Places on 5/18/26. The Baumgartner House does have a Management Agreement that covers the exterior of the house.

**DESCRIPTION OF REHABILITATION:** The work at the Baumgartner House consists of fixing water infiltration issues, foundation issues and rot on the porches amongst additional projects.

### Exterior:

- **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.
- **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.

### **Interior:**

- **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 (first floor) 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 able 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. We also had the kitchen island cabinets repaired and the ceiling was sealed with a stain-blocking kilz primer.
- **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.
- 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.

### **FINDINGS OF FACT:**

**Authority to review the Special Valuation application: Under Ordinance No. C-31094, 6.05.100 (SMC 17D.100.310) the Landmarks Commission has the authority to “serve as the local review board for special valuation of historic property in Spokane” and to “approve or deny applications for special valuation.”**

### **Does the application meet the Special Valuation criteria set forth in RCW 84.26?**

- The property must “be a historic property” and “fall within a class of historic property determined eligible for special valuation by the local legislative authority.” RCW 84.26.030

***Listed on Spokane Register?***

***The Baumgartner House was listed on the Spokane Register of Historic Places on May 18, 2026. The Baumgartner House does have a signed Management Agreement.***

YES  NO

- The property must “be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (“at least 25% of the assessed valuation of the property, exclusive of the assessed value attributable to the land, prior to rehabilitation”) within twenty-four months prior to the application for special valuation.”

***Rehab cost over 25% of the assessed valuation?***  YES  NO

***Rehab work within 24 months prior to application?***  YES  NO

- The property must be protected by an agreement between the owner and the local review board as described in RCW 84.26.050(2).

***Property owners entered into Management Agreement?***  YES  NO

- The rehab work must meet the standards, “not be altered in a way which adversely affects those elements which qualify it as historically significant” RCW 84.26.050. The work must meet rehabilitation guidelines, as defined in WAC 254-20-030(10) as “the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.”

***Certificates of Appropriateness issued for exterior work?***  YES  NO

***The property was not listed on the Spokane Register at the time the work was completed and a CoA was not required.***

- The application must be complete, as defined by WAC 254-20-090 (4) “applications shall include a legal description of the historic property. The owner shall also provide comprehensive exterior and interior photographs of the historic property before and after rehabilitation, architectural plans or other legible drawings depicting the completed rehabilitation work, and a notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed.”

***Completed application?***  YES  NO

- The rehab costs must result from one or more of the following (WAC 254-20-030):
  - (a) Improvements to an existing building located on or within the perimeters of the original structure;
  - (b) Improvements outside of, but directly attached to the original structure which are necessary to make the building fully useable (not including rentable/habitable floor space attributable to new construction);
  - (c) Architectural and engineering services attributable to the design of the improvements;
  - (d) “qualified rehabilitation expenditures” as defined by the federal historic preservation investment tax credit.

As noted in “*Tax Aspects of Historic Preservation: Frequently Asked Questions & Answers*” (Mark Primoli, Internal Revenue Service), examples of expenses that do not qualify for the rehabilitation tax credit are acquisition costs, appliances, cabinets, carpeting (if tacked in

place and not glued), decks (if not part of original building), demolition costs (removal of a building on property site), enlargement costs (increase in total volume), fencing, feasibility studies, financing fees, furniture, landscaping, leasing expenses, moving (buildings) costs (if part of acquisition), outdoor lighting remote from building, parking lot, paving, planters, porches and porticos (not part of original building), retaining walls, sidewalks, signage, storm sewer construction costs, window treatments.”

***Claimed expenses are allowable? Exception noted below:***

**YES**  **NO**

***Claimed expenses are allowable in the amount of \$158,103. Application was made in April of 2026, and value of the building at the beginning of the project (2024) was \$627,300.***

**STAFF REPORT:**

The submitted application is complete and should be approved.

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Preservation Officer Review?	yes	Date:	6/10/2026
Special Valuation Committee Site Visit?	yes	Site Visit:	7/2/2026
Landmarks Commission Review?	pending	Meeting Date:	7/15/2026