

# Application for Special Valuation

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## STAFF REPORT OF FINDINGS

**Historic Name:** Fotheringham House  
**Property Address:** 2124 W 2<sup>nd</sup> Avenue  
**Applicant:** Rebecca Monteleone  
**Date:** Application submitted August of 2024

**MANAGEMENT AGREEMENT:** The first Fotheringham House was listed on the Spokane Register on 07/05/1985 and does have a Management Agreement that covers the exterior of the house.

**DESCRIPTION OF REHABILITATION:** The Fotheringham House has undergone work to the kitchen, bathrooms, structural repairs, and system upgrades throughout.

### Demolition:

- Main floor bathroom and butler's pantry
- Upstairs bathroom
- Rear porch
- Office "closet"

### Kitchen Remodel and "Media Room" Modification:

- 3 Marvin Windows with approved exterior "Suede" cladding (1 reframed to replace and shorten tall kitchen window impeding cabinetry layout)
- Kitchen cabinet package from Cabinets Plus with pulls & install
- Quartz 3cm countertop installation
- Kitchen backsplash at locations of countertop install
- Drywall mud and taping, priming
- Subfloor repair, spot floor leveling in kitchen for cabinetry & LVP flooring installation
- Remove existing rear door to kitchen
- Frame in existing rear door to kitchen
- Move door to backyard to Media Room
- New historically appropriate exterior door
- Small (3) stair stoop off media room new doorway
- LVP flooring installation in kitchen and media room

### Exterior of these rooms:

- Weatherization at old kitchen door location & new media door location
- New siding to match existing siding at old kitchen doorway location

### Main Floor Bathroom Remodel:

- Flooring repair
- Tub/shower install, tile wall surround install, grout & seal

- Shower glass
- Bath mirrors and install
- Vanity and faucet installation
- Combo towel rod, towel hook & toilet paper kit & install
- Toilet

### **Drywall installation and priming:**

- Main Floor Ceiling (Entry, Music Room, Dining Room, Kitchen, Living Room) Lighting and Repair
- Strapping installed at ceiling locations for drop ceiling prep
- Can lighting installed
- Acoustical drop ceiling
- 2x4 ceiling tiles installed
- Historical fixture locations wired

### **Upstairs Bathroom Remodel:**

- 2 upstairs master bathroom Marvin windows to upgrade for code requirement in wet area
- Vanity and faucet (2) installation
- Tub install/shower tile wall surround install, grout & seal
- Combo towel rod, towel hook & toilet paper kit & install
- Bath mirrors and install
- Misc drywall repair post-HVAC/venting installation
- LVP flooring installation

### **Basement Improvements**

- 1 new door to basement
- 1 new Bilco cellar door

### **Plumbing**

- New DWV & supply plumbing for whole house
- New sink location, refrigerator water line, dishwasher prep
- New power vent water heater

### **Electrical**

- Demo existing electrical panel
- New panel to accommodate re-wire
- New can lights throughout home
- Re-wire existing ungrounded locations
- New circuits for master bathroom, main floor bathroom, kitchen, laundry, dryer, furnace, lights & outlets

### **Office/Third Bedroom Remodel**

- LVP flooring installation

**Administrative, Management, Other Costs**

- Plans & permits for project
- Site management & site surface protection
- General project debris & disposal
- Lead & asbestos testing
- Site security throughout duration of construction
- Jobsite toilet
- Miscellaneous insulation budget for walls that are opened in process execution of scope

**Homeowner contributions outside of the renovation loan (referenced in this application) included:**

- Arborist expenses, removing problem trees, dead wood and the extensive choking vines present on the property that might do further damage to trees.
- Hardwood floor refinishing on the upper level (rentals and supplies).
- Structural projects (2); former owners had removed critical supports.
- Skim coating for the upstairs primary bedroom.
- Paint.
- Lighting fixtures; 5 original fixtures were rehabilitated and a smaller number purchased.
- Upstairs and downstairs windows, replaced with Marvin windows with approved cladding color "Suede".
- Roof repair to avoid further Living Room damage.
- Closet renovation (4) in the upstairs primary bedroom.
- Taxes, utilities, insurance.

**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 Fred and Winifred Wright House & Garage will be listed on the Spokane Register of Historic Places on September 23, 2024.***

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?  
Rehab work within 24 months prior to application?**

YES       NO  
 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

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 owners/contractor for the Fotheringham House did receive Certificates of Appropriateness in 2023 and 2024 for the window replacement work (administratively reviewed since the windows were metal clad wood in the same configurations except on the back of the house for the kitchen configuration) and relocation of the rear door.***

- 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 \$315,993. Application was made in August of 2024, and value of the house at the beginning of the project (2022) was \$295,400.**

## REPORTS

**Staff Report:** The submitted application is complete.

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Preservation Officer Review?	yes	Date:	11/26/2024
Special Valuation Committee Site Visit?	yes	Site Visit:	12/4/2024
Landmarks Commission Review?	pending	Meeting Date:	12/18/2024