

Application for Special Valuation

STAFF REPORT OF FINDINGS

Historic Name: Judge Blake House
Property Address: 2615 W Maxwell Avenue
Applicant: Scott & Louise Richardson
Date: Application submitted December 2022

MANAGEMENT AGREEMENT: The Judge Blake House does have a Management Agreement that was signed on March 6, 2023 which covers the exterior of the house.

DESCRIPTION OF REHABILITATION: The Judge Blake House has undergone a series of improvements during the past two years. Work for this phase of Special Valuation includes exterior restoration and paint, porch rehab and window rehab. Interior work includes the remodeling of two bathrooms – a guest bath and the primary bathroom; building of a new built-in buffet in the dining room; stripping of paint from woodwork, repairs and re-finishing; basement demo; new electrical, etc.

Exterior:

- Removal of asbestos siding
- Restoration of original cedar siding which was retained under the asbestos and a foil layer which included nail removal and filling
- All old paint was stripped, sanded, primed and painted
- Restoration of 57 original windows, including:
 - Remove the entire window from its frame
 - Remove all the pieces such as stops, parting boards, weights, weight doors, pullies, and sash cords
 - Remove glazing and glass
 - Strip paint from all parts, pullies, trim, etc.
 - Repair damaged wood
 - Sand/rub with steel wool
 - Paint exterior portions and shellac interior portions
 - Replace sash cords with new
 - Restore weights and function
 - Replace glass and glazing

Interior:

- Interior paint stripping and interior wood restoration of all exposed wood surfaces
 - Strip paint from all exposed woodwork as appropriate to restore it to its original wood color
 - Repair damaged wood—sometimes large sections
 - Sand and/or rub with steel wool, as needed
 - Shellac or refresh shellac
- Basement demolition of non-historic walls/ceilings/framing/doors/old plumbing/old wiring.

- New electrical added in basement
- Design and construction of a new dining room built-in buffet which had been removed at some time in the past
- Design and construction of a new butler's pantry (not all costs are included in this phase of Special Valuation)
 - Included demo of flooring and drywall
 - New drywall in preparation for the new cabinetry
- Bathroom remodels (2)
 - General contractor fees
 - Full demo and remodel including flooring, tile, fixtures, labor, etc.
- Period appropriate light fixtures
- Kitchen demo in anticipation of a full kitchen remodel
- Miscellaneous items such as mortar repair, doorknob restoration

Soft Costs:

- Dump fees

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 Judge Blake House was listed on the Spokane Register of Historic Places on March 6, 2023.

☒ 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

☒ 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 work did not require a Certificate of Appropriateness because changes were completed prior to the house’s listing on the Spokane Register of Historic Places.

- 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 \$127,888. Application was made in December of 2022, and value of the building at the beginning of the project (2020) was \$410,300.

REPORTS

Staff Report: The submitted application is complete.

Preservation Officer Review?	yes	Date:	5/31/23
Special Valuation Committee Site Visit?	yes	Site Visit:	6/6/23
Landmarks Commission Review?	pending	Meeting Date:	6/21/23