

Application for Special Valuation

STAFF REPORT OF FINDINGS

Historic Name: Meenach-McClure House
Property Address: 1005 E 54th Avenue
Applicant: Steve & Tresa Schmautz
Date: Application submitted December 2022

MANAGEMENT AGREEMENT: The Meenach-McClure House does have a Management Agreement that was signed on March 7, 2023 which covers the exterior of the house including original concrete pathways.

DESCRIPTION OF REHABILITATION: The Meenach-McClure House has undergone an extensive rehabilitation during the past two years. This application for Special Valuation includes exterior restoration and paint, new windows in the lower level to replace deteriorated metal sash; original walkways were repaired; and oak soffits were repaired and restained to the original color. Interior work includes the rehab of the original green Vermont slate floor; master bath complete remodel; guest bath was a complete remodel; interior woodwork was re-stained; carpets were replaced; new wallpaper and grasscloth was installed; cabinetry; etc.

Exterior:

The exterior was repainted.

- All lower-level exterior windows, originally metal framed and in poor condition, were replaced with paintable clad windows. About half of the ground level floor to ceiling windows were replaced with new double-paned fixed glass due to seal damage. The lower sections of six floor to ceiling windows in the living room, originally horizontal sliding windows, were replaced with fixed glass for safety and aesthetic purposes.
- Original aggregate concrete walkways and patio were lifted to level and damaged sections were replaced.
- The white-washed oak soffits required significant repair and re-staining to match original work. Beams re-stained and lacquered.
- Minor roof repair and repair of in-roof rain gutters was required.
- Repair of original chimney and replacement of flu, roof cap, etc., was needed.
- Two front exterior doors were replaced.

Interior – Main Level:

- Original Vermont green slate floor was professionally stripped, cleaned and sealed.
- Master bath - new tub, toilet, sinks, fixtures, wall and floor tile, lighting, mirrors, custom cabinetry and fabricated countertops. Walls were reconfigured to create a more useable area and open shower. Closet was re-designed to create walk-in closet with custom built-in dressers and shelves. Original skylight was repaired. Plumbing expenses.
- Powder room - existing tub removed and toilet and sink replaced. New fixtures. New custom cabinetry and fabricated stone vanity was designed. Natural limestone floor, wall

tile, wall mirrors, lighting, and wallpaper were added. Original skylight was repaired. Plumbing expenses.

- All carpeting was replaced.
- Natural grass cloth wall coverings were installed and remaining walls painted.
- Existing oak ceiling was cleaned.
- All interior woodwork was re-stained and lacquered, including ceiling beams.
- Living room fireplace was replaced with horizontal gas fireplace. Marble tile was replaced with natural limestone tile.
- Sunken family room required new walnut paneling on stub walls and new walnut stairs.
- Existing gas fireplace in sunken family room was replaced with suspended gas fireplace in keeping with mid-century aesthetic. Stone wall was over-laid with fabricated black stone. Fabricated stone hearth was created.
- Wall-mounted walnut credenza was installed.
- All interior window coverings were replaced: blinds in the master bedroom and draperies throughout the main floor.
- Ceiling light fixtures in living room & kitchen area were replaced with like fixtures.
- Existing suspended stairway was redesigned slightly to meet present safety code. It was also repainted and existing wood treads were re-stained and lacquered. Custom carpet treads were installed.
- Two-story wood paneled wall in stairwell was in poor condition, so it was replaced with similar two-story custom walnut paneling.
- Custom built-in walnut cabinetry was designed for living room and sunken family room.

Interior – Lower Level:

- Entire lower level was repainted.
- New carpeting throughout.
- New window blinds in bedrooms.
- All doors replaced and pocket doors installed to increase useable space.
- Closets redesigned and interior walls rebuilt from original “portable” design.
- New lighting throughout.
- Ceiling tile removed to expose 4” tongue & groove.
- Bathroom redesigned - replaced tub, shower, toilet, two custom vanities & sinks, wall mirrors, lighting, floor & wall tile, and fixtures.
- Laundry area was moved from hall closet to redesigned utility room. Cabinetry, desk, sink, folding counter, laundry bins installed. Second oven installed.

Mechanical Upgrades:

- New water heater
- New boiler for floor heat.
- New mini-split for additional heat and air conditioning for half of main level and all of lower level. Duct work installed.
- Repair of existing mini-split for additional heat & a/c for other half of main level.
- Extensive plumbing work due to faulty interior drainage system design.

- Moved gas meter and rerouted various gas lines due to safety issues.
- Extensive electrical upgrades needed to meet current code and increase usability.

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 Meenach-McClure House was listed on the Spokane Register of Historic Places on March 7, 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 Certificates 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 \$564,973 with the removal of \$507.05 for costs associated with swimming pool gas line connection. Application was made in December of 2022, and value of the building at the beginning of the project (2020) was \$432,200.

REPORTS

Staff Report: The submitted application is complete.

Preservation Officer Review?	yes	Date:	6/2/23
Special Valuation Committee Site Visit?	yes	Site Visit:	6/6/23
Landmarks Commission Review?	pending	Meeting Date:	6/21/23