Application for Special Valuation
STAFF REPORT OF FINDINGS

Historic Name: **Contributing Property – Corbin Park Historic District**
Property Address: **733 W Park Place**
Applicant: **Paul Munger**
Date: **Application submitted 9/29/2026**

MANAGEMENT AGREEMENT: The Contributing Property at 733 W Park Place was listed as part of the Corbin Park Historic District in July of 1991. The properties in the Corbin Park Historic District are subject to the Corbin Park Design Guidelines from August 1993.

DESCRIPTION OF REHABILITATION: The work at the home at 733 W Park Place included exterior painting, insulation, interior repairs and new flooring. The application covers work conducted between September of 2024 and September of 2026.

Exterior:

- Exterior paint and prep (replacement cedar siding)
- New roof
- Some exterior doors replaced
- Porch paint
- Gutters

Interior:

- Insulation in the house and garage
- Kitchen paint, flooring, sink, faucet and countertops
- Den flooring
- Bathroom flooring
- Bedroom ceiling repair
- Garage and basement floor paint
- Garage doors stained
- Some window treatments

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 house at 733 W Park Place is contributing to the Corbin Park Historic District listed in 1991. There is no management agreement, but this is an overlay zone on official zoning maps.

☒ **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 owner received a CoA for the new roof on 9/13/2024 D24-138HCOA. No CoA was required for the paint because it was largely unchanged from the existing paint color.

- 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 <u>not</u> 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 $58,884.19. Application was made in September of 2026, and value of the building at the beginning of the project (2024) was $228,300.

STAFF REPORT:

The submitted application is complete and should be approved.

Preservation Officer Review?	yes	Date:	10/30/2026
Special Valuation Committee Site Visit	yes	Site Visit:	11/5/2026
Landmarks Commission Review?	pending	Meeting Date:	11/18/2026