

# Application for Special Valuation

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## STAFF REPORT OF FINDINGS

**Historic Name:** Alvis House  
**Property Address:** 448 W 21<sup>st</sup> Avenue  
**Applicant:** Alden & Stephanie Webb  
**Date:** Application submitted September 2021

**MANAGEMENT AGREEMENT:** The Alvis House does have a Management Agreement that was signed on October 16, 2006 which covers the exterior of the building.

**DESCRIPTION OF REHABILITATION:** The Alvis House has undergone a series of improvements over the past several years. From August of 2020 through September of 2021, owners invested in a new roof; exterior painting; roof structural repair; master bedroom/laundry built-ins; new exterior lights; a remodeled bathroom and enclosure of a rear sleeping porch that had water infiltration issues.

### Exterior:

- Structurally repaired roof rafters with replacement of most sagging eaves
- Jacked and secured sagging front 2nd story Juliet balcony
- Knee-braced sagging corbels
- Re-sheeted most of the roof with new shingles to match existing color scheme
- Enclosed 2nd story screened porch off of upstairs rear bedroom
- Stuccoed exterior of the enclosure with patchwork as needed
- Painted walls and refinished wood flooring of enclosure to match connected bedroom
- Installed 12 new windows in upstairs rear bedrooms to match existing windows (*2015 COA – Full Commission Review*)
- Caulked, sealed and repainted exterior with previous color scheme
- Replaced exterior sconces

### Interior:

- Replaced upstairs closet door
- Installed master bedroom and laundry room built-ins
- Hired interior designer to develop plans and material list for upstairs bathroom
- Remodeled upstairs bathroom with new electrical, plumbing, paint, flooring (heated) and fixtures.

### Soft Costs:

- Interior design
- Permitting

**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 Alvis House was listed on the Spokane Register of Historic Places on October 16, 2006.***  
 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 applicants received two separate COAs. The first application was reviewed by the full SHLC in July of 2015 for window replacement. At that time, applicants were interested in replacing all windows of the house with new aluminum-clad wood windows but were amenable to not replacing any windows in the primary locations (dining room and living room or front of the house). An Administrative Certificate of Appropriateness was received for the new roof and enclosure of the side/rear sleeping porch in 2020.***
- 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 \$159,513. Application was made in September of 2021, and value of the building at the beginning of the project (2019) was \$596,600.**

## REPORTS

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

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Preservation Officer Review?	yes	Date:	10/26/21
Special Valuation Committee Site Visit?	TBD	Site Visit:	11/4/21
Landmarks Commission Review?	pending	Meeting Date:	11/17/21