

Application for Special Valuation

STAFF REPORT OF FINDINGS

Historic Name: Contributing Property Corbin Park HD – 727 W Waverly Place
Property Address: 727 W Waverly Place
Applicant: Derrick & Nicole Oliver
Date: Application submitted 9/30/2025

MANAGEMENT AGREEMENT: The contributing property was listed on the Spokane Register of Historic Places in July of 1991 as part of the Corbin Park Historic District. The district requires review of changes to the exterior of the building, as well as for incentives such as Special Tax Valuation.

DESCRIPTION OF REHABILITATION: The work at the house at 727 W Waverly Place consists of a new kitchen, eating area, and a relocated bathroom. Some exterior work includes window and door changes to the rear elevation.

Exterior:

- Addition of a rear door on the south elevation
- Addition of two windows on the south elevation to accommodate the relocated bathroom and expanded kitchen
- Repair of the pebble-dash stucco on the south and west elevations to repair earlier subpar work

Interior:

Kitchen

The kitchen underwent a complete renovation which included:

- Updated electrical
- New cabinetry and hardware
- Island (wall oven installed within)
- Dishwasher and stove hood
- Built-in Banquette
- New back door installed
- Custom hutch
- Fresh paint and wallpaper mural
- Refinished hardwood flooring (had been covered by LVP)
- New light fixtures
- Asbestos removal
- Wall repositioning in two spots

Bathroom

- Updated electrical and plumbing systems
- New drywall
- New lighting and fixtures

- New toilet
- New tile flooring
- New tile shower, shower fixtures
- Vanity
- Wallpaper

Soft Costs:

- Design 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 house at 727 W Waverly was listed on the Spokane Register of Historic Places in July of 1991 as part of the Corbin Park Historic District.

☒ 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?

Districts consist of “contributing” and “non-contributing” and the vote of property owners is considered consent. An overlay zone takes the place of individual Management Agreements within a district.

☐ 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

This project was for interior and work to the rear exterior and did not require Certificates of Appropriateness.

- 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 \$188,743. Costs were deducted by staff for furniture (chairs, barstools, refrigerator, stove and custom table) in the amount of \$12,787.07. Application was made in September of 2025, and value of the building at the beginning of the project (2023) was \$304,100.

REPORTS

Staff Report: The submitted application is complete.

Preservation Officer Review?	yes	Date:	11/10/2025
Special Valuation Committee Site Visit?	yes	Site Visit:	11/6/2025
Landmarks Commission Review?	pending	Meeting Date:	11/19/2025