

Application for Special Valuation

STAFF REPORT OF FINDINGS

Historic Name: McCroskey House
Property Address: 414 W Sumner Avenue
Applicant: Jack Petosa
Date: Application submitted 1/28/2026

MANAGEMENT AGREEMENT: The Floyd McCroskey House was listed on the Spokane Register of Historic Places on 12/26/1989. The McCroskey House does have a Management Agreement that covers the exterior of the house.

DESCRIPTION OF REHABILITATION: The work at the McCroskey House consists of a bathroom remodel, updated electrical and plumbing, and the addition of a powder room on the main floor.

Exterior:

- The exterior of the house and trim were painted
- Stucco was repaired
- Steel walls were added to areas of the house that had deteriorated wood walls connected
- Electrical installed in the garage
- Garage floors refinished
- Garage painted interior and exterior
- Tree removal for several problem trees that would have directly impacted the house if left to fall (some of these costs were removed as they related to general landscaping clean up and were not directly noted as tree removal)
- Railings on porches directly connected to the house were updated
- Porches connected to the house and under roofs had brick flooring added

Interior:

- Electrical updated and new lighting added throughout the house
- Plumbing – new bathroom plumbing
- Interior was completely painted
- New tile installed in downstairs kitchen/primary bathroom
- Addition of a powder room on the first floor
- Primary bathroom remodel – for new plumbing to be installed, basement ceiling had to be removed, new drywall added and painted
- Fireplace surround in livingroom was rebuilt
- New carpet in primary bedroom and family room
- Closet system installed in laundry room
- Crown molding added

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 McCroskey House was listed on the Spokane Register of Historic Places on December 26, 1989. The McCroskey House does have a signed Management Agreement.

☒ 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

CoA was not required to paint the exterior the same color – trim color did change, but owners did not know they needed a CoA for paint.

- 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 \$266,225.00. Costs removed included parts of the arborist work that was for bush clean up (\$6972.15) and an invoice for a boxspring for a bed (\$136.25). Application was made in January of 2026, and value of the building at the beginning of the project (2024) was \$875,200.

STAFF REPORT:

The submitted application is complete and should be approved.

Preservation Officer Review?	yes	Date:	7/2/2026
Special Valuation Committee Site Visit?	yes	Site Visit:	8/6/2026
Landmarks Commission Review?	pending	Meeting Date:	8/19/2026