Application for Special Valuation
STAFF REPORT OF FINDINGS

Historic Name: **Frederick E Westcott Model Home**
Property Address: **1215 E 19th Avenue**
Applicant: **Daryl and Meghan Ridgely**
Date: **Application submitted 2/5/2026**

MANAGEMENT AGREEMENT: The Frederick E Westcott Model Home will be listed on the Spokane Register of Historic Places after City Council review on 12/09/2026. The Westcott Model Home does have a Management Agreement that covers the exterior of the house as well as some exterior garden objects such as stairs, rockeries and retaining walls.

DESCRIPTION OF REHABILITATION: The work at the Westcott Model Home includes an updated kitchen, main floor powder room, guest bathroom, primary bathroom, and primary closet. Other structural improvements and mechanical upgrades were undertaken. The application covers work conducted between February of 2024 and February of 2026.

Exterior:

- Exterior work included installing new wood front and side entry doors, six kitchen and pantry windows, an attic window, and a skylight over the primary shower.
- Damaged cedar shakes were replaced with custom-made cedar shakes, the side-entry roof was replaced, and exterior paint was applied where repairs were completed.
- The rear concrete balcony and garage walls were sealed to address water intrusion.

Interior:

- The kitchen was remodeled with walnut cabinetry, soapstone countertops and backsplash, a stainless steel sink, brass fixtures and hardware, tumbled marble tile flooring, new lighting, and an island. Five new kitchen windows were designed to replicate the home's original windows. A pantry was added with painted cabinetry, marble countertops, a sink, beverage refrigerator, microwave, and marble tile flooring.
- The powder room was relocated and remodeled with tile flooring, a marble sink, brass faucet, and toilet.
- The main entry was updated with a period-appropriate wood front door, new tile, and lighting.
- The side entry received a new wood door, window, tile flooring, and walnut storage shelving.
- Original plaster and the dining room's cove ceiling were repaired, and an archway between the dining room and kitchen was installed to partially restore the separation between the kitchen and dining.
- Storm doors were installed to protect the original rear French doors.
- The primary bathroom was remodeled with a cast-iron tub, tiled shower and skylight, marble tile flooring, new fixtures, lighting, and an oak vanity with custom cabinetry.
- The primary closet received new cabinetry designed to complement the original built-ins.

- The guest bathroom was remodeled with a cast-iron tub, tiled shower, new fixtures, tile flooring, lighting, and storage cabinetry designed to preserve access to the original laundry chute.
- A new attic window and matching trim were installed.
- Second-floor joists were repaired, replaced, and reinforced. New subflooring was installed in the renovated kitchen, pantry, powder room, entry areas, and bathrooms.
- Original white oak flooring throughout the main and second floors, including the entry, office, living and dining rooms, hallways, primary bedroom and closet, and both guest bedrooms, was repaired and refinished.
- Damaged window and floor trim was repaired or replaced with custom-milled wood replicating the original profiles. New drywall and insulation were installed in renovated areas, including the attic.
- Renovated rooms were repainted, and new lighting was installed throughout the kitchen, entries, living areas, bedrooms, and bathrooms. New doors were installed in the powder room and primary bathroom.
- The failing air-conditioning unit was replaced with a heat pump, and additional heat pumps were installed to provide heating and cooling to the attic and garage.
- All plumbing was replaced, and new electrical wiring was installed in the renovated areas and basement.
- A sewer liner was installed to rehabilitate the original terracotta sewer line.

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 Westcott Model Home is pending listing on the Spokane Register of Historic Places on December 9, 2026. The 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**

  The house was not listed on the Spokane Register prior to the work that was completed on the exterior. No CoA was required.

- 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 $599,651.43. Application was made in February of 2026, and value of the building at the beginning of the project (2024) was $709,700.

STAFF REPORT:

The submitted application is complete and should be approved.

Preservation Officer Review?	yes	Date:	10/28/2026
Nominations Committee conducted a recent site visit - homeowners are out of town for a SV Committee visit		Site Visit:	10/15/2026
Landmarks Commission Review?	pending	Meeting Date:	11/18/2026