

Application for Special Valuation

STAFF REPORT OF FINDINGS

Historic Name: Wolfle-Trunkey House
Property Address: 415 E 12th Avenue
Applicant: Phil & Jennifer Ogden, owners
Date: Application submitted 4/1/2026

MANAGEMENT AGREEMENT: The Wolfle-Trunkey House was listed on the Spokane Register of Historic Places on 5/11/26. The Wolfle-Trunkey House does have a Management Agreement that covers the exterior of the house, the garage (and by extension, carport), 8 original decorative planters, as well as the woodwork on both the main floor and basement of the house.

DESCRIPTION OF REHABILITATION: The work at the Wolfle-Trunkey House consists of structural improvements, stucco repair and painting, electrical, HVAC and more.

Exterior:

- Stucco was repaired and repainted.
- Exterior lighting replaced.
- Windows and door trim exteriors were repainted with historic color found during the rehabilitation.
- Soffits and fascia were inspected and repaired as needed before painting.
- Gutters and downspouts were installed to replace French drains.
- Aged and broken window and door screens were repaired and custom-built storms were installed
- Roof flashing at chimneys was repaired and flat roof over first story sunroom repaired to stop leak in sunporch.
- Kitchen porch and rear stairs were rebuilt with Trex flooring to replace rotting original storage shed under kitchen porch resided with vertical boards.
- Detached garage was painted to match the house (garage is an included building on the Management Agreement which also includes the carport).
 - Rotting carport attached to garage rebuilt with stucco knee wall and pillars to match porte cochere.
 - Light fixtures installed.
 - Floor covered with pavers.
 - Period-correct metal roof installed.

Interior:

Attic

- Roof supports were added.
- Insulation was added.

Primary Bathroom

- Updated master bathroom to replace broken shower plumbing and cracked Vitrolite wainscoting with a walk-in whirlpool tub/shower and tile wainscoting. Added radiant heat to

the floor. Retained historic artwork in Vitrolite to rehang as historic decorative element in new bathroom.

Sun Porch

- Sun porch interior painted with exterior colors and porch light fixture custom built to match the originals in entryways.
- Sunroom and living room had age-appropriate brass widow curtain hardware installed.

Basement: Billiard Room/Ballroom/Bathroom

- Installed fir box beams on basement ballroom/billiard room ceiling as described in original news article and basement fir trim stripped and stained consistent with arts and crafts style.
- Fireplace in ballroom repainted to restore to original colors, (over impenetrable Portland cement whitewash) emphasizing varied textures of smooth and rough brick, and the sandstone lintel. Mantle restored to highlight original geometric design.
- Basement bathroom plumbing repaired.
- Popcorn ceiling removed in basement, living room and bedroom.

Electrical

- Knob-and-tube wiring was removed, the house rewired, and push-button switches replaced to code throughout the house.
- Recessed art lights were added to the living room.
- Air conditioning was added to the 2nd floor.

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 Wolfle-Trunkey House & Garage was listed on the Spokane Register of Historic Places on May 11, 2026. The Wolfle-Trunkey House & Garage 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 property was not listed on the Spokane Register at the time the work was completed and a CoA was not 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 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 \$838,052.14. Application was made in April of 2026, and value of the building at the beginning of the project (2024) was \$1,379,100.

STAFF REPORT:

The submitted application is complete and should be approved.

Preservation Officer Review?	yes	Date:	6/3/2026
Special Valuation Committee Site Visit?	yes	Site Visit:	6/4/2026
Landmarks Commission Review?	pending	Meeting Date:	6/17/2026