

# Application for Special Valuation

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## STAFF REPORT OF FINDINGS

**Historic Name:** Contributing Property Cannon Streetcar Suburb HD  
**Property Address:** 919 W 12<sup>th</sup> Avenue  
**Applicant:** Kurt and Leah Heimbigner  
**Date:** Application submitted March of 2024

**MANAGEMENT AGREEMENT:** The house at 919 W 12<sup>th</sup> Avenue is a contributing resource in the Cannon Streetcar Suburb Historic District. As such, no management agreement was applied to this property.

**DESCRIPTION OF REHABILITATION:** The contributing property at 919 W 12<sup>th</sup> Avenue underwent a kitchen and bathroom remodel.

### Exterior Modifications

- Structural Changes
  - Demolition and reconstruction of kitchen's south-facing wall
  - Relocation of kitchen windows to accommodate new interior pantry/closet
  - Removal of two east-facing windows
- Exterior Finishes
  - Installation of new period-appropriate shingles
  - Updated outdoor trim to maintain historical consistency
  - Enhanced insulation
  - New electrical outlets

### Interior:

#### ***Kitchen Transformation***

The kitchen underwent a complete renovation to modernize functionality while preserving historical character:

- **Infrastructure Updates:**
  - Complete demolition to studs
  - Removal of outdated knob and tube electrical system
  - Installation of new electrical and plumbing systems
  - Enhanced insulation
  - New drywall installation
- **Finishes and Features:**
  - Custom shaker-style cabinetry
  - Bespoke hutch with walnut countertop
  - Soapstone countertops
  - Hardwood flooring matched to existing main floor

- Classic subway tile backsplash
- Custom-built trim to match home's original woodwork
- Fresh paint throughout
- Unlacquered brass hardware
- Period-appropriate push-button light switches
- Custom Duvall handmade light fixture over island
- Modern appliances including in-wall speed oven
- Custom boot bench matching second-floor original

### ***Full Bathroom Renovation***

The bathroom was completely modernized while maintaining historical integrity:

- **Infrastructure Updates:**
  - Full demolition to studs
  - New framing
  - Updated electrical and plumbing systems
  - Enhanced insulation
  - New drywall
- **Fixtures and Finishes:**
  - Double sink vanity with marble countertops
  - Dual medicine cabinets
  - Polished nickel faucets and hardware
  - Unlacquered brass hardware
  - Period-appropriate push-button light switches
  - Custom walnut linen closet
  - Herringbone floor tile
  - Subway tile in bathtub and shower areas
  - Period-appropriate sconces
  - Custom-built trim matching home's original woodwork
  - Fresh paint throughout

**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 919 W 12<sup>th</sup> is a contributing resource in the Cannon Streetcar Suburb Historic District and is therefore eligible for Special Valuation.***

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?***

***District Contributing Property***

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 Cannon Streetcar Suburb Historic District was not listed on the Spokane Register at the time of the exterior work and therefore did not require a Certificate 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 \$203,068. Application was made in March of 2024, and value of the house at the beginning of the project (2022) was \$424,400.**

## REPORTS

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

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Preservation Officer Review?	yes	Date:	10/31/2024
Special Valuation Committee Site Visit?	yes	Site Visit:	11/7/2024
Landmarks Commission Review?	pending	Meeting Date:	11/20/2024