



Spokane Historic Preservation Façade Improvement Grant Application



Primary Contact Information

Primary Contact Name: ELLIE MUELLER	Primary Contact Phone: 802-338-5509	Primary Contact Email: mulberry509@yahoo.com	Primary Contact Address: 1314 S Grand BLVD, STE 2, #293 Spokane, WA 99202
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Primary Contact is the:

- Property Owner Registered Agent

Checklist

Attachments:

- Copy of conceptual drawing of proposed work if applicable
- Four or more photos of the building and proposed project location
- Copies of estimate or bid from licensed contractor(s)/vendor(s) detailing all work items and costs

Property Information

Historic Name of Property: <i>NA</i>	Commercial or Residential? Commercial
Property Address: 2024 W 2nd Ave, Spokane WA 99201	Date listed on the Spokane Register of Historic Places: September, 23, 2019
Year Constructed: 1908	Current Use of Property: Rental
Owner's Name: ELM RIVER LLC	Owner's Phone Number: 509-289-4332
Owner's Address: 1314 S Grand BLVD, STE 2, #293, Spokane WA	Owner's Mailing Address: 1314 S Grand BLVD, STE 2, #293 Spokane, WA
Owner's Email Address: mulberry509@yahoo.com	Number of Years Property Owned: 5

Supplemental Questions

Do the proposed façade improvements meet the eligibility criteria? Is the work consistent with the Secretary's Standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Eligible Types of Façade Rehabilitation in Historic Preservation Façade Improvement Grant Program – Program Information.
Has the property received the Special Valuation Tax Incentive for this property in the past, or is the property currently receiving Special Valuation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Special Valuation is a historic preservation incentive offered to historic property owners in the city.
This grant program provides reimbursement for eligible expenses. Does the applicant have a plan to finance the full cost of the project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please explain: <i>The property needs repair, rehabilitation.</i>

Project Information

Please provide a detailed description of the proposed rehabilitation. The description should include the objectives of this proposal and should make the case for . Attach additional pages for continued description if needed. (500 word limit)

We respectfully submit this proposal for funding assistance through historic preservation grant program to support restoration, rehabilitation and improvement of the exterior of a contributing structure located within the Browne's Addition district at 2024 W 2nd Ave which is on the bus-line one of the main streets of the district.

This project will help to restore and preserve historic character, charm, beauty of this structure that provides valuable housing to the local community. The project will also help neighborhoods heritage conservation and cohesiveness.

The property is a 1908 built structure that contributes to the architectural and cultural significance of the district. Currently the building requires targeted rehabilitation to address deferred maintenance, improve safety while restoring the historically valuable features without changing any of the original structural or esthetic significance.

The property will focus on exterior painting, patio and porch rehabilitation, façade rejuvenation, structural stabilization of porch posts.columns while doing code compliance upgrades.

Please see attached bid estimate.

Why this is a project worthy of funding? What would be the impact if the applicant did not receive grant funding for this project? This is a competitive grant so financial impact as well as each applicant's level of need will be considered in the review process.

This project is a high-impact historic preservation investment for the local Browne's Addition community that will restore and protect a contributing structure located in one of the busy main streets that is on the bus-line in the district. The building is an important part of the district's architectural fabric and reflects the historic development pattern that defines the neighborhood's identity and character while providing cohesiveness of the neighborhood environment.

Without grant funding, critical exterior rehabilitation work of this valuable structure would likely to be delayed. This would accelerate already deteriorating structure, further weathering, material failure and structural degradation, resulting in continued loss of historic fabric.

Please provide a tentative schedule for the project. Projects that can be completed within the 2026 construction season will be prioritized.

Weather permitting, we plan to complete this project over the summer months of 2026. As stated in the estimate from a contractor, the project should have 1-2 weeks.


Estimated Project Completion Date: July- August 2026

Funding and Contractor Information

Grant Amount Requested: 5000 (max allowed)	Total Estimated Cost of the Project: 32,000
Contractor Providing Estimates: A- Jason- Of- All- Trades/Jason Hosking	Contractor's License Number: JASON**77D4
Contractor's Phone Number: 509-475-7176	Contractor's Email Address: 1jah36@comcast.net

Note: Proof of payment (invoices, receipts, etc.) is required after the project is complete in order to receive reimbursement **yes**

Signatures

Signature of Applicant:  Date: 4/5/2026
Printed Name of Applicant: Ellie Mueller
Signature of Property Owner (Required If Different from Applicant): _____ Date: _____
Printed Name of Property Owner: Ellie Mueller

Grants will be awarded based on the following criteria: **project description, impact of funding, project objectives, schedule for project completion, and overall quality of the application.** Information on this program can be found in Historic Preservation Façade Improvement Grant Program – Program Information. For questions regarding this program, please contact Logan Camporeale at (509) 625-6634 or preservation@spokanecity.org.

Applications must be submitted by April 6, 2026.

Submission Options:

#1: Email completed applications along with all materials to: preservation@spokanecity.org

#2: Mail submission packet to:

Spokane Historic Preservation Office
808 W. Spokane Falls Blvd
Spokane, WA 99201

For Office Use Only:

Date Application Received: _____

Time Received: _____

Received By: _____











Handicap Accessible





ESTIMATE

A-JASON-OF-ALL-TRADES

5094757176
1jah36@comcast.net
13215, East Desmet Avenue
Spokane Valley, WA
99216

Elm River, LLC
802-338-5509
Mulberry509@yahoo.com
2024, West 2nd Avenue
Spokane, WA
99201

Estimate Number 70
Date Apr 05, 2026
Accepted Apr 05, 2026

Item	Quantity	Price	Total
repair <i>April 1, 2026</i>	1	\$30,000.00	\$30,000.00
<p><i>1. PROJECT OVERVIEW</i></p> <p><i>This proposal outlines the scope of work and estimated costs for exterior rehabilitation of the property located at the above address. The objective is to improve curb appeal, structural durability, and long-term weather protection.</i></p> <p><i>The project includes:</i></p> <p><i>Exterior surface preparation and paintingPorch/patio repair and rehabilitationMinor exterior repairs as needed</i></p> <p><i>2. SCOPE OF WORK</i></p> <p><i>A. Exterior Painting</i></p> <p><i>Preparation</i></p> <p><i>Pressure wash exterior surfacesScrape loose or peeling paintSand rough areasCaulk gaps and seal jointsPrime repaired surfaces</i></p> <p><i>Painting</i></p> <p><i>Apply premium exterior paint to sidingPaint trim, fascia, and soffitsPaint exterior doorsTwo-coat application for durability and uniform finish</i></p> <p><i>Materials</i></p> <p><i>High-quality exterior paint (Sherwin Williams, Benjamin Moore, or equivalent)Exterior primerCaulk and sealant</i></p> <p><i>B. Patio/Porch Repair and Rehabilitation</i></p> <p><i>Inspect porch, post steps surface for cracks and structural damageRepair cracks and damages as indicatedPower wash porch, posts and steps and patio surfacePaint porch, posts, columns Apply sealant for weather protection</i></p> <p><i>C. General Exterior Repairs (Allowance)</i></p> <p><i>Minor wood rot repairTrim repair or replacementFastener replacementMinor siding repairsSurface patching</i></p> <p><i>3. COST:</i></p>			

Exterior surface preparation

\$3000

Exterior painting

\$15000

Trim and detail work

\$1000

Porch repair and rehabilitation

\$4000

Minor exterior repairs allowance \$1000

Materials

\$6000

Estimated Total Project Cost \$30,000

4. PROJECT TIMELINE

Estimated duration: 7-14 working days

Weather conditions may affect schedule.

5. PAYMENT TERMS

30% deposit upon contract signing 40% progress payment midway 30% upon project completion

6. EXCLUSIONS (if applicable)

Structural framing repair beyond minor wood rot Major foundation repair Electrical or plumbing work Landscaping Permit fees (if required)

7. WARRANTY

Workmanship warranty: 12 months from completion date

Manufacturer warranties apply to paint and materials used.

8. ACCEPTANCE

Client Signatur

	\$30,000.00
sales tax:	9% \$2,700.00
Total:	\$32,700.00