



Spokane Historic Preservation Facade Improvement Grant Application



Primary Contact Information			
Primary Contact Name: Katherine Miller	Primary Contact Phone: 509-990-6410	Primary Contact Email: kmiller38em@gmail.com	Primary Contact Address: 617 W 21st Avenue
Primary Contact is the:			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Registered Agent			
Checklist			
Attachments:			
<input type="checkbox"/> Copy of conceptual drawing of proposed work if applicable <input checked="" type="checkbox"/> Four or more photos of the building and proposed project location <input checked="" type="checkbox"/> Copies of estimate or bid from licensed contractor(s)/vendor(s) detailing all work items and costs			
Property Information			
Historic Name of Property:		Commercial or Residential? Residential	
Property Address: 617 W 21st Avenue		Date listed on the Spokane Register of Historic Places:	
Year Constructed: 1923		Current Use of Property: Home	
Owner's Name: Katherine Miller		Owner's Phone Number: 509-990-6410	
Owner's Address: 617 W 21st Avenue		Owner's Mailing Address: same	
Owner's Email Address: kmiller38em@gmail.com		Number of Years Property Owned: 25+	
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 Facade 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please explain:
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)			
<p>The original staircase to the front door has moved overtime due to settling. The wing walls on both sides are made of granite with a concrete "swoop" on top that follows the stairs down from the top step. There are also granite pillars, two of which hold the porch roof up and one in between that is there for decorative purposes. The eastern most pillar has "fallen" forward, which has "pushed" the eastern wing wall forward and to the east. The pillar's movement also pulled the porch railing off of the house, which has been shimmed over time. The western wing wall has also moved out of alignment. The staircase has separated from the eastern wing wall as well. Past homeowners have filled in the gaps that was created from the settlement. The concrete "swoops" have begun to crack due to all the movement under them. Is should also be noted that the eastern and middle pillars along with the insides of the wing walls were painted over time.</p> <p>The proposed project will remove the mortar/cement/wood that was placed over time in the gaps that were created. The staircase will be removed to expose the insides of the wing walls as well as to have access to the eastern most pillar. The eastern pillar will be straightened and the porch railing will be reconnected to the house. The wing walls will be straightened and secured to each other to resist against any future movement. The pillar will also be secured from future movement. After the wing walls are secured, the stairs will be poured back and will conceal the restraining equipment. The last step will be to remove the paint from the two pillars and the inside of the wing walls to re-establish a consistent granite look for the house.</p>			

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.

Why is this project worth funding: Because it's such a high cost to repair coupled with such a slow destructive process, it clearly is just not a high priority to address from a homeowner's perspective, but a significant historic feature that's worth addressing. Past homeowners, including myself, have filled/patched, but haven't addressed the underlying issue since it's cost prohibitive. It's worth selecting this project for grant funding now, because I am a willing partner who very much appreciates the historic nature of the stairs and waiting will only increase the cost due to continued cracking of the scoops. If both the SHPO and SHLC are willing partners, we can achieve a long lasting solution for the house and neighborhood. Financially it is too much for me to take on alone. I didn't even think about the possibility of a permanent fix to the stairs until I saw the recent Cannon Hill Park Historic District designation also included this grant opportunity. But I love the house and the neighborhood and am willing to give back to both if you are able to help me. I have done more than most homeowners regarding home improvements that I could have ignored such as updating all wiring, removing asbestos, replacing windows with a similar look, professionally refinished the front door, ensuring the historic look was created when I built my garage over 20 years ago. Prior to this grant opportunity, I had planned to pass the staircase issue to the next homeowner since I feel I have already done my part for this house. This grant would change my current plan.

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

The project is small enough that, once given the green light from the grant process, the contractor has confirmed the project will be completed this year.

Estimated Project Completion Date: **Mid October 2026**

Funding and Contractor Information

Grant Amount Requested: \$5,000	Total Estimated Cost of the Project: \$12,960
Contractor Providing Estimates: Coman Construction & Excavation	Contractor's License Number: COMANCE898RZ
Contractor's Phone Number: 509-990-5053	Contractor's Email Address: mikeacoman@yahoo.com

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

Signatures

Signature of Applicant: *Katherine Miller* Date: 04/04/26
 Printed Name of Applicant: Katherine Miller
 Signature of Property Owner Required If Different from Applicant): _____ Date: _____
 Printed Name of Property Owner: _____

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: _____

























Coman Construction & Excavation, INC.

Licensed, Bonded, Insured

Mike Coman (509) 990-5053

Fax: (509) 315-9636

mikeacomano@yahoo.com

4820 S. Woodruff Spokane Valley, Wa. 99206

License # COMANCE898RZ

Date: 4-3-26

Re: Proposal

Company: Kathryn Miller 509 990 6410

Attn: Kmiller38em@gmail.com

Fax: _____

Phone: _____

Project: 617 W 21st

Message: We propose for your review the following
Provide labor materials equipment to remove
existing concrete steps, fill with gravel to
bottom of concrete construct new steps,
reinforced, jack up existing walls, concrete
fill under jacked up walls, \$250 included
irrigation repair

No tax Price \$12,960

Bid good 30 days, Excludes landscape
restoration, work not listed

Thank You Mike Coman

