



Spokane Historic Preservation Façade Improvement Grant Application



Primary Contact Information			
Primary Contact Name: Will Burris	Primary Contact Phone: 509-714-7227	Primary Contact Email: Willmburris@comcast.net	Primary Contact Address: 3019 E Diamond Ave., Spokane, WA 99217
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 type="checkbox"/> Four or more photos of the building and proposed project location <input 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: The Peacock Emporium		Commercial or Residential? Commercial	
Property Address: 3019 E Diamond Ave., Spokane, WA 99217		Date listed on the Spokane Register of Historic Places: 2024	
Year Constructed: 1911		Current Use of Property: Dance Studio	
Owner's Name: Will Burris		Owner's Phone Number: 509-714-7227	
Owner's Address: 3910 E Diamond Ave., Spokane, WA 99217		Owner's Mailing Address: 3910 E Diamond Ave., Spokane, WA 99217	
Owner's Email Address: Willmburris@comcast.net		Number of Years Property Owned: 2	
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:
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 proposed rehabilitation project aims to completely restore the Peacock Emporium's historic storefront façade, addressing both aesthetic deterioration and structural concerns that have accumulated over decades of operation. This comprehensive restoration will not only enhance the building's architectural integrity but also revitalize its presence as a significant commercial landmark within the Historic Hillyard Business District.</p> <p>The primary objectives of this proposal include:</p> <ol style="list-style-type: none"> 1. Historical Preservation: The restoration will meticulously maintain the building's original architectural character as closely as possible while replacing damaged elements. Special attention will be paid to restoring the distinctive details that define the Peacock Emporium's historical significance. 2. Structural Reinforcement: Behind the aesthetic improvements lies critical structural work to address the issues that have compromised the storefront's integrity. The rehabilitation will include replacement of deteriorated and damaged windows and wood stops, dividers, and installation of proper moisture barriers to prevent future damage. 3. Energy Efficiency Upgrades: While respecting historical authenticity, the restoration incorporates modern energy efficiency measures including properly sealed display windows, weatherproofed entryways, and updated insulation systems. These improvements will significantly reduce energy consumption while maintaining period aesthetics. 4. Accessibility Enhancements: The rehabilitation design includes modifications to ensure ADA compliance, creating a more inclusive shopping environment. The entrance will be reconfigured to eliminate steps while maintaining the original door placement and appearance, demonstrating how historical preservation can harmonize with contemporary accessibility requirements. 			

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.

Commercial Revitalization: Beyond physical improvements, this rehabilitation represents a catalyst for broader economic development in the Historic Hillyard Business District. Research consistently demonstrates that historic storefront restorations increase pedestrian traffic and positively impact adjacent businesses through improved district cohesion. Without funding, structural deterioration will accelerate and visible deterioration of this prominent historic building contributes to negative perceptions of the Hillyard Business District. This perception hampers investment in neighboring properties and undermines other revitalization efforts already underway in the area.

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

Phase 1: Pre-Construction (May/June 2026)
 Finalize architectural plans and secure building permits
 Contractor selection and materials procurement

Phase 2: Facade Restoration (July/August 2026)
 Installation of storefront windows and entryway
 Installation of weatherproofing and insulation systems
 ADA-compliant entrance reconfiguration

This schedule ensures complete project delivery within the 2026 construction season, with all work concluding by September 30, 2026. The property owner and tenants have coordinated business operations to accommodate this timeline with minimal disruption.

Estimated Project Completion Date: **September 30, 2026**

Funding and Contractor Information

Grant Amount Requested: 5,000.00	Total Estimated Cost of the Project: 21,311.68
Contractor Providing Estimates: 21,311.68	Contractor's License Number:
Contractor's Phone Number: 509-435-1887	Contractor's Email Address: best1richard@icloud.com

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

Signatures

Signature of Applicant: Will Burris Date: 03/31/2026
 Printed Name of Applicant: Will Burris

Signature of Property Owner (Required If Different from Applicant): _____ Date: _____
 Printed Name of Property Owner: Will Burris

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: _____

FIVE MILE GLASS
N. 6319 N. WALL
SPOKANE, WA 99208
PH. 509-325-1074
FAX. 509-328-0440

JOB ESTIMATE

PHONE

DATE 2-13-25

JOB NAME/LOCATION

TO: Cristina
IDEAL BROS IAW@gmail.com
832-882-4388

JOB DESCRIPTION

1 - Repair Door 400 1276.00
Side Light 420 tax 114.84
Window 456 = 1390.84

2 Replace all Glass with 1" A Low E Units
With wood Stops and Dividers 26'
New Panes 14,452.00
tax 1300.68
15,752.68

3 all New T45 store front Bronze
19,552.00
tax 1759.68
21,311.68

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED
JOB COST

ESTIMATED
BY

Rhuel P. Rowher

5 Mile Glass Proposed Pics

Presenting Washington State

FIVE MILE GLASS
509-326-XXXX

STATE OF WASHINGTON

BUSINESS LICENSE

Limited Liability Company

Issue Date: Jan 17, 2025
Unified Business ID #: 603072476
Business ID #: 001
Location: 0001
Expires: Dec 31, 2025

FIVE MILE GLASS, L.L.C.
6319 N WALL ST
SPOKANE WA 99208-4167

UNEMPLOYMENT INSURANCE - ACTIVE
TAX REGISTRATION - ACTIVE

INDUSTRIAL INSURANCE - ACTIVE

CITY/COUNTY ENDORSEMENTS:
SPOKANE GENERAL BUSINESS - NON-RESIDENT #T12089457BUS - ACTIVE

LICENSING RESTRICTIONS:
Not licensed to hire minors without a Minor Work Permit.

REGISTERED TRADE NAMES:
FIVE MILE GLASS
GLASER

This document lists the registrations, endorsements, and licenses authorized for the business named above. By accepting this document, the licensee certifies the information on the application was complete, true, and accurate to the best of his or her knowledge, and that business will be conducted in compliance with all applicable Washington state, county, and city regulations.

[Signature]
Director, Department of Revenue

STATE OF WASHINGTON

Expires: Dec 31, 2025

U
FIVE MILE GLASS, L.L.C.
6319 N WALL ST
SPOKANE WA 99208-4167

FOULD HERE

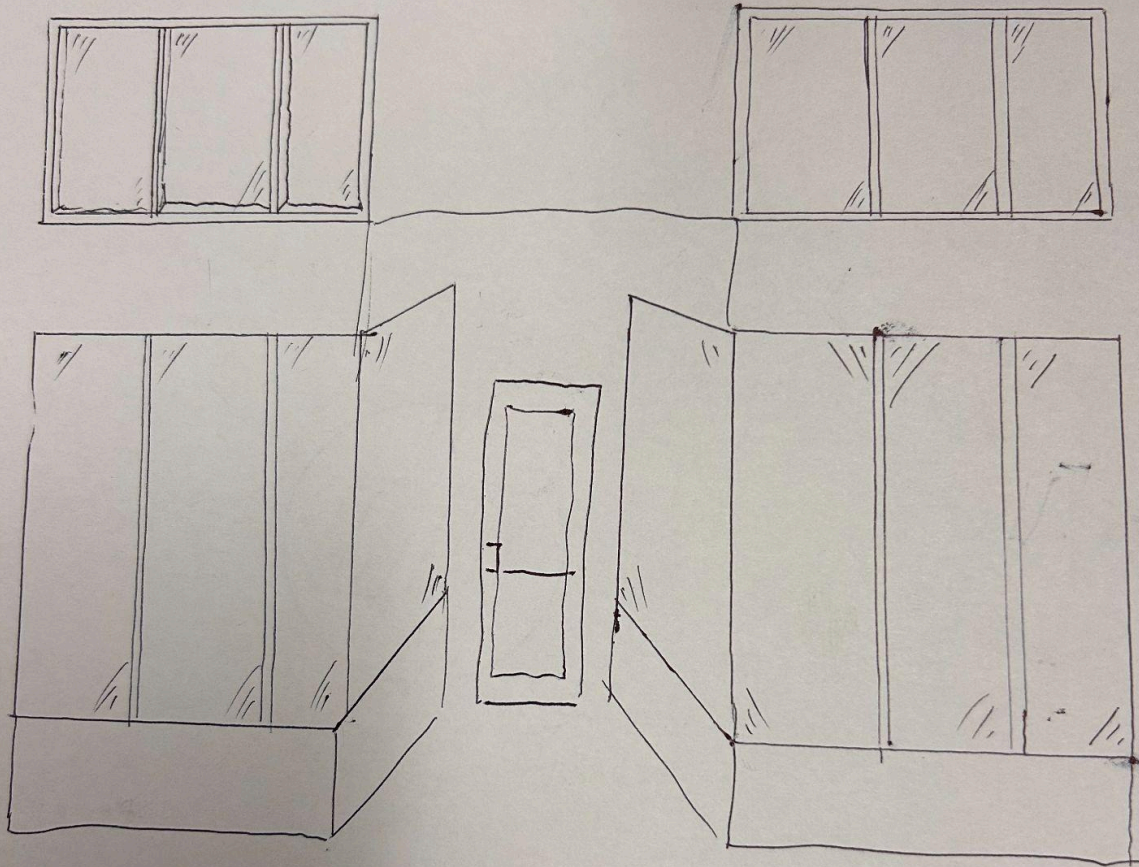
UNEMPLOYMENT INSURANCE - ACTIVE
INDUSTRIAL INSURANCE - ACTIVE
TAX REGISTRATION - ACTIVE
SPOKANE GENERAL BUSINESS - NON-RESIDENT #T12089457BUS - ACTIVE

[Signature]
Director, Department of Revenue

6019 N Wall St Ste 3
Spokane, WA 99208-4167

Download our app today.
Look inside for details.

YOUR ADVERTISING
BILL ENCLOSED







The Current Facade of The Peacock Emporium





