



Spokane Historic Preservation Façade Improvement Grant Application



Primary Contact Information			
Primary Contact Name: Kevin Alexander	Primary Contact Phone: 509.979.6115	Primary Contact Email: kalexander44@gmail.com	Primary Contact Address: 420 W. 20th, Spokane, WA 99203
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:		Commercial or Residential? Residential	
Property Address: 420 W. 20th, Spokane, WA 99203		Date listed on the Spokane Register of Historic Places:	
Year Constructed:		Current Use of Property: Residential Home	
Owner's Name: Kevin and Megan Alexander		Owner's Phone Number: 509.979.6115	
Owner's Address: 420 W. 20th, Spokane, WA 99203		Owner's Mailing Address: 420 W. 20th, Spokane, WA 99203	
Owner's Email Address: kalexander44@gmail.com		Number of Years Property Owned: 1	
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: We will be working to secure a loan to complete the project.
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 objective of this rehabilitation is to protect the home ' s structure while modernizing its curb appeal. This project will seal the exterior against moisture, perform a professional color transition from high-contrast tones to a modern grey-and-white palette, and restore all architectural details to ensure long-term durability and increased property value.</p> <p>The project will be executed in three phases:</p> <ul style="list-style-type: none"> - Preparation & Weatherproofing: A comprehensive prep package includes professional power washing to clean all surfaces and the application of standard exterior caulking to seal the home ' s envelope against moisture and pests. - Specialized Priming: To ensure a clean transition from existing green and red trim to white, we will perform necessary spot priming and a full coat of primer on all colored trim to ensure superior adhesion and true color coverage. - Finish Application: <ul style="list-style-type: none"> - Body: Application of "TBD Grey" to the house, garage, overhangs, handrails, balcony accents, and porch ceilings. - Trim & Windows: A clean "White" finish applied to fascia, window frames, and garage door trim. - Doors & Details: Painting of two man doors, four door jambs, and all architectural accents including columns, corbels, corbel spikes, belly bands, and garage corner boards. <p>This project is a critical maintenance investment. By refreshing the exterior with high-grade primers and sealants, we are actively preventing wood rot and structural fatigue caused by environmental exposure. This transition to a contemporary grey-and-white color scheme not only modernizes the home ' s appearance but also replaces failing coatings with a durable, protective barrier, effectively preserving the residence for years to come.</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.

This project is a vital step in protecting our home and ensuring it stays in good condition for years to come. We take great pride in our property, but the exterior has reached a point where standard maintenance is no longer enough to combat weathering. Securing this funding will allow us to move forward with a full-scale restoration, including professional sealing and high-quality painting. These aren't just cosmetic changes; they are essential repairs that create a protective barrier against the elements, preventing moisture from causing much more expensive structural damage down the road.

If we do not receive this grant, we will be forced to defer these critical repairs, leaving our home vulnerable to wood rot and water infiltration. As the current paint and seals continue to fail, a manageable painting project will eventually turn into a much larger, more costly renovation. Managing a project of this scale alongside our everyday cost of living is a significant financial hurdle. Without this help, we would only be able to provide temporary patches rather than the long-term protection our home needs. This grant would allow us to do the job right, preserving our home's value and ensuring it remains a safe, beautiful part of the neighborhood.

Please provide a tentative schedule for the project. Projects that can be completed within the 2026 construction season will be prioritized. The following tentative schedule is designed to ensure the project is successfully completed within the 2026 construction season. Upon receiving formal loan approval, the project will immediately move into the finalization and material procurement phase. We anticipate the primary rehabilitation work will commence during the late summer of 2026, depending on the painting company's specific availability.


Estimated Project Completion Date: **Fall 2026**

Funding and Contractor Information

Grant Amount Requested: \$3,400.00	Total Estimated Cost of the Project: \$13,512.73
Contractor Providing Estimates: Painter1 Inland Northwest	Contractor's License Number: PAINTIN763C8
Contractor's Phone Number: (509) 850-8355	Contractor's Email Address: evelyn.gallas@painter1.com

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

Signatures

Signature of Applicant:  Date: **03/27/2026**
Printed Name of Applicant: Kevin Alexander
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: _____





W. 420







Estimator:
 Evelyn Gallas
 (509) 850-8355
 evelyn.gallas@painter1.com

Client Info:
 Meghan Alexander
 420 W. 20th Ave
 SPOKANE, WA 99203

Quote #1234687
 Created on: March 3, 2026
 (509) 800-2040
 painter1.com/inland-northwest/

Area Description	Bid Type	Area Comments Issues / Concerns	Total
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Full Exterior	Exterior		
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Category	Line Item		Description
Painting	Prep Package	Included: YES	
Painting	Power Washing	Included: YES	
Painting	Caulking		Standard Caulking Included with Full Exterior Package
Painting	Priming	COLOR:: Primer	Minor Spot Priming Included with Full Exterior Package Prime green and red trim to properly achieve color change to white
Painting	Siding / Body LT	COLOR:: TBD Grey	Includes house, garage, overhang, hand rails, accents on balcony and porch ceiling.
Painting	Fascia Trim LT	COLOR:: White	
Painting	Window Frames LT	COLOR:: White	
Painting	Door/Jamb	COLOR:: White	2 man doors and 4 door jambs
Painting	Garage Doors	COLOR:: White	Garage door trim only
Painting	Miscellaneous Trim A	COLOR:: White	Porch railings, columns, corbels and corbel spike accents, belly bands, balcony and corner boards on garage.

Labor Subtotal: \$12,385.64
Bid Subtotal: \$12,385.64



Estimator:
Evelyn Gallas
(509) 850-8355
evelyn.gallas@painter1.com

Client Info:
Meghan Alexander
420 W. 20th Ave
SPOKANE, WA 99203

Quote #1234687
Created on: March 3, 2026
(509) 800-2040
painter1.com/inland-northwest/

Notes :

CREDIT/DEBIT CARD PAYMENTS: 3.5% fee will be added to all credit or debit card payments. ACH or bank transfers accrue no additional charges.

POWER WASHING: We will gently power wash the areas to be painted in order to remove unwanted dirt, chalk, cobwebs, and other debris from the substrate. We will allow adequate time to dry before painting proceeds after power washing.

QUALITY STANDARDS: As defined by the Painting Contractors Association (PCA); our painters will produce a "properly painted surface." Herein, a "properly painted surface" is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays or misses. It is also a surface free of drips, splatters, spills, or overspray caused by the painting contractor's workforce. Existing runs, lumps, sags, paint on trim, window glass and spills are not the responsibility of Painter1 to address/correct. Highly damaged houses with peeling paint will be explained prior to start as paint does not fill uneven surfaces where layers of paint has peeled away from home.

HIGH DAMAGE AREAS: Painter1 prides itself in providing quality work for all our customers, however there are rare occasions where extremely weathered, high damage paint may reject a new coating. We will take every precaution necessary to prevent this from happening by washing, scraping and priming areas that show signs of damage. In the instance an unforeseen circumstance arises, and the original paint begins to fail Painter1 will not be held liable for excessive repairs due to this type of rare failure. Change orders will be presented if the additional work exceeds 4 hours of labor and repainting due to this occurrence.

EXTERIOR STANDARD SURFACE PREPARATION: As a standard and when applicable, this proposal includes caulking wood-to-wood gaps where previous caulking has failed, filing nail/screw holes, removing loose/flaking latex paint, and filling larger cracks in stucco (hairline cracks will be sealed by the paint). This does not include the repair of major surface issues such as lead based paint removal, wood replacement, stucco/masonry repairs, etcetera. If any special prep/repair services are included, they will be outlined within this quote. Additional charges will be assessed for high prep areas such as excessive peeling of paint, large gaps requiring specialty products, excessive nail/screw holes in the field, spot priming exposed siding and excessive preparation for proper adhesion of paint.

PROTECTION: Wherever painting will be done we will take care to keep paint only to the surfaces to be painted and put down drop cloths and/or cover customer belongings as is necessary.

EXTERIOR PROCESS FOUNDATION, ROCK, OR BRICK: Unless requested by customer and outlined in quote we will not paint unpainted foundations, rock accents, or brick. Additional prep and priming is required for proper adhesion of paint to such surfaces.

PRIOR TO OUR ARRIVAL: For exterior projects, please ensure all trees, shrubs, bushes, and other plants are trimmed back for proper access to the substrates. For interior projects, please ensure unobstructed wall and surface access and where necessary, move furniture/items away from the surfaces to be painted (towards the center of each room is perfectly sufficient). Painter1 is not liable for any damage that may result from not doing so.



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WOOD WINDOW PAINTING: Please note, paint coatings add millage (thickness) to surfaces and window seams have tight tolerances by design. It is therefore possible your windows could stick or become difficult to open once they've been painted. This is easily remedied by breaking any paint seals with a playing card or credit card after all paint has cured (a minimum of 3-4 days after project completion). These windows are known to swell and retract depending on humidity, heat and other factors causing them to stick, frequent opening of wood windows is highly recommended.

COLOR COVERAGE / CHANGES: This proposal includes the colors, combinations, or shades, noted below. Should your color choices include any significant color density change/s, additional coat coverage may be necessary. Additional colors, sheens or coat coverage may require additional cost. Some colors may require the use of a high reflective white base, using this base over colored walls may result in additional coats for proper coverage, if additional coats are required this will result in a change order.

CHANGE ORDERS (if applicable): If there are any requested additions or deletions from this quote, a Change Order will be created to reflect the desired changes and your signature approval will be needed before the commencement or cancellation of requested work.

PRODUCTS: Our standards include Sherwin Williams products. Substitutions may be necessary depending upon availability. If choosing a color from another brand of paint, please be aware that slight color variations may occur. We highly recommend choosing a color from one of Sherwin Williams 2000+ colors available.

CLEAN UP & COMPLETION: We will pick up at the end of each day, and clean-up upon completion of the project. At the end of the project, our team will perform a walk-around to ensure quality standards have been met and a punch list completed, as necessary. Our team will then perform a final walk around with you to ensure your satisfaction prior to our final departure. We politely request your presence upon the completion of our work to ensure your expectations have been met.

LEFTOVER PAINT: We will not retain any tinted/colored paints used on your project. We recommend that you store any remaining paint within a climate-controlled space to keep the leftover paint away from freezing or high temperatures.

HIGH-TOUCH SURFACES (I.E. cabinetry/railings/doors): Please note that all coating products require time to fully cure and for high-touch surfaces we recommend special care be taken for at least 15 days after painting. While enamel coatings are the most durable, no surface coatings are completely immune to scuffs, chips, or scratches so should this ever occur these surfaces can be touched up easily with a Q-tip or artists brush and the remnant paint.

WEATHER: We will work with you to establish a target week to commence your project, but this timing may need to be pushed or pulled depending upon the actual and predicted weather surrounding your scheduled project date/s (as weather also impacts the projects that precede your own). We apologize in advance for any timing inconvenience that weather may cause, and we shall do our best to accommodate any timing preferences you may have. Thank you in advance for understanding.

Quote Subtotal: \$12,385.64

Labour Tax: \$1,127.09

Grand Total: \$13,512.73



Estimator:
Evelyn Gallas
(509) 850-8355
evelyn.gallas@painter1.com

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Payment Schedule

Deposit 30%	\$4,053.82
Final	\$9,458.91

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum stated above. Any alteration or deviation from the specifications will necessitate a Change Order to be filled out and signed. All material is guaranteed as per manufacturers specs and all services shall be performed in a workmanlike manner. This proposal may be withdrawn if not accepted within 30 days. Per Painting Contractors Association (PCA) industry standards, in order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions and from a normal viewing position. With regard to moving furniture, please note that Painter1 does not represent or market itself as a moving company. If the customer is unable, Painter1 may be willing to assist in moving some items, but Painter1 shall assume no liability for any damage incurred to furniture, items, or property. Painter1's detailed warranty inclusions and exclusions are listed upon the warranty document that was provided during your estimate and you may request a copy at any time. Please note that Painter1 does not extend a warranty to any horizontal surfaces such as ceilings, soffits, or decks due to the unique environmental variables these surfaces are subjected to. Please note that all accounts are due upon completion of work as described above and a monthly compounding finance charge of 2% per month will be applied to all past due accounts after 30 days of completion. In the event a lawsuit is brought, the prevailing party shall recover its attorney fees and costs.

I understand this is a legal representation of my signature signifying that I Meghan Alexander accept this Proposal.