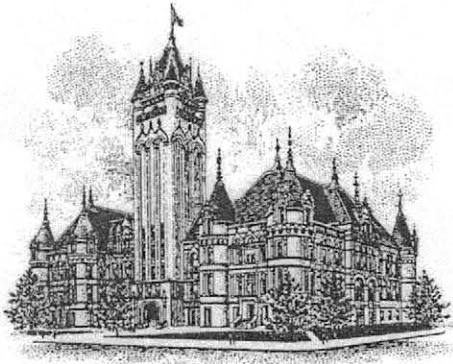


SPOKANE COUNTY

Vicki Horton

ASSESSOR



SPOKANE COUNTY COURT HOUSE

MEMO

Spokane City/County Historical Preservation Office
808 W Spokane Falls Blvd.
Spokane, WA 99201-3333

TO

CC: Goat Works LLC

FROM Kristy Johnson, Levy Specialist
(509) 477-5903 kljohnson@spokanecounty.org

DATE October 6, 2016

REGARDING Application for special valuation as Historic Property

Enclosed please find the application received **September 30, 2016** (forwarded to you electronically on **October 6, 2016**)

from

Goat Works

for the property at

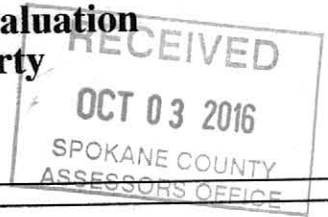
**1302 West 2nd Ave
County Parcel 35192.1507**

I would like to take this opportunity to *advise the property owner* that this application, if approved, will see first tax benefits in 2018. Specifically, applications received by October 1, 2016 will be:

- reviewed by the Historical Preservation Office in calendar year 2016,
- once approved the exemption is placed on the 2017 assessment roll for
- 2018 property tax collection.

Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW



File With Assessor by October 1

File No: 10162332

I. Application

County: SPOKANE

Property Owner: GOAT WORKS, LLC

Parcel No./Account No: 35192.1507

Mailing Address: 1302 WEST 2ND AVENUE, SPOKANE, WA 99201

Legal Description: 1ST ADDITION TO SPOKANE FALLS: LOTS 6&7, BLK 40

Property Address (Location): 1302 2ND AVENUE, SPOKANE, WA

Describe Rehabilitation: Demolish/clean interior, remove old roofing, demolish and repour portion of concrete floor, restore terrazzo floor, repair windows and front door, replace shop doors, install new shop door, paint exterior, add interior furnishings, restrooms, and kitchen.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: B1507221BLDC Date: 06/10/2015 Jurisdiction: CITY OF SPOKANE
County/City

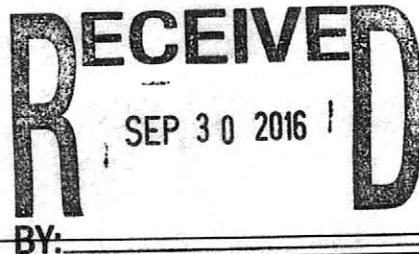
Rehabilitation Started: 06/10/2015 Date Completed: 09/30/2016

Actual Cost of Rehabilitation: \$ 793,533.75

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.



Signature(s) of All Owner(s):

[Handwritten Signature]
[Handwritten Signature]

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 177,500⁰⁰

Date: 10-3-16

[Handwritten Signature]
Assessor/Deputy

IRON GOAT NARRATIVE –
1302 West 2nd Avenue
Parcel Number – 35192.1507

Total Construction Expenditures - \$783,533.75

Construction began - 6/10/2015
Construction complete – 9/30/2016

The rehabilitation of the former Jones Automotive building began in June 2015 in accordance with an approved National Park Service Part 2 Application. A Part 3 Application is in the process of being submitted.

Initial work included environmental cleanup of a contaminated area of the property from historic use. Demolition of the interior, cleanup of the interior and exterior, removal of deteriorated concrete floor in the shop area, removal of deteriorated doors and windows, and removal of deteriorated built-up roofing material was completed prior to construction.

A new roof was installed, the exterior painted, the window (including transoms) and door sash was revealed, repaired, and repainted. A new roll-up door opening was cut to replace a window in Bay 2 of the east façade. A new garage door was built to replicate the historic door was placed in Bay 7 (two of the three sections of the original door were repurposed in the bar area). The garage doors in the front façade, and in Bay 4 of the east façade, and rear façade were replaced.

On the interior of the historic garage section, the original terrazzo floors were repaired and refurbished, and the concrete floor (with new drainage and plumbing installed) in the rear portion was repoured. New restrooms, locker room, office mezzanine, equipment room, and bar area were added. New electrical, fire, and communications panels and equipment were added. A new kitchen, men's and women's restrooms, and storage rooms were added in the 1980s section. A new roof with insulation, sheet metal flashing, and roof-mounted HVAC equipment completed the building.

| Description | Received | | |
|-------------------|--------------|---|---------------|
| ENVIRONMENT STUDY | \$ 43,570.00 | RESTROOM PARTITIO | \$ 4,536.00 |
| GC MANAGEMENT FEE | \$ 22,464.00 | RSTRM WLL CVR/TIL | \$ 7,867.80 |
| PERMITS/FEES | \$ 8,785.80 | RSTRM/FRAME/SHTRK | \$ 3,240.00 |
| ELECTRICAL ROUGH | \$ 43,044.40 | STORAGE/UT FRM/SH | \$ 2,700.00 |
| HVAC DUCT/THERMO | \$ 48,600.00 | OFFICE FRM/SHTRCK | \$ 2,700.00 |
| LIGHTING CONTROL | \$ 8,640.00 | KTCHN FRM/SHTRCK/ | \$ 3,132.00 |
| LIGHT FIXTURES | \$ 25,920.00 | WA SALES TAX on construction materials and services | \$ 51,475.42 |
| PLUMBING | \$ 72,684.00 | Architecture | \$ 13,706.26 |
| FIRE ALARM | \$ 9,849.60 | attorney fees | \$ 1,370.44 |
| FIRE SPRINKLERS | \$ 39,960.00 | building materials purchased by IGB | \$ 26,183.89 |
| DEMO | \$ 26,696.00 | building plans | \$ 215.24 |
| DUMP FEES | \$ 2,700.00 | consulting fees for city and national hist | \$ 8,000.00 |
| FILL OPENING-WALL | \$ 1,404.00 | engineering | \$ 18,290.00 |
| LIFE SAFETY/EXTIN | \$ 1,620.00 | filing fees for city and national historic r | \$ 984.50 |
| CNCRT FLOOR | \$ 43,600.00 | | \$ 783,533.75 |
| STRUCT STL FRAME | \$ 9,180.00 | | |
| EXT OVERHEAD DOOR | \$ 31,760.00 | | |
| EXT PAINT/FINISH | \$ 10,800.00 | | |
| EXT STRFRNT WINDW | \$ 50,090.40 | | |
| MASONRY REP-ROOF | \$ 2,484.00 | | |
| EXT MAN DOOR/HDWR | \$ 4,104.00 | | |
| MEMBRANE ROOF/INS | \$ 45,100.00 | | |
| ROOF HATCH/INSULT | \$ 3,240.00 | | |
| SOUTH ENTRY DR/LT | \$ 5,400.00 | | |
| OFFICE FLOOR COVR | \$ 2,160.00 | | |
| OFFICE/BSMNT STAI | \$ 4,860.00 | | |
| RESTROOM TRIM/FNS | \$ 1,620.00 | | |
| WALL/CEIL DEMO/CL | \$ 4,860.00 | | |
| WORK/FRM/SHTRCK/D | \$ 5,940.00 | | |
| INT PART WALL/OFF | \$ 21,600.00 | | |
| TAPRM CBNT/SHELVE | \$ 1,620.00 | | |
| TAPRM WALL | \$ 4,104.00 | | |
| MTL/GLSS PART WLL | \$ 14,364.00 | | |
| TAPRM FRM/SHTRCK/ | \$ 3,240.00 | | |
| TAPRM FLR/TERRAZZ | \$ 2,160.00 | | |
| TAPRM/BREW SLD DR | \$ 3,240.00 | | |
| TAPRM VESTIBULE | \$ 3,780.00 | | |
| RESTROOM COUNTERT | \$ 540.00 | | |
| RSTRM DR/HDWR/MIR | \$ 2,160.00 | | |
| RSTRM FLOOR COVER | \$ 1,188.00 | | |



Photo 1 – View to North Showing Front Façade of 1302 West 2nd Avenue
(Building Built ca. 1921; Addition 1980)



Photo 2 – View to Northeast Showing Southwest Corner and Addition



Photo 3 – View to Northwest Showing Front and East Facades



Photo 4 – View to Southwest Showing East Façade, Rear Façade



Photo 5 – Looking South at Rear (North Façade)



Photo 6 - View to SE Showing Rear Façade (northwest corner) and West Side Addition



Photo 7 – Looking West Showing East Façade Bays 1 through 5

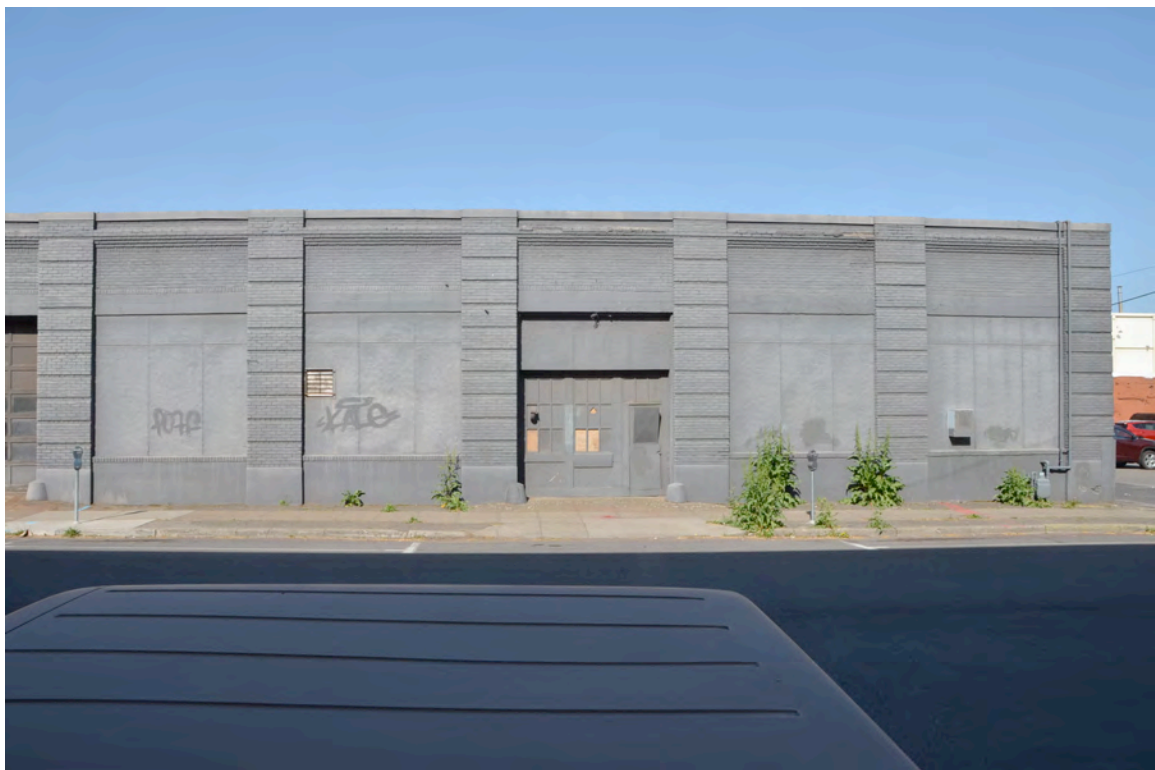


Photo 8 - East Façade, North End Showing Bays 5 through 9



Photo 10 – Front Garage Door-Wood/glass Roll-up



Photo 9 – Front Entry Pedestrian Door Bay



Photo 11 – Bay 2 Detail of Window Bay & Sash



Photo 12 – Bay 3 Detail of Pedestrian Bay & Sash



Photo 14 – Bay 7 Detail of Garage Door



Photo 13 – Bay 4 Detail of Roll-Up Garage Door



Photo 17 – North Façade –Detail of NW Corner: Pedestrian Door, Window Sill, Brick Condition



Photo 18 – Rear Façade Showing Condition of Brick Sill and Cap



Photo 19 – East Façade Window Bay Showing Deteriorated Mortar Joints



Photo 20 – East Façade Parapet Showing Condition of Brick and Sheet Metal Coping



Photo 22 – Typical Door & Window Trim Bays 2 & 3



Photo 21- Detail of Door Frame Trim – Peeling Paint

JONES AUTOMOTIVE – SPOKANE, WA

INTERIOR PHOTOS



Photo 1 – Looking NE Across Front Office From Front Entry Door Toward Door to Garage



Photo 2 – Looking East Across Front Office Toward SE Corner (Bay 1 Covered Over)



Photo 3 – Looking West Across Front Office to Front Entry



Photo 4 – Looking South Toward Office and Garage Door Bay



Photo 5 – Looking South Toward Door to Office (SE Corner)



Photo 6 – Looking South Showing Front Garage Door (SW Corner)



Photo 7 – Looking North Across Garage (Toward Rear and Alley)



Photo 8 – Looking South Across Garage (Toward Front and 2nd Avenue)



Photo 9 – Looking Northwest at West Wall with Door Opening to 1980 Addition



Photo 10 – Looking NW at NW Corner of Garage & Former Mezzanine



Photo 11 – Looking West Toward West Wall and Door to 1980 Addition



Photo 12 – Looking East Toward NE Corner, Bays 9 & 8, and Electrical Panel



Photo 13 – Looking East Toward Bays 8, 7, & 6 Showing Condition of Garage Door



Photo 14 – Looking NE Toward NE Corner Showing Bays 7, 6 & 5



Photo 15 – Looking SE Toward Bays 4, 3 & 2 and Office in SE Corner



Photo 16 – Looking South Across Garage Showing Condition of Concrete Floor



Photo 17 – Looking at Condition of Office Floor – Linoleum over Terrazzo



Photo 18 - Looking North Across 1980 Addition (Southerly Room)



Photo 19 - Looking South Across 1980 Addition (Southerly Room)



Photo 20 - Looking North Across 1980 Addition (Northerly Room)



Photo 1 – View to North Showing Front Façade of 1302 West 2nd Avenue



Photo 2 – View to Northeast Showing Southwest Corner and Addition



Photo 3 – View to Northwest Showing Front /Façade and East Facade



Photo 4 – View to Southwest Showing East Façade and Rear Facade



Photo 5 – Looking South at Rear (North Façade)



Photo 6 - View to SE Showing Rear Façade (northwest corner) and West Side Addition



Photo 7 – Looking West Showing East Façade Bays 1 and 2



Photo 8 - East Façade, Showing Bays 2, 3 and 4



Photo 9 - East Façade, Showing Bays 5 and 6



Photo 10 - East Façade, Showing Bays 7 and 8



Photo 11 - East Façade, Showing Bays 8 and 9



Photo 12 – East Façade Showing Refurbished Original Transom Sash & Parapet



Photo 13 – East Façade –Detail of Refurbished Original Wood Sash and Brick Sill



Photo 14 - Rear Pedestrian Door in NW Corner

JONES AUTOMOTIVE – SPOKANE, WA

INTERIOR PHOTOS



Photo 1 – Looking NNW From Front Entry Door Across Tap Room to Rear



Photo 2 – Looking NE From SW Corner Across Tap Room to Rear



Photo 3 – Looking East Toward SE Corner (East Bays 1, 2, 3)



Photo 4 – Looking South Toward Front Wall – Former Truck Door and Office Area



Photo 5– Looking North Toward Rear of Building Showing Brewery



Photo 6 – Looking South Toward Tap Room in Front of Building

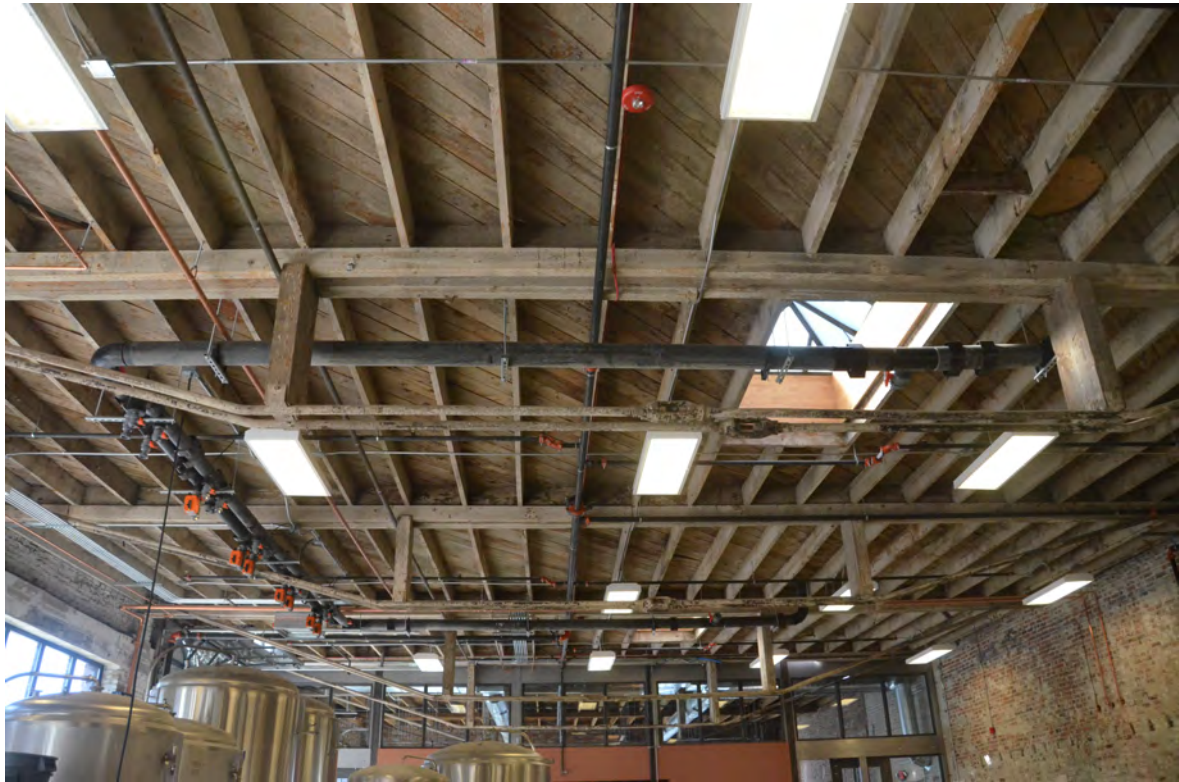


Photo 7 – Looking South at Ceiling Trusses, Rafters, and Roof Decking



Photo 8 – Looking West Toward West Wall and Door to 1980 Addition (Brewery)



Photo 9 – Looking Toward NW Corner, New Mezzanine and Rear Shop Door



Photo 10 – Looking Toward NE Corner, New Mezzanine and Equipment Room and Rear Shop Door



Photo 11– Looking NE Toward NE Corner Showing Bays 7 & 8 and Former Bay 9



Photo 12 – Looking NE Toward Bays 4, 5, 6 Showing Refurbished Windows and Replaced Rollup Truck Door



Photo 13 – Looking @ Repurposed Door between Tap Room and Brewery (East)

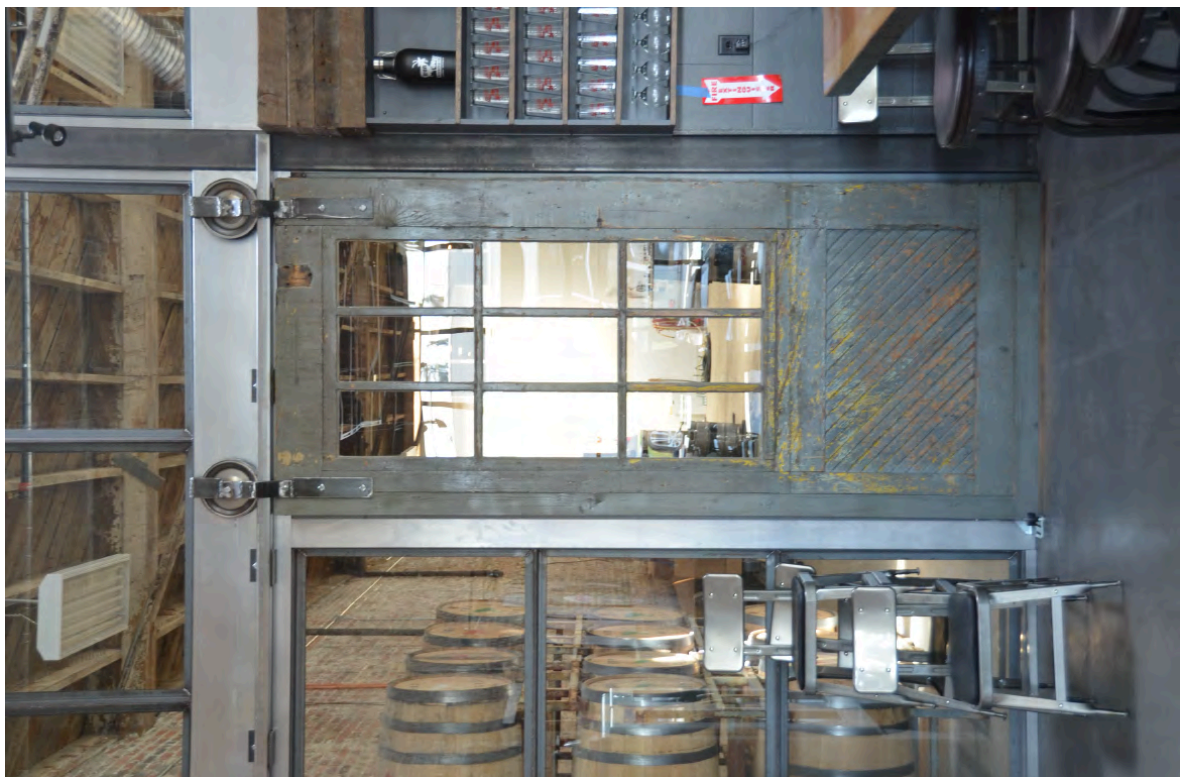


Photo 14 – Looking @ Repurposed Door between Tap Room and Brewery (West)



Photo 15 – New Kitchen in 1980 Addition



Photo 16 – New Men's Restroom in 1980 Addition



Photo 17 – New Women's Restroom in 1980 Addition

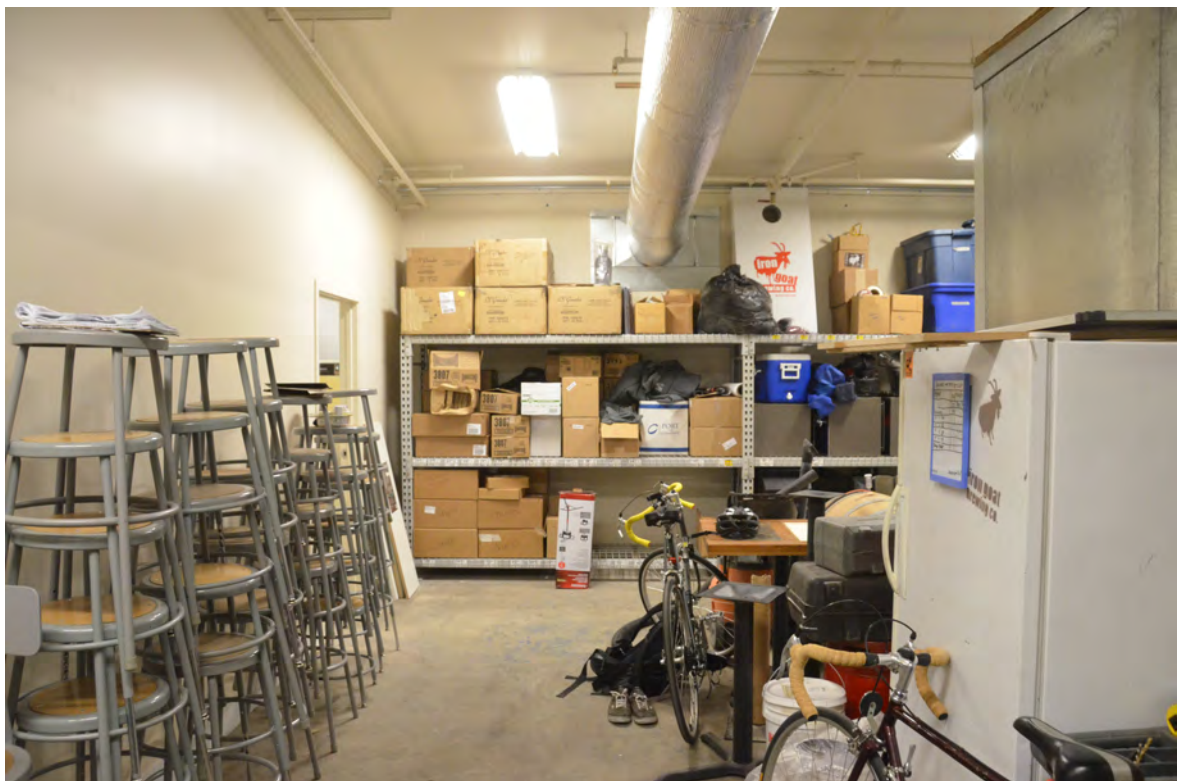


Photo 18 – Storage Room in 1980 Addition



Photo 19 – Cooler and Storage Room in 1980 Addition



Photo 20 – Office in Mezzanine with Access Ladder to Roof