



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

### STAFF REPORT REVIEW OF APPLICATIONS FOR SPECIAL VALUATION

PROPERTY: Manufacture's Building (Railspur)

ADDRESS: 419 Occidental Ave S

OWNER: Nicholas Murray, Urban Villages

MAILING ADDRESS: 1530 16<sup>th</sup> St, Suite 300, Denver, CO 80202

CONTACT PERSON: Brian Craig, Urban Villages

LANDMARK VERIFICATION: Contributing Building in the Pioneer Square National Historic District and the Pioneer Square Preservation District

REHABILITATION PERIOD: 9/29/21 – 9/29/23

SUBMITTED REHABILITATION COSTS: \$5,140,770

ELIGIBLE REHABILITATION COSTS: \$4,025,694

DISALLOWED COSTS: \$1,115,076

Total Assessed Value: L: \$4,467,500 I: **\$15,679,400** T:\$20,146,900

Percentage Value of Rehab: 26%

Approval of Rehab Work: Work performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

**Proposed Motion: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Manufactures building at 419 Occidental Ave S that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.**

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

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