



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: 3210 S Lander Street – Mount Baker Park National Register District

ADDRESS: 3210 S Lander Street

OWNER: Karim Naraghi & Yeganeh Pakdaman

MAILING ADDRESS: 3210 S Lander Street, Seattle, WA 98144

CONTACT PERSON: Karim Naraghi

NATIONAL REGISTER VERIFICATION: Mount Baker Park National Register District, August 9, 2018, property classified as Contributing.

REHABILITATION PERIOD: July 30, 2022 – July 29, 2024

SUBMITTED REHABILITATION COSTS: \$500,000

ELIGIBLE REHABILITATION COSTS: \$570,230

DISALLOWED COSTS: \$0 (some costs disqualified but additional costs allowed, resulting in a net add)

Total Assessed Value: L - \$697,000; I - \$757,000; T - \$1,454,000

Percentage Value of Rehabilitation: 75%

Approval of Rehab Work: Work for designated portions of the property were performed in compliance with the *Secretary of Interiors Standards for Rehabilitation*, and/or are consistent with in-kind maintenance and repairs.

**Proposed Motion: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 3210 S Lander Street, 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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