Tax Credit Staff Brief

This document is the staff’s comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project: 2020-TAXC-004
Address: 3330 Alcott St.
Historic Dist/DLM: Potter Highlands
Year structure built: 1890 (Period of Significance of Potter Highlands: prior to and including 1943)
COA Number(s): 2018-COA-0000348 09/11/2018
Council District: District 1- Amanda Sandoval
Property Owner: Andrew Wermouth

Application: Residential Tax Credit Part 1 Review (R14)
Scope of Work:
1. New footer, foundation walls, retaining wall, and counterforts to shore up house.

Qualified costs: $19,500.00
Tax Credit: $3,900.00

<table>
<thead>
<tr>
<th>S.O.I. Standards for Preservation</th>
<th>Meets Standard</th>
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<tbody>
<tr>
<td>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</td>
<td>Yes</td>
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The applicant will be replacing the deteriorated foundation with a new footer, foundation wall, retaining wall, and counterforts. The proposed foundation work will be below grade, will not be visible, and will help to maintain the physical integrity of the house.

Staff Recommendation: APPROVAL

The complete Part 1 Tax Credit application is posted on the Landmark Preservation Commission website under the March 17, 2020 meeting agenda.