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: 2021-TAXC-0000011   LPC Meeting: 12/7/2021
Address: 2090 Hooker Street   Staff: Evan R. Schueckler
Historic Dist/DLM: Witter-Cofield Historic District
Year structure built: 1894 (Period of Significance: Prior to and including 1943)
Council District: #1: Amanda Sandoval
Property Owner: Martha C. Eubanks

Application: Residential Tax Credit Part 1 Review (R14)

Scope of Work:
1. Replace wood shingle roof and asphalt shingle roof with new asphalt roof.
2. Replace gutter and downspout with new to match existing.
3. Cleaning and repainting all exterior wood siding and trim.

Qualified costs: Approx. $27,500
Tax Credit: Approx. $6,875

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<th>S.O.I. Standards for Preservation</th>
<th>Meets Standard</th>
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<td>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.</td>
<td>Yes. The property will retain its historic use as a residential structure.</td>
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<td>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</td>
<td>Yes. The historic character of the property as a single family brick and wood shingle-clad structure will not be altered as part of the scope of work. All distinctive features masonry and wood details will be retained and preserved. Only the sacrificial wood shingle roofing materials will be replaced with asphalt shingle roofing, a readily accepted replacement material.</td>
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<td>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</td>
<td>Yes. Distinctive materials, features, finishes, and construction techniques will be preserved. Distinctive masonry and wood detailing will be retained with only common sacrificial material being replaced with widely accepted alternative materials.</td>
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6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Yes. Deteriorated features wood trim and siding materials are being repaired, while heavily deteriorated wood and asphalt shingle roofing material are being replaced with new asphalt shingle, a widely accepted alternative replacement material. The choice of asphalt shingle is one designed to emulate the appearance of wood shingles in a color that matches the existing color of the shingles.

| Staff Recommendation: | APPROVAL |