Tax Credit Staff Brief

This document is the staff’s comparison of the Secretary of the Interior’s 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-009
Address: 2608 River Drive
Historic Dist/DLM: River Drive
Year structure built: c. 1888
COA Number(s): 2021-COA-0000276
Council District: #1 Amanda Sandoval
Property Owner: Ashley Altieri

LPC Meeting: December 7, 2021
Staff: Abigail Christman

Application: Residential Tax Credit Part 1 Review (R14)

Scope of Work:
1. Replace deteriorated wood shingles on facade and dormer with new cedar shingles to match existing. Restore original fascia design and replaced rotted trim to match existing.
2. Remove non-historic features (shutters and vent).

Qualified costs: $11,759.44
Tax Credit: $2,939.86

<table>
<thead>
<tr>
<th>S.O.I. Standards for Rehabilitation</th>
<th>Meets Standard</th>
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<tbody>
<tr>
<td>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</td>
<td>YES</td>
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<tr>
<td>Non-historic features will be removed. Historic elements will be replaced to match existing. Original fascia design to be restored.</td>
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<td>6. 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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<td>Wood shingles and trim are severely deteriorated. These features will be replaced with new wood shingles and trim match the existing in design and material.</td>
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Staff Recommendation: APPROVAL