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-001
LPC Meeting: December 7, 2021
Address: 532 Franklin St
Staff: Abigail Christman
Historic Dist/DLM: Driving Park
Year structure built: c. 1905
Council District: #10 Chris Hinds
COA Number(s): #2019-COA-0000225, #2021-COA-0000359
Property Owner: Brian Newbegin

Application: Residential Tax Credit Part 1 Review (R14)

Scope of Work:
1. Replace non-historic windows with new wood windows (2019-COA-0000225)
2. Demolish existing back porch and construct new rear addition (2019-COA-0000225)
3. Restore/rebuild front porch (2021-COA-0000359)
4. Repair and restore original windows
5. Repair and refinish hardwood floors and stairs
6. Repair and restore woodwork and doors
7. Strip wallpaper and repair plaster
8. Update electrical and plumbing
9. Install evaporative cooler
10. Add insulation
11. Remodel kitchen and baths

Qualified costs: $ 291,450
Tax Credit: $ 62,500

S.O.I. Standards for Rehabilitation

<table>
<thead>
<tr>
<th>S.O.I. Standards for Rehabilitation</th>
<th>Meets Standard</th>
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<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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<td>Non-historic features will be removed. Historic elements will be replaced to match historic. New construction will not impact character-defining features.</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>Historic windows to be repaired. Interior finishes to be repaired/restored with patching as needed.</td>
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Staff Recommendation: APPROVAL