



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:	May 17, 2022
Address:	532 Franklin St	Staff:	Abigail Christman
Historic Dist/DLM:	Driving Park		
Year structure built:	c. 1905		
COA Number(s):	#2019-COA-0000225, #2021-COA-0000359		
Council District:	#10 Chris Hinds		
Property Owner:	Brian Newbegin		

Application: Residential Tax Credit Part 2 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: \$ 326,377
 Tax Credit: \$ 50,000

S.O.I. Standards for Rehabilitation	Meets Standard
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.	YES Non-historic features removed. Historic elements replaced to match historic. New construction does not impact character-defining features.
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.	YES Historic windows repaired. Interior finishes repaired/restored with patching as needed.

<p>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</p>	<p>YES</p> <p>Rear addition replaced a non-historic rear porch and does not destroy character-defining features. New addition is differentiated and compatible in massing, size, and scale. It is located entirely to the rear of the house.</p>
<p>10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>	<p>YES</p> <p>Rear addition located at rear, replacing a non-historic rear porch. Addition could be removed without impacting the form and integrity of the house.</p>

Staff Recommendation: APPROVAL

END