



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-0000004	LPC Meeting:	June 7, 2022
Address:	2447 Hooker	Staff:	Becca Dierschow
Historic Dist/DLM:	Witter Cofield Historic District		
Year structure built:	1893 (Period of Significance: Prior to and Including 1943)		
COA Number(s):	2018-COA-014, issued 3/8/18		
Council District:	#1, Amanda Sandoval		
Property Owner:	Graham and Paula Johnson		

Application: Residential Tax Credit Part 2 Review (R14)

Scope of Work:

1. Replace HVAC system
2. Upgrade electrical system throughout home
3. Repair plumbing systems throughout
4. Add insulation to attic
5. Replace roof with 30-year asphalt shingles; new gutters and downspouts
6. Repair foundation wall
7. Repair and add framing for floors as necessary. Refinish historic floors
8. Repair and patch plaster walls on first floor
9. Repoint and repair historic brick. Replace with salvaged brick where necessary
10. Reopen historic transoms on home, replace non-historic doors with historic salvaged doors
11. Replace upper level vinyl windows with aluminum-clad windows
12. Repair historic exterior trim, replace non-historic trim with appropriate replacement
13. Replace non-historic interior trim

Qualified costs: \$173,887
 Tax Credit: \$43,472

S.O.I. Standards for Preservation	Meets Standard
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Yes. Existing historic features were rehabilitated and repaired but no other features were impacted and the historic character of the building has been retained. Non historic features were replaced with historic material where available. The addition that was constructed as part of the project does not impact the historic character of the home – it is separated by a connector and is subordinate to the house.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes. The character defining feature of this property were preserved and rehabilitated where needed.

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. Materials were repaired when possible. Any replacement elements match in design, color and materials where possible.

Staff Recommendation: APPROVAL

The complete Part s Tax Credit application is posted on the Landmark Preservation Commission website under the **June 21, 2022** meeting agenda.