



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:	2022-TAXC-002	LPC Meeting:	June 21, 2022
Address:	740 Washington St	Staff:	Becca Dierschow
Historic Dist/DLM:	East 7 th Ave Historic District		
Year structure built:	1893 (Period of Significance: Prior to and Including 1943)		
Council District:	#10, Chris Hinds		
Property Owner:	Joe and Erika Massaquoi		

Application: Residential Tax Credit Part 2 Review (R14)

Scope of Work:

1. Repair roof flashing and replace gutters
2. Install new Water Heater
3. Replace duct work

Qualified costs: \$124,358
 Tax Credit: \$31,090

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 was retained.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes. The character defining features 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 2 Tax Credit application is posted on the Landmark Preservation Commission website under the **June 21, 2022** meeting agenda.