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: 2023-TAXC-007
Address: 3225 w 23rd Ave
Historic Dist/DLM: Witter-Cofield
Year structure built: 1893 (Period of Significance: Prior to and including 1943)
COA Number(s): 2023-LMQ-063
Council District: #1, Amanda Sandoval
Property Owner: Michael Ritchie

Application: Residential Tax Credit Part 1 Review (R14)

Scope of Work:
1. Replace existing roof system

Qualified costs: $15,000
Tax Credit: $3,750

<table>
<thead>
<tr>
<th>S.O.I. Standards for Preservation</th>
<th>Meets Standard</th>
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<tbody>
<tr>
<td>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.</td>
<td>Yes. The property will retain its historic use as a residential structure.</td>
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<td>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</td>
<td>Yes. The historic character of the property will not be altered as part of the scope of work. All distinctive features will be maintained.</td>
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Staff Recommendation: APPROVAL

The complete Part 1 Tax Credit application is posted on the Landmark Preservation Commission website under the August 15, 2023 meeting agenda.

END