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: 2024-TAXC-000001  
LPC Meeting: July 23rd, 2024  
Address: 170 N Marion Street  
Staff: Katherine Rhea  
Historic Dist/DLM: Country Club  
Year structure built: Country Club - (Period of Significance of Country Club: 1902-1945)  
COA Number(s): Not Required  
Council District: Amanda Sawyer, District 5  
Property Owner: Jessica and Zachary Miller

Application: Residential Commercial Tax Credit Part 2 Review (R14)

Scope of Work:
1. Install five (5) storm windows on interior, historic leaded windows to remain untouched.

Total Qualifying Costs: $8,500  
Tax Credit Amount: $2,125

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<th>S.O.I. Standards for Rehabilitation</th>
<th>Meets Standard</th>
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| 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 special relationships. | Yes  
The structure has retained its historic use as a residential structure. |
| 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  
Storm windows were installed on the interior of historic leaded windows, minimizing visual impact. |
| 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. | YES  
Storm windows do not feature any details which would create a false sense of history. |
| 4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. | YES  
Historic leaded windows have been preserved, while increasing energy efficiency of the residence. |
| 5. Deteriorated historic features shall be repaired rather than replaced. Where the severity of | YES  
Historic leaded windows have remained undisturbed, with interior storm windows increasing energy efficiency. |
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.

6. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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<th>Staff Recommendation: APPROVAL</th>
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<td>The complete Part 2 Tax Credit application is posted on the Landmark Preservation Commission website under the July 23rd, 2024 meeting agenda.</td>
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