

## TAX CREDIT STAFF REPORT

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](http://www.denvergov.org/preservation)

<b>Project:</b>	#2022-TAXC-010	<b>LPC Meeting:</b>	December 17, 2024
<b>Address:</b>	1070 Mariposa Street	<b>Staff:</b>	Abbey Christman
<b>Historic District:</b>	La Alma Lincoln Park		
<b>Year structure built:</b>	c.1882 (Period of Significance: 1873-1980)		
<b>Council District:</b>	#3 - Jamie Torres		
<b>Property Owner:</b>	Jonathan Beauchamp Maravillas-Bell		

**Application:** Residential Tax Credit Part 2

**REVISED Part 1 Scope of Work (approved : 11/5/24)**

- Replace asphalt shingle roof
- Repair plaster walls
- Remove deteriorated carpet and install floating hardwood plank flooring
- Replace furnace and water heater
- Repair chimney

Total Qualifying Costs: \$35,203.75  
Tax Credit Amount (25%): \$8,800.94

**Secretary of the Interiors Standards for Rehabilitation**

S.O.I. Standards for Rehabilitation	Meets Standard?	Comments
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Yes	The property remains in use as a single-family residence. The historic character has been retained. No distinctive features removed. Distinctive materials, features, and finishes preserved. Historic features repaired whenever possible and replaced to match the original as needed.
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	
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that	Yes	

characterize a historic property shall be preserved.		
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	

**Staff Recommendation:**

**APPROVAL**

END