



## 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>	#2025-TAXC-004	<b>LPC Meeting:</b>	February 4, 2025
<b>Address:</b>	1333-1335 N High St.	<b>Staff:</b>	Abbey Christman
<b>Historic District:</b>	Wyman		
<b>Year structure built:</b>	1895 (Period of Significance: Prior to and Including 1955)		
<b>Council District:</b>	#10 - Chris Hinds		
<b>Property Owner:</b>	1333 N High St: Jennifer and Jonathan Pray 1335 H High St: John L. Yungclas		

**Application:** Residential Tax Credit Part 1 Review

**Scope of Work:**

- Replace asphalt shingle roof
- Repair/replace dormer wall shingles
- Repair gutter

Total Qualifying Costs: \$36,855  
 Tax Credit Amount (25%): \$9,213.75

**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	Property remains in residential use.
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	No character defining features to be impacted. Any dormer shingles too damaged to repair will be replaced with matching cedar shingles.
3. 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	Dormer shingles to be repaired when possible. When too damaged to repair, will be replaced with cedar shingles to match.

**Staff Recommendation:**                    **APPROVAL**