



## 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>	#2024-TAXC-019	<b>LPC Meeting:</b>	February 4, 2025
<b>Address:</b>	4775 E 6 <sup>th</sup> Ave Pkwy	<b>Staff:</b>	Kara Hahn
<b>Landmark:</b>	Dugal Farmhouse (DLM 295)		
<b>Year structure built:</b>	ca. 1896		
<b>Council District:</b>	#5 - Amanda Sawyer		
<b>Property Owner:</b>	Barbara Macfarlane		

**Application:** Residential Tax Credit Part 2

**Scope of Work:**

1. Replaced the non-historic asphalt shingle roof, with new asphalt shingles.
2. The primary structure, garage, fence, and shed were reroofed. However, only the primary structure and garage are eligible expenses.

Qualified costs:     \$34,291.00  
 Tax Credit:            \$8,572.75

**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	The property 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	The historic character of the property was not altered as part of the scope of work. All distinctive features were maintained. The project replaced asphalt shingles with asphalt shingles.
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	The reroofing did not add new elements that could create a false sense of history.
4. Most properties change over time; those changes that have acquired historic significance	Yes	The proposed reroofing did not adversely impact any of the additions to the building

in their own right shall be retained and preserved.		that achieved their own significance, rather it helped protect them.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	The reroofing helped retain the distinctive elements of the building, by keeping the building watertight.
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	The roof was non-historic asphalt shingles, it was replaced with asphalt shingles.
7. 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.	Yes	The proposed work will not require chemical or physical treatments that will cause damage to historic materials.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.		NA
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.		NA
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.		NA

**Staff Recommendation:            APPROVAL**

END