



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

Project:	#2024-TAXC-017	LPC Meeting:	February 4, 2025
Address:	620 N Ogden St.	Staff:	Kara Hahn
Historic District:	East Seventh Avenue		
Year structure built:	ca. 1917		
Council District:	#7 - Flor Alvidrez		
Property Owner:	Matthew Donovan		

Application: Residential Tax Credit Part 2

Scope of Work:

1. Constructed and installed 14 custom wood storm windows
2. Painted storm windows after drying

Qualified costs: \$7,707.90

Tax Credit: \$1,926.98

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 storm windows will allow for the retention and preservation of the historic windows.
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 storm windows are recognized as modern and would not create a false sense of history.
4. Most properties change over time; those changes that have acquired historic significance	Yes	There are no changes or alterations on the building that have acquired their own significance

in their own right shall be retained and preserved.		
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	The use of storm windows allows for the craftsmanship of the historic windows to 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	The installation storm windows help protect windows so they do not become deteriorated historic features.
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	This project did not involve the cleaning of historic surfaces.
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