



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:	#2025-TAXC-007	LPC Meeting:	February 4, 2025
Address:	727 Marion Street	Staff:	Abbey Christman
Historic District:	East Seventh Avenue		
Year structure built:	1906 (Period of Significance: Prior to and Including 1943)		
Council District:	#5 - Amanda Sawyer		
Property Owner:	Andy Lee		

Application: Residential Tax Credit Part 1 Review

Scope of Work:
 Replace hail damaged roof
 Replace air conditioner

Total Qualifying Costs: \$25,117.79
 Tax Credit Amount (25%): \$6,279.45

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 continues to be residential.
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 historic features will be impacted.
3. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	YES	Distinctive features will be retained.

Staff Recommendation: **APPROVAL**

END