



Tax Credit Staff Brief

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-001 **LPC Meeting:** February 4, 2025
Address: 760 Columbine Street **Staff:** Becca Dierschow
Historic District: East 7th Avenue (Period of Significance: Prior to and Including 1943)
COA Number(s): 2024-COA-573
Council District: #10, Chris Hinds
Property Owner: Matthew Thayer and James Williamson

Application: Residential Tax Credit Part 1 Review (R14)

Scope of Work:

1. Reroof Historic House
2. Replace damaged gutters

Qualified costs: \$18,696.17
 Tax Credit: \$ 4,674.04

S.O.I. Standards for Rehabilitation	Meets Standard
1.A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	Yes. The property will retain its historic use as a residential structure.
2.The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.	Yes. The historic character of the property will not be altered as part of the scope of work. All distinctive features will be maintained.

Staff Recommendation: APPROVAL

END