



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:	#2026-TAXC-012	LPC Meeting:	February 17, 2026
Address:	2945 E 7 th Avenue	Staff:	Abbey Christman
Historic District:	East Seventh Avenue Historic District		
Year structure built:	1914 (Period of Significance: Prior to and Including 1943)		
Council District:	#10 - Chris Hinds		
Property Owner:	Jon Thompson and Dina Bleecker		

Application: Residential Tax Credit Part 2 Review

Scope of Work:

- Repair clay tile roof including installing new barrier, drip edge, and flashing. Replace broken tiles to match existing as needed.

Total Qualifying Costs: \$54,740

Tax Credit Amount: \$10,948

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	Historic character retained. Only broken tiles replaced, and they were replaced to match the existing tiles.
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.	N/A	
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	N/A	

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	N/A	Historic character retained. Only broken tiles were replaced, and they were replaced to match the existing tiles.
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.	N/A	Only broken tiles replaced, and they were replaced to match the existing tiles.
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.	N/A	
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	
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.	N/A	
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.	N/A	

Staff Recommendation: APPROVAL

END