



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-003	LPC Meeting:	February 4, 2025
Address:	135 Humboldt St	Staff:	Becca Dierschow
Historic District:	Country Club		
Year structure built:	1905 (Period of Significance: 1902-1945)		
Council District:	#5 - Amanda Sawyer		
Property Owner:	Mary Ross		

Application: Residential Tax Credit Part 2 Review R14

Scope of Work:

1. Repair and replace historic Tile Roof
2. Repair stucco at chimneys

Total Qualifying Costs: \$52,388
 Tax Credit Amount: \$13,097

Secretary of the Interiors Standards for Rehabilitation

S.O.I. Standards for Rehabilitation	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 retains 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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes. The historic tile aspect of the roof was maintained
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.	Yes. The historic tile material is not in a repairable condition so it was replaced with a like material.

Staff Recommendation: **APPROVAL**