



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-005	LPC Meeting:	February 4, 2025
Address:	135 N Elati St	Staff:	Abbey Christman
Historic District:	Baker Neighborhood		
Year structure built:	1890 (Period of Significance:1873-1937)		
Council District:	#7 - Flor Alvidrez		
Property Owner:	Sarah M. King		

Application: Residential Tax Credit Part 1 Review

Scope of Work:

- Replace missing trim
- Repair damaged plaster
- Replace AC, furnace, and water heater
- Repair basement stairs and replace flooring

Total Qualifying Costs: \$18,378.23
 Tax Credit Amount (25%): \$4,594.56

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 original 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 will be retained. No historic features will be altered.
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.
4. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive	YES	Missing trim will be replaced based on remaining trim in the house.

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.		
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Staff Recommendation: APPROVAL

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