



## 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](http://www.denvergov.org/preservation)

<b>Project:</b>	#2025-TAXC-006	<b>LPC Meeting:</b>	February 4, 2025
<b>Address:</b>	2432 Stout Street	<b>Staff:</b>	Abbey Christman
<b>Historic District:</b>	Curtis Park-A		
<b>Year structure built:</b>	1886 (Period of Significance: Prior to and Including 1910)		
<b>Council District:</b>	#9 - Darrell Watson		
<b>Property Owner:</b>	Jim Denton		

**Application:** Residential Tax Credit Part 1 Review

**Scope of Work:**

This is Part 1 of a planned multi-phase project. Part 1 includes asbestos abatement needed to be able to access the original walls. The original plaster has been covered with drywall, and asbestos is in the joint compound and textured surface of the drywall. Part 1 also includes the installation of a geothermal water furnace along with electrical panel replacement and new ducting.

Total Qualifying Costs: \$96,413.02  
 Tax Credit Amount (25%): \$24,103.26

**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 a residence.
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. Drywall covering historic plaster walls will be removed.
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