



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:	2024-TAXC-009	LPC Meeting:	February 4, 2025
Address:	2535 Champa St	Staff:	Becca Dierschow
Historic Dist/DLM:	Curtis Park - B Historic District		
Year structure built:	1880 (District: Prior to and Including 1925)		
Council District:	#9, Darrell Watson		
Property Owner:	Monica and Bryce Shaffer		

Application: Residential Tax Credit Part 2 Review R14

Scope of Work:

1. Repair, refinish second story wood floors
3. Remove lead paint from exterior masonry
4. Repair brick and repoint exterior masonry

Qualified costs: \$42,320
 Tax Credit: \$10,580

Staff Summary:

The exterior masonry work was reviewed and approved by the Landmark Preservation Commission at their September 17, 2024 meeting. The contractor first removed the paint using Dumond's Smartstrip paint remover, and then will remove any remaining paint by hand using a fine grit abrasive and HEPA-filter vacuum. Although the applicants originally proposed sealing the brick, the Commission recommended against using a sealer, so this was not done.

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 special relationships.	Yes The structure 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 Historic materials such as brick construction, wood soffits and trim, as well as interior finishes such as hardwood flooring were retained.

<p>4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Yes Historic features and finishes were retained and repaired as needed.</p>
<p>5. 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.</p>	<p>Yes Where possible, the historic wood floors were repaired. Where deterioration is too great, wood floors were replaced with in kind wood, matching in design, color and texture. Historic masonry was repaired and repointed. Where deterioration is too great, brick was replaced in kind, matching in design, color and texture.</p>
<p>6. 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.</p>	<p>Yes The proposed cleaning treatment will remove the crumbling/flaking paint using the gentlest means possible, in order to preserve the historic brick.</p>

Staff Recommendation: APPROVAL

END