



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-008	LPC Meeting:	February 17, 2026
Address:	1750 N Gilpin Street	Staff:	Kara Hahn
Landmark:	1750 N Gilpin Street		
Year structure built:	1893 (Period of Significance: Not noted)		
Council District:	#10 - Chris Hinds		
Property Owner:	Julie and Nathan Busse		

Application: Residential Tax Credit Part 2 Review

Summary of Project:

This property was originally a residential property that was converted to commercial use at some time in the twentieth century. The new property owners recently returned this individual landmark to residential use, primarily by converting the board/conference room back into a kitchen and adding a bathtub to an existing upstairs bathroom.

Scope of Work:

1. Plumbing for kitchen and bathroom (fixtures are not qualifying expenses)
2. Replaced electrical for kitchen and repair drywall.
3. Converted conference room to kitchen (trim and cabinets are not qualifying expenses)
4. Replaced severely damaged kitchen wood floor in-kind
5. Upgraded bathroom and installed bathtub (bathtub and built-ins are not qualifying expenses)
6. Replaced aging furnace

Total Qualifying Costs: \$50,469

Tax Credit Amount: \$10,093.80

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	The conversion of this building back into residential use retains the character-defining features. The new furnace allows the building to continue to function in winter.
2. The historic character of a property shall be retained and preserved. The removal of historic	Yes	The primary changes to the building were in secondary spaces – in the kitchen, the upstairs bathroom, and basement. The

<p>materials or alteration of features and spaces that characterize a property shall be avoided.</p>		<p>changes retained the historic character of building and returned the kitchen space to its historic use. The historic wood floors were damaged and reached their end of life. They were replaced with hard wood floors.</p>
<p>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.</p>	<p>Yes</p>	<p>The changes did not add a false sense history. Historic kitchen and bathroom spaces will again be used for their intended purposes.</p>
<p>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Yes</p>	<p>The change of the kitchen into a conference room was more recent and had not acquired its own significance.</p>
<p>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Yes</p>	<p>The layout of the primary spaces was retained in the building. The kitchen, a secondary space, was rebuilt in its historic location. Changes to the bathroom, including adding a bathtub, did not damage or remove historic finishes.</p>
<p>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.</p>	<p>Yes</p>	<p>The hard wood floors were damaged and were replaced with hard wood floors, retaining the historic character of the space.</p>

Staff Recommendation: APPROVAL

END