



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

<b>Project:</b>	2026-TAXC-007	<b>LPC Meeting:</b>	February 17, 2026
<b>Address:</b>	2111 S Fillmore	<b>Staff:</b>	Becca Dierschow/Kara Hahn
<b>Historic Dist/DLM:</b>	University Park Historic District		
<b>Year structure built:</b>	1892 (Period of Significance: 1886 - 1967)		
<b>Council District:</b>	#6, Paul Kashmann		
<b>Property Owner:</b>	Barb Pahl		

**Application:** Residential Tax Credit Part 2 Review (R14)

**Scope of Work:**

1. Replaced existing HVAC unit with heat pump and humidifier

Qualified costs:     \$17,000  
 Tax Credit:            \$3,400

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.	<b>Yes</b>	The updated HVAC will allow the property to continue use as a residential property.
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.	<b>Yes</b>	The replacement of non-historic HVAC with new HVAC did not alter the historic character of the property or remove historic materials.
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.	<b>Yes</b>	The replacement of HVAC units did not create a false sense of history.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	<b>Yes</b>	The replacement of HVAC equipment did not alter features that had accrued significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	<b>Yes</b>	The new HVAC unit did not impact distinctive features or craftsmanship.

**Staff Recommendation:**            **APPROVAL**

**End**