



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-006	LPC Meeting:	February 17, 2026
Address:	260 N Race Street	Staff:	Kara Hahn
Historic District:	Country Club		
Year structure built:	1929 (Period of Significance: 1920-1945)		
Council District:	#5 - Amanda Sawyer		
Property Owner:	Victor Frandsen		

Application: Residential Tax Credit Part 2 Review

Scope of Work:

1. Replaced existing clay tile roof, with clay tile. This included the historic house, and the non-historic garage addition.
2. Replaced existing, flat roof portion of the house and garage (non-historic material), with EPDM roofing membrane.
3. Repaired, retextured, and repainted damaged plaster ceiling caused by roof leak. Both were small sections in bedroom and hallway.

Total Qualifying Costs: \$51,609.89
 Tax Credit Amount: \$12,902.47 (submitted in 2024, 25% credit)

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 reroofing will continue to keep the property in 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.	Yes	The historic clay tile roof reached the end of its life span and required replacement. The clay tile matched in color, shape, and size – thus retaining this character-defining feature. Similarly, the repaired of the plaster ceilings retained the historic character.
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	Yes	The in-kind replacement of clay tiles did not create a false sense of history.

architectural elements from other buildings, shall not be undertaken.		
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	Yes	Both the plaster ceilings and the clay tile roof were original historic features and the repair and replacement did not impact any changes that have acquired their own significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	Both the repair of the plaster ceilings and the in-kind replacement of the clay tiles retained the distinctive features of the nearly 100-year-old property.
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.	Yes	Only the damaged portions of the ceilings were repaired, the rest remained intact. The roofing materials were replaced as they have reached the end of their useful life and cannot be repaired.

Staff Recommendation: APPROVAL

END