



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-009	LPC Meeting:	February 17, 2026
Address:	50 W Ellsworth Avenue	Staff:	Kara Hahn
Historic District:	Baker Neighborhood		
Year structure built:	1890 (Period of Significance: 1873-1937)		
Council District:	#7 - Flor Alvidrez		
Property Owner:	Avery Spratt		

Application: Residential Tax Credit Part 2 Review

Scope of Work:

1. Repaired and reconstructed, as needed, portions of the gable end – particularly bargeboard and rosettes. For the work area, painted as needed to protect wood and match rest of feature.
2. Replaced aging furnace, water heater, and electrical panel

Total Qualifying Costs: \$22,318.05

Tax Credit Amount: \$4,463.61

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 new furnace, water heater, and electrical panel allow the property to continue as a residential structure. The work on the gable repairs and reconstructs character-defining features.
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	Only those portions of the gable end that were damaged beyond repair were addressed. The bargeboard and some of the rosettes were repaired and reconstructed. Those items were painted to match.
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 work repaired and/or reconstructed wood trim on the gable end; it matched what was historically there.

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	The work was limited to the original gable end and mechanical/electrical systems and did not address any areas that may have achieved significance over time.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	The woodwork matched existing details and trim work.
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	The work only replaced and reconstructed what was rotten and damaged beyond repair. Other portions of the gable end were retained.

Staff Recommendation: APPROVAL

END