



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

**Project:** #2026-TAXC-004  
**Address:** 537 N Gilpin Street  
**Historic District:** Driving Park  
**Year structure built:** 1925 (Period of Significance: 1880-1942)  
**Council District:** #5 - Amanda Sawyer  
**Property Owner:** Ashley Pollock Zahedi and Ali Reza Zahedi

**LPC Meeting:** February 17, 2026  
**Staff:** Kara Hahn

**Application:** Residential Tax Credit Part 2 Review

**Scope of Work:**

1. Replaced non-historic asphalt shingles in-kind

Total Qualifying Costs: \$27,221.64

Tax Credit Amount: \$5,444.33

**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 extends the life of the property, allowing it to remain in-use as a residence.
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 non-historic asphalt shingles were replaced in-kind. No historic materials were be altered.
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.	Yes	The reroofing with asphalt shingles did not create a false sense of history.
4. Most properties change over time; those changes that have acquired historic significance	Yes	The reroofing did not alter any characteristics that may have achieved significance over time.

<p>in their own right shall be retained and preserved.</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 removal of non-historic shingles and replacement with new asphalt shingles did not alter distinctive features or craftsmanship.</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 historic roofing materials were already changed to non-historic shingles; the replacement with new asphalt shingles did not remove historic features.</p>

**Staff Recommendation:            APPROVAL**

END