



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:	#2025-TAXC-038	LPC Meeting:	May 5, 2026
Address:	1559 N High Street	Staff:	Kara Hahn
Historic District:	Wyman Historic District		
Year structure built:	1890 (Period of Significance: Prior to and Including 1955)		
Council District:	#10 - Chris Hinds		
Property Owner:	Colin L Rice		

Application: Residential Tax Credit Part 2 Review

Scope of Work:

1. Repointed front and back chimneys with Type O mortar
2. Repointed and repaired basement foundation using Type O mortar

Total Qualifying Costs: \$21,000

Tax Credit Amount: \$4,200

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 repointing and foundation work has kept the building 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 work preserved the brick work and did not remove historic features.
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 repointing 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.	Yes	The repointing and foundation repair did not alter features 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	The proposed work helped retain the brick materials and craftsmanship.
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 repaired and repointed as needed, but retained historic mortar and masonry, if it was in sound condition.

Staff Recommendation: APPROVAL

END