**Community Planning and Development**
Denver Landmark Preservation
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# 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-017
**Address:** 3520 N Newton Street
**Landmark:** #44 - John Brisben Walker House
**Year structure built:** 1885
**Council District:** #1 - Amanda Sandoval
**Property Owner:** Ashley and Alexander Morton

**LPC Meeting:** September 15, 2026
**Staff:** Kara Hahn

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

**Scope of Work:**
1. Installed two heat pumps at rear of non-historic garage and six internal units

Total Qualifying Costs: $44,025
Tax Credit Amount: $8,805

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## 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 property will continue to be used 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 installation of heat pump/mini-splits did not alter the historic character of the property or remove historic materials. The interior units are located on the lower portion of the wall or on the ceiling. There were no character defining features impacted by this work. |
| 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 heat pumps are recognizable as new, and none of the changes have created a false sense of history. |

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|---|---|---|
| 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. | YES | The installation of heat pump/mini-splits did not alter features that have accrued significance. |
| 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. | YES | The interior units are located on the lower portion of the wall or on the ceiling. There were no character defining features impacted by this work. The exterior units are at the rear of a non-historic garage and did not impact historic features. |
| 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. | NA | NA |
| 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. | NA | NA |
| 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. | NA | NA |
| 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. | NA | NA |
| 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. | NA | NA |

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

END