



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-011	LPC Meeting:	February 3, 2026
Address:	313 W 2 nd Ave	Staff:	Abbey Christman
Historic District:	Baker Neighborhood Historic District		
Year structure built:	1908 (Period of Significance: 1873-1937)		
Council District:	#7 - Flor Alvidrez		
Property Owner:	Christopher Kampe		

Application: Residential Tax Credit Part 1 Review

Scope of Work:

- Underpin original brick foundation with a concrete foundation
- Install electric ductless mini-split heat sump system
- Install electric heat pump tank water heater
- Electrical and plumbing updates
- Basement remodel
- Replace basement windows and add an egress window

Total Qualifying Costs: \$140,205.48
 Tax Credit Amount: \$28,041.10

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	Property continues to be used 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 historic character will be retained. No character-defining features will be impacted.
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	None of the proposed changes will 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	There are no changes to the property that have acquired historic significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Yes	Distinctive features, finishes, and construction techniques will be retained.
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	Basement windows are deteriorated and will be replaced. Windows to be fiberglass and will be a good match for the windows being replaced. The windows being replaced are not highly visible and are not character-defining features.
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.	N/A	
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	
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.	N/A	
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.	N/A	

Staff Recommendation: APPROVAL

END