

1 CITY OF LITTLETON, COLORADO

2  
3 HPC Resolution No. 03

4  
5 Series, 2024

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7 A RESOLUTION OF THE HISTORICAL PRESERVATION COMMISSION  
8 OF THE CITY OF LITTLETON, COLORADO, APPROVING AN  
9 APPLICATION FOR COLORADO STATE INCOME TAX CREDIT FOR  
10 REHABILITATION OF A QUALIFIED HISTORIC STRUCTURE  
11 LOCATED AT 5475 MOHAWK ROAD  
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14 WHEREAS, as a Certified Local Government, the City of Littleton Historical  
15 Preservation Commission is the appropriate reviewing entity for applications submitted for the  
16 Colorado State Income Tax Credit for rehabilitation of historic structures;  
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18 WHEREAS, the property owner of the Nyman House, located at 5475 Mohawk  
19 Road submitted an application for Parts I and II for State Income Tax Credit pursuant to C.R.S.  
20 39-22-514.5;  
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22 WHEREAS, the City of Littleton Historical Preservation Commission held a  
23 regularly scheduled public meeting on June 17, 2024 to consider the application for state income  
24 tax credit of the rehabilitation of 5475 Mohawk Road.  
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26 NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL  
27 PRESERVATION COMMISSION OF THE CITY OF LITTLETON, COLORADO,  
28 THAT:  
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30 Section 1. The historical preservation commission finds that the evidence and testimony  
31 presented during the public hearing demonstrates that the criteria and standards of the Secretary of  
32 the Interior and the State of Colorado are met as follows:  
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- 34 a. The original use of the property is residential and that the improvements support  
35 maintenance of the original use.  
36 b. No historic features were removed in association with the improvements.  
37 c. The updates to the property sufficiently emphasize natural materials and forms  
38 that characterize the Arapahoe Hills area, to tie original features to modern  
39 design.  
40 d. The duct repairs maintain the design of the original structure.  
41 e. The chimney improvements do not diminish the historical integrity of the  
42 original chimney.  
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44 Section 2. The historical preservation commission further finds that the information  
45 contained in the two-part application, as shown in Exhibit B (Part I) and Exhibit C (Part II),  
46 reasonably describes the improvements and is hereby approved.

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**Section 3.** The historical preservation commission further finds that the evidence and testimony presented during the public hearing demonstrates qualified costs in the amount of \$8,262.65, in accordance with C.R.S. 39-22-514.5.

**Section 4.** Based on evidence and testimony presented at the public hearing, and the findings stated herein, the historical preservation commission hereby APPROVES the State Income Tax Credit for the property located at 5475 Mohawk Road, as denoted in Exhibit A.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Historic Preservation Commission of the City of Littleton, Colorado, on the 17<sup>th</sup> day of June, 2024, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

\_\_\_\_\_  
Wendy Shea-Tamag  
DEPUTY CITY CLERK

\_\_\_\_\_  
Paige Alcorn  
Chair

APPROVED AS TO FORM:

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Atasi Titlow  
SR. ASSISTANT CITY ATTORNEY



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 9 BLK 3 ARAPAHO HILLS, LITTLETON (ORIGINAL TOWN), ARAPAHOE  
COUNTY, COLORADO