

**APPLICATION FOR COLORADO STATE INCOME TAX CREDIT
FOR THE PRESERVATION OF HISTORIC STRUCTURES
(RESIDENTIAL PROPERTY – 2014 CREDIT)**

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

I N S T R U C T I O N S

PART 1 -- PRELIMINARY APPROVAL

Part 1 should be completed prior to start of a restoration, preservation or rehabilitation project for which a taxpayer requests a state income tax credit. **(PLEASE NOTE: Work completed prior to obtaining preliminary approval may not qualify for the tax credit. Ask History Colorado for details.)** The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aurora, Black Hawk, Boulder, Castle Rock, Crested Butte, Denver, Durango, Georgetown, Golden, Greeley, La Junta, Lake City, Littleton, Longmont, Manitou Springs, Pagosa Springs, Saguache, Starkville, and Steamboat Springs. **List current as of January 2021**

If your community is not listed, send to:
History Colorado
Office of Archaeology and
Historic Preservation
1200 Broadway
Denver, CO 80203

1. **PROPERTY INFORMATION.** Provide the name and address, including street, city, county and zip code, as well as the legal description of the property. Provide the name of the historic district if the structure is located within a designated historic district.
2. **APPLICANT INFORMATION.** Provide the name of the taxpayer filing the application. Include the required information for both business and residence as well as the taxpayer identification number or social security number of the applicant. **If more than one taxpayer intends to claim the credit, include on a separate sheet the name, address and taxpayer ID number for all taxpayers intending to claim the credit.**
3. **OWNER INFORMATION.** If the owner is someone other than the applicant, include this information. If it is the same, write "same."
4. **PROJECT CONTACT.** Specify the contact person for the project (may be applicant, owner, or a third party).
5. **PROPERTY DESCRIPTION.** Provide a brief description of the property. Include a description of the exterior and any significant interior details: number of stories, basic floor plan, construction materials and details. Also describe distinctive architectural features, such as hardware, woodwork and trim, stairways and fireplaces.
6. **PHOTOGRAPHS OF THE BUILDING.** Provide photographs to adequately show all sides of the structure(s) as well as close up photographs showing details. Interior photographs are also required for any interior rehabilitation work that will be claimed for tax credit. Photos must be at least 3" x 5" and may be either black & white or color.
7. **DESCRIPTION OF PROPOSED REHABILITATION/PRESERVATION WORK.** In the numbered blocks, provide a description of the project. A separate block should be used to describe work on a specific feature (use as many additional sheets as necessary). Describe each feature and include its present condition, then describe the proposed work and the impact to the feature. Include labeled and numbered photographs of each feature. Use as many blocks as needed to completely describe the entire project. Examples of such features are: stairways, windows, doors, roofing, chimneys, floors, exterior and interior finishes, major spaces, etc. Drawings, if available, must be keyed to the descriptions. All proposed work on the project must be described, whether or not it is a qualified cost for the credit. For example, neither additions nor landscaping costs are allowable for the credit, nevertheless proposed additions and landscaping should be described.

8. **COST ESTIMATE OF PROPOSED WORK.** To the best of your knowledge, provide an estimate of the costs of the proposed work. List separate costs as closely as possible to the features described in No. 7 of this application; however, only qualified costs on qualified rehabilitation work need be itemized. In addition to providing the total for qualified costs, include an estimate of the total cost of the entire project, including the cost of work that does not qualify for the tax credit such as additions, landscaping, site work, architect fees, etc.

9. **PROJECT STARTING DATE AND PROJECT COMPLETION DATE.**

10. **APPLICANT'S SIGNATURE.** **Provide signatures of all taxpayers claiming the credit (use additional sheets if necessary).**

11. **PAYMENT.** Please be sure to pay the review fee, if necessary (refer to Publication 1322b for more details).

PART 2 -- FINAL APPROVAL

Part 2 must be submitted within 60 days of the completion of the project. The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aurora, Black Hawk, Boulder, Castle Rock, Crested Butte, Denver, Durango, Georgetown, Golden, Greeley, La Junta, Lake City, Littleton, Longmont, Manitou Springs, Pagosa Springs, Saguache, Starkville, and Steamboat Springs. **List current as of January 2021**

If your community is not listed, send to:
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1 - 4. Other than the **name of the property**, which **must be indicated**, these sections should be completed only if the information varies from that provided in Part 1. Wherever the information is the same, write "see Part 1," but **be sure to include all new or differing information** (see Part 1 for instructions).

5. **PROJECT STARTING DATE AND COMPLETION DATE.** Provide accurate starting and completion dates of project under consideration.

6. **PHOTOGRAPHS OF COMPLETED WORK.** Provide numbered and labeled photographs documenting all completed work. The photographs should as clearly as possible show all features described in No. 7 in Part 1. Photographs of the completed features should closely duplicate the "before" photographs provided with Part 1.

7. **PROJECT COSTS.** Provide the actual costs of the completed project for all qualified costs. List costs as closely as possible to the categories used under No. 8 in Part 1. Provide the total of all qualified costs on qualified rehabilitation. Also provide the total cost of the project including non-qualified costs.

8. **APPLICANT'S SIGNATURE AND DATE.** **Provide a signature and date for all taxpayers claiming the credit.**

PLEASE NOTE: History Colorado recommends that all applicants consult CHS Publication 1322b (Colorado Historic Preservation Income Tax Credit) prior to completing this application. This publication contains information on:

- Eligibility requirements for properties and taxpayers.
- Required review fees and project time limits.
- How to determine which costs are "qualified expenditures," and how to claim the tax credit.
- Frequently asked questions (FAQs) concerning the credit.

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(RESIDENTIAL PROPERTY - 2014 CREDIT)**

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

PART 1 -- PRELIMINARY APPROVAL

1. PROPERTY INFORMATION

Name of Property: The Nyman House

Address: 5475 S Mohawk Road

City/Town: Littleton

County: Arapaho

Zip: 80123

Name of Registered Historic District: Arapaho Hills

Legal Description:

Lot 9 Blk 3 Arapaho Hills

2. APPLICANT INFORMATION (taxpayer claiming the credit)

Name: Brent Forget and Oliver McKinstry

Type of Entity: Individual ☒

Partnership: General ☐ Limited ☐

Corporation: Regular ☐ Subchapter S ☐

Limited Liability Company ☐

Name of authorized company official

(if applicant is not an individual):

Business address:

City/Town:

State:

Zip:

Telephone:

Residential address: 5475 S Mohawk Road

City/Town: Littleton

State: co

Zip: 80123

Telephone:

Taxpayer Identification Number (or Social Security Number):

Applicant is: (check one) owner ☒ tenant ☐

If more than one taxpayer intends to claim the credit, include on a separate sheet the name, address and taxpayer ID number for all taxpayers intending to claim the credit.

3. OWNER INFORMATION, if applicant is other than owner (if owner is applicant, write "same")

Name: same

Address:

City/Town:

State:

Zip:

Telephone:

4. PROJECT CONTACT

☐ Applicant ☒ Owner ☐ Other (specify below)

Name:

Address:

City/Town:

State:

Zip:

Telephone:

5. PROPERTY DESCRIPTION (see instructions):

The Nyman House was built in 1961 and is a contributing structure for the Arapaho Hills Historic District. The Nyman house is composed of three rectangular closed volumes joined at a 45 degree angles. The house is a single level. Two angled volume form the body of the house. The back yard between them originally featured an in-ground pool. The third volume, positioned to the northeast, serves as the garage. Adjacent to the driveway, the angled volumes of the house and garage form a small open entry courtyard.

The exterior materials are CMU block, laid with flush vertical joints, and struck horizontal joints, emphasizing the long low lines of the home. Board and batten wood siding, with predominately horizontal battens clad several walls. At the street facing windows, garage door, and north gable, the battens follow the slope of the pitched roof. Wood trellis roof extensions occur at the entry and rear patio.

Inside the home a distinctive concrete block fireplace anchors the living room. Vaulted, lapped wood ceilings in the public spaces retain their historic stained finish. A wall of original windows and sliding doors opens to the rear yard.

Original Date of construction: 1961

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)
(if drawings are available, they should also be included)

7. DESCRIPTION OF REHABILITATION

1.	Architectural Feature: Sewer Line Backup Describe feature and its condition:	Describe work/impact on feature:
	In March of 2025, we discovered that a partially blocked sewer line caused a slight leak every time the dishwasher ran since before we purchased the home. This leak had caused rot and mold in the wood floor and subfloor, and damage to the kitchen cabinets.	Sewer line scoping, tracing, and water jetting were required. Ultimately a section of the sewer line under the dining room had to be replaced. Mold and water remediation was required which resulted the removal and loss of kitchen base cabinets and the wall paneling between the kitchen and dining room. The water had rotted out the toe kick area of the cabinets and warped the wall paneling. Mold had spread throughout the base cabinets.
Photo no. pages 2-6	Drawing no.	
2.	Architectural Feature: Slab Settlement Describe feature and its condition:	Describe work/impact on feature:
	The house is slab on grade. When the small area of wood flooring was removed from the kitchen for mold remediation, it revealed major cracks in the concrete slab. When a hardwood floor installer came to look at patching the wood floor in the kitchen he put a laser on the floor and revealed that the slab had settled up to 2 inches in many areas, with a high point at the center of the home, and the low points along the exterior walls. The settlement was so extreme that it was not possible to install new wood flooring over top of it to patch the kitchen floor because the floor variation exceeded the allowable limits for wood flooring installation.	The wood floor and plywood subfloor had to be removed from the living room, kitchen, dining room, and guest bedroom, which were continuous areas of flooring. This fully revealed extent of damage to the slab from settlement. The settlement extended under the kitchen cabinets, and in order to level the slab to the point that new flooring could be installed, the remaining kitchen cabinets had to be removed. Because they were site built and structurally connected, it was not possible to remove them without damaging them. The slab had to be ground down at the high point, and up to an 1-1/2" of leveling concrete with fiber mesh reinforcement had to be poured. New 4" wide white oak flooring to match the previous floors will be installed over the leveled slab.
Photo no. pages 7-13	Drawing no.	
3.	Architectural Feature: Gas Line Describe feature and its condition:	Describe work/impact on feature:
	The original bedroom wing of the home features a mechanical room with a gas fired furnace and water heater, along with a gas dryer in the bathroom. These gas appliances were fed by a gas line that ran underneath the floor slab from the gas meter on the north side of the house to these appliances. After the wood floors were removed, it was discovered that the slab settlement had cracked the gas line and caused a leak in the guest bedroom. Xcel was unable to repair the line because steel gas lines are no longer allowed underneath concrete slabs.	Xcel had to cap the gas line at the meter and abandon it. A new gas line will be installed running underground around the perimeter of the house to the appliances. The other option was to run the gas line over the roof. Running over the roof would have been less expensive, but it would have been visible from the street, so the underground routing was chosen.
Photo no.	Drawing no.	

DESCRIPTION OF REHABILITATION (continued)

4	Architectural Feature: Electrical Panel Describe feature and its condition: The electrical panel of the home was undersized, and changes by previous owners has resulted in unsafe circuiting that consistently tripped breakers	Describe work/impact on feature: A new, larger panel with additional circuits was installed to allow for safe operation and adequate amperage for circuits.
Photo no. 14	Drawing no.	
5	Architectural Feature: Ridge Beam Post Describe feature and its condition: At the center of the house, the three ridge beams of the three wings of the house intersect and are supported by a post. The original post was effected by the floor settlement issues and no longer had a good connection to the foundation footing. The structural engineer recommended replacing this post	Describe work/impact on feature: A new post was installed and the base plate for it was recessed to conceal the mounting plate below the wood flooring.
Photo no. 15	Drawing no.	
6	Architectural Feature: Dining Room Window Wall Describe feature and its condition: The dining room features a wall of floor to ceiling windows along its western edge. Two original aluminum sliding glass doors bracket 4 fixed windows. All of the sliding doors and fixed window feature single pane glass. The wood frames of the windows are deteriorated and rotten. The weather stripping and seals of the sliding glass doors are missing or damaged, leading to considerable air and insect infiltration. The non-thermally broken aluminum frames of the sliding door ice up on the interior side during the winter. The interior floor slab has experienced differential settling along the length of this window wall, varying by as much as 2" from end to end. The settlement of the slab and the structural posts that bear on it have lead the beam at the head of the windows to sag 1-1/2" at its center point.	Describe work/impact on feature: In order to fix the floor slab settlement issues, the two existing sliding doors, and the fixed windows had to be removed. The Nyman house was designed for direct connection of the interior and exterior spaces. Every room features a connection to outside. If the original architect had today's window and door technology, he would undoubtedly have used this to increase this connection even more. The decision was made to take advantage of today's door technology and replace the sliders and fixed windows with two bifolding Nanawall doors. This will allow the entire wall of the dining room to be opened to the exterior. The panels of the new doors match size, spacing, and rhythm of the previous sliding door and fixed window panels. A new steel beam, matching the size of the existing wood beam was installed to carry the roof load over the opening and fix the sagging issue of the previous beam.
Photo no. 16-21	Drawing no. A2.0	

DESCRIPTION OF REHABILITATION (continued)

7	Architectural Feature: Kitchen Describe feature and its condition: One wall of base cabinets and wall paneling of the original kitchen was severely damaged by the dishwasher drain line back up. Because of mold from long term damp conditions, it had to be removed during remediation. The concrete slab could not be adequately leveled without removing the rest of the kitchen. Photo no. 22-29 Drawing no. A1.0, A2.0, A2.0A, A3.0	Describe work/impact on feature: The forced removal and loss of the kitchen cabinets by the water damage and slab leveling gave the homeowners a tough option. They could try to re-create the original kitchen with new cabinets matching the original layout, or rethink the kitchen layout to respond to modern conditions. The original kitchen was tucked into the corner of the home, and featured a triangular layout with a dining peninsula in the center. It connected to an exterior door on the north side of the home. When past owners enclosed the carport to create the master suite, and added the addition (now used as a gym), this exterior door was removed and the opening was used as the connection point to these new spaces. The caused the kitchen to become a pinch-point in the home's circulation, forcing occupants to wind past the dining peninsula, and squeeze past anyone working at the sink or cook-top any time they passed from the northern additions to other areas of the home. After painful consideration, the homeowners decided that while the original kitchen had its own quirky charms, those charms would be lost if the layout was recreated with new cabinets. The compromised layout would not be balanced by authenticity. Instead, they decided to revise the kitchen layout to align with the wall of glass to the back yard. A continuous wall of custom walnut millwork will stretch from the front door to the north wall of the house. Above the sink, a new kitchen window will open to the front courtyard created by the garage addition. This window will match the proportions and shadow box trim details of the original window on the front of the home. Upper cabinets will align with the window frame and will be painted the same color. A walnut island will align with the windows to the back yard. Further north, the walnut millwork wall transitions from kitchen functions to instead function as a serving console and bar in the dining room. A drywall partial height wall at the front entry will be removed and replaced with a walnut bench and screen element that matches the proportions of a coat closet shown in the original plans in this location. The height of the millwork aligns with the datum line where the existing walls transition from CMU to drywall. Walnut in a dark stain was chosen to match the color tone of the original kitchen cabinets. Integral, linear walnut pulls on the cabinets eliminate the need for distracting hardware, and echo the horizontal raked joints of the CMU walls and board and batten siding. All appliances with the exception of the oven will be covered with walnut millwork panels to make the kitchen appear as integrated and built-in as possible.
8	Architectural Feature: Addition Windows Describe feature and its condition: At some point in the past, an addition was made on the north side of the house (now used as a gym). Two windows on the north side of this addition are small sliding windows meant for basements. They are single pane, and the non-thermally broken aluminum frames ice up in the winter. The size and proportions of these windows do not match any windows in the original part of the home. Photo no. 30 Drawing no. A7.2	Describe work/impact on feature: The window openings are enlarged to floor to ceiling units to match all other window openings to the backyard, and new windows are installed. Shadow box frames to match the existing window frames are installed.
	Architectural Feature: Describe feature and its condition: Photo no. Drawing no.	Describe work/impact on feature:

8. COST ESTIMATE OF PROPOSED WORK

Itemized:

Qualified Expenditures

#1 Sewer Line Backup

Plumbing: \$6,000

Mold Remediation: \$4,471

#2 Slab Settlement

Demolition of floors: \$2,000

Floor Leveling: \$14,860

New hardwood floors: \$22,085

#3 Gas Line

Gas line re-routing: \$9,000

#4 Electrical Panel

Electrical Panel upgrade: \$5,000

#5 Ridge Beam Post

Replace post: \$4,000

Potentially Qualified Expenditures

#6 Dining Room Window Wall

Dining Room Window Header & Post Replacement: \$11,000

Dining Room Windows: \$30,000

Non-Qualified Expenditures

#7 Kitchen

Kitchen Millwork: \$73,740

Countertops: \$14,220

Appliances: \$21,290

Fixtures: \$6,000

Kitchen Window: \$3,000

#8 Addition Windows

Addition Windows: \$6,000

Estimated total qualified costs:

108,416

Estimated total project cost:

232,666

9. PROJECT STARTING DATE: August 16, 2025

PROJECT COMPLETION DATE: October 28, 2025 (est)

10. APPLICATION FEE SUBMITTED: 250.00 (refer to Publication 1322b for more details)

11. APPLICANT'S SIGNATURE

I hereby apply for preliminary approval to proceed with the above described work for which I intend to claim a state income tax credit for historic rehabilitation. I attest that I am the property's owner or a qualified tenant with a lease of five or more years and that the information I have provided is, to the best of my knowledge, true and correct. I hereby agree to allow representatives of the Reviewing Entity access to the property as may be necessary and reasonable for the review and approval of this application.

Signature: _____

Date: 9.19.25

CERTIFICATIONS
(for official use only)

Name of Property: _____

Applicant: _____

The Reviewing Entity certifies that this property:

☐ is individually listed in the State Register of Historic Properties.

☐ is a local landmark designated by a certified local government.

☐ is located in a historic district that is:

☐ on the State Register of Historic Properties.

☐ locally designated by a certified local government; and

this property ☐ contributes ☐ does not contribute to the significance of the district.

☐ is not listed in the State Register of Historic Properties nor is it a local landmark designated by a certified local government.

The Reviewing Entity has reviewed the application and:

☐ approves the application as submitted and grants preliminary approval authorizing the owner to proceed with the proposed work.

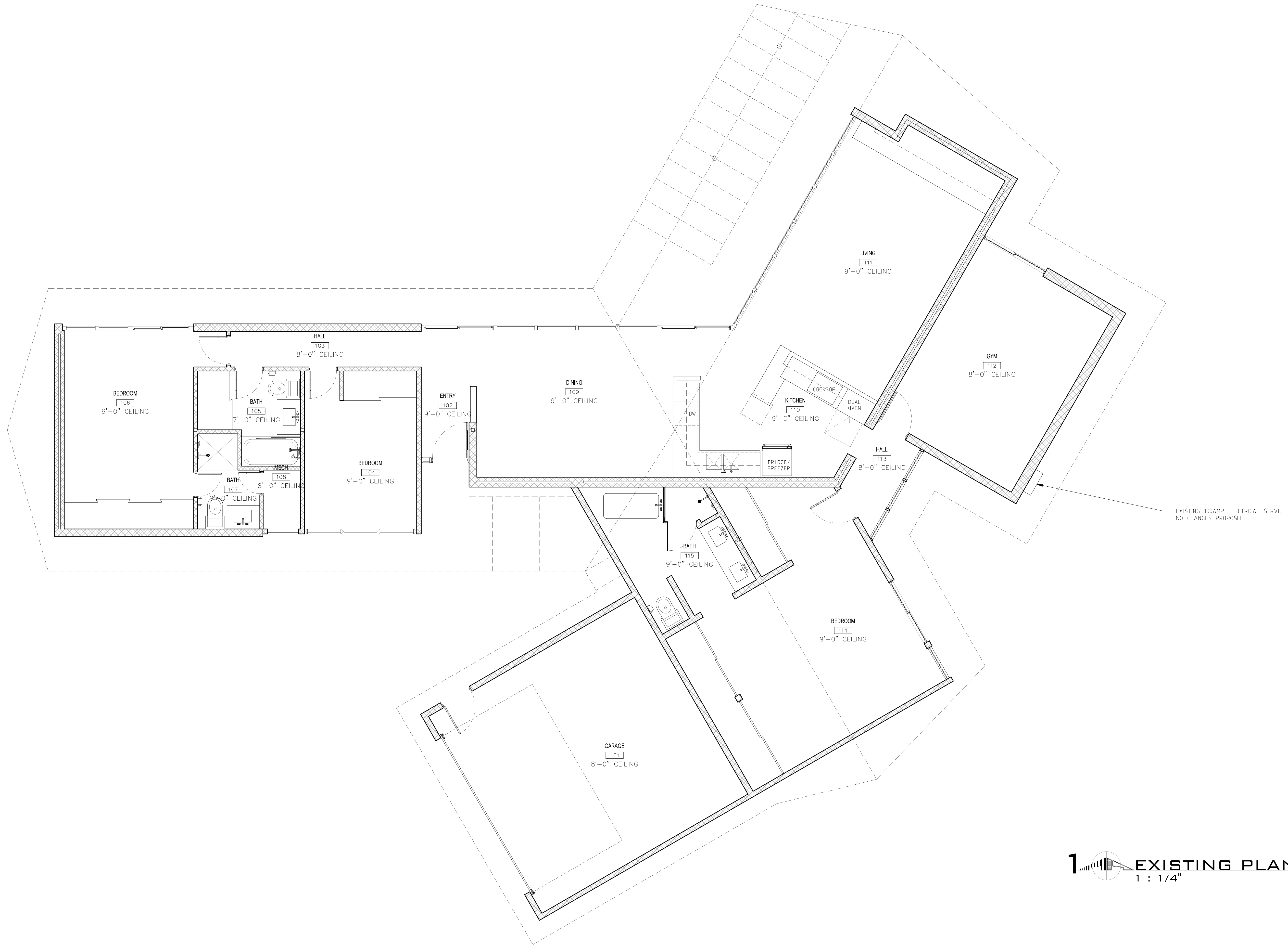
☐ approves the application with the conditions stated below and grants preliminary approval authorizing the owner to proceed with the work with the understanding that these conditions shall be met.

☐ rejects the application for the following reason(s):

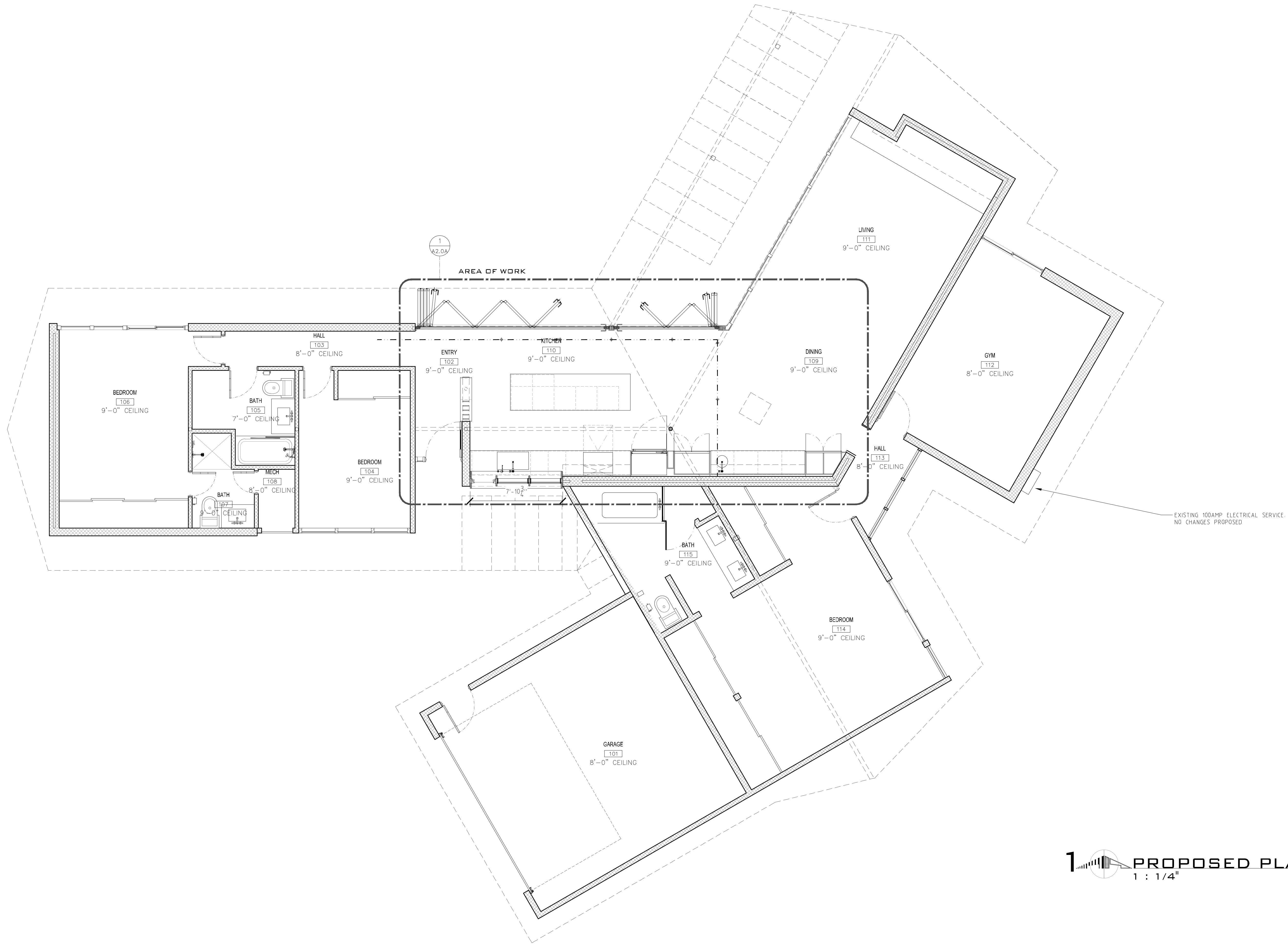
☐ tables the application and requests the following additional information before the application will be reconsidered:

Signature: _____

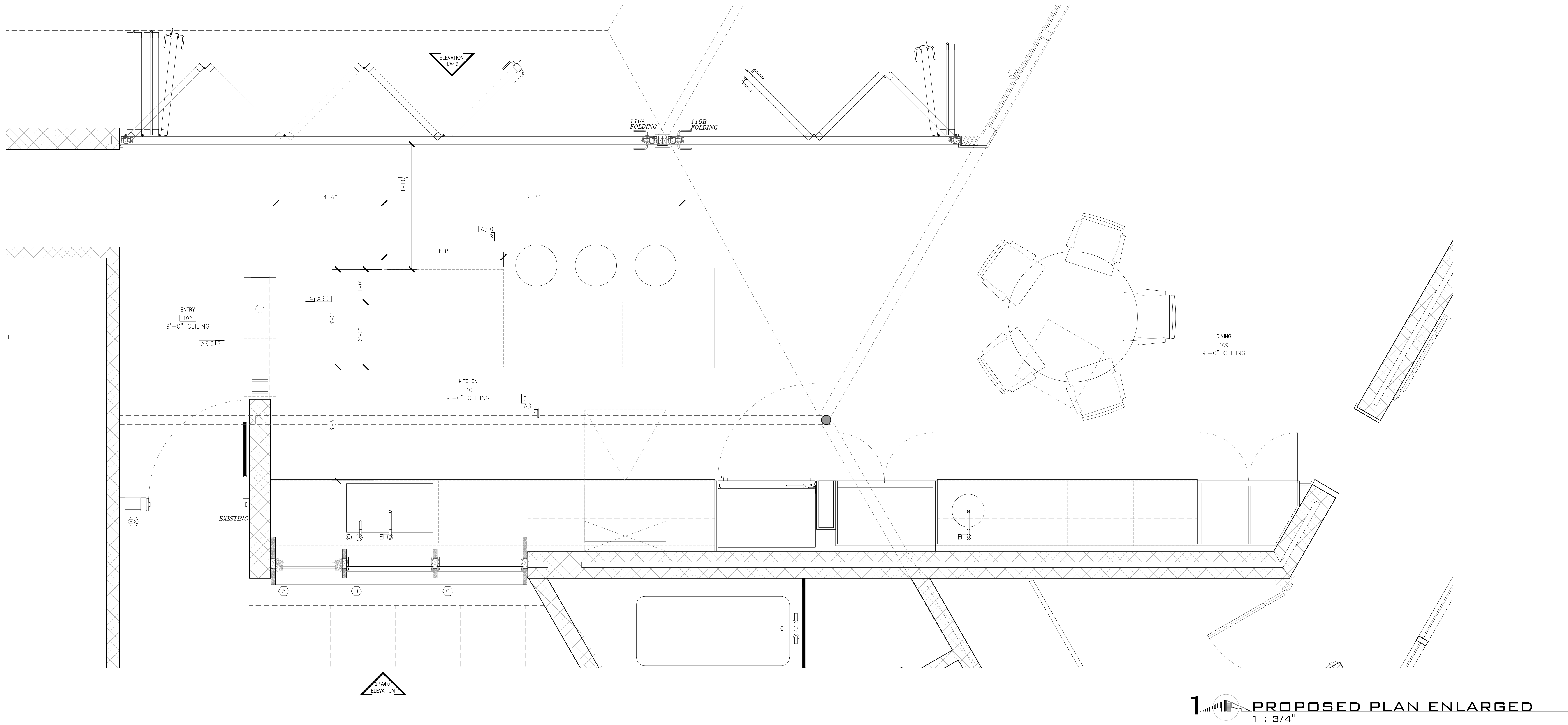
Reviewing Entity: _____ Date: _____
(specify SHPO or name of CLG)



OWNER:
BRENT FORGET
OLIVER MCKINSTRY
LOCATION:
5475 MOHAWK ROAD
LITTLETON, CO 80123
2025 (FOR CONSTRUCTION)



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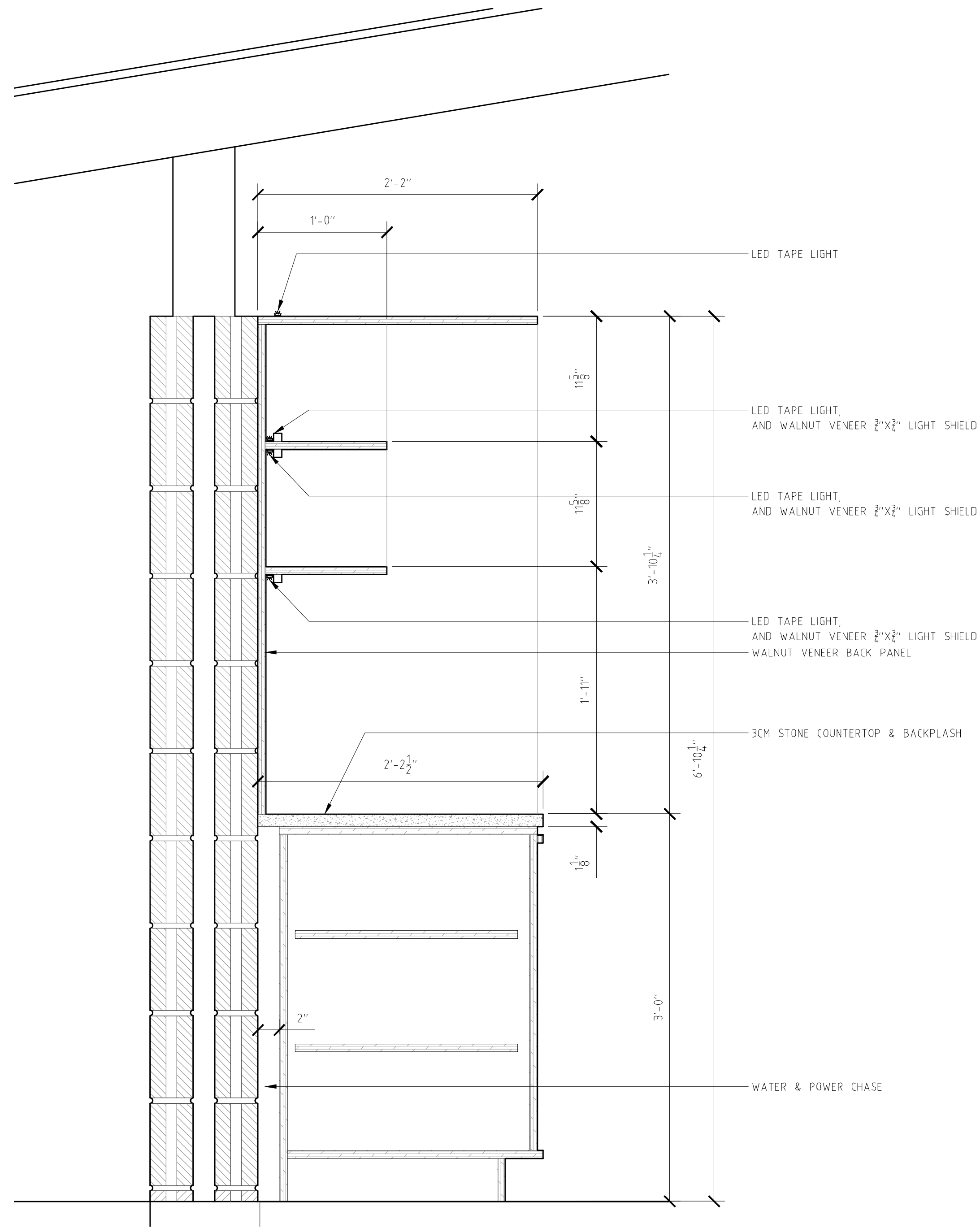


ELEVATIONS

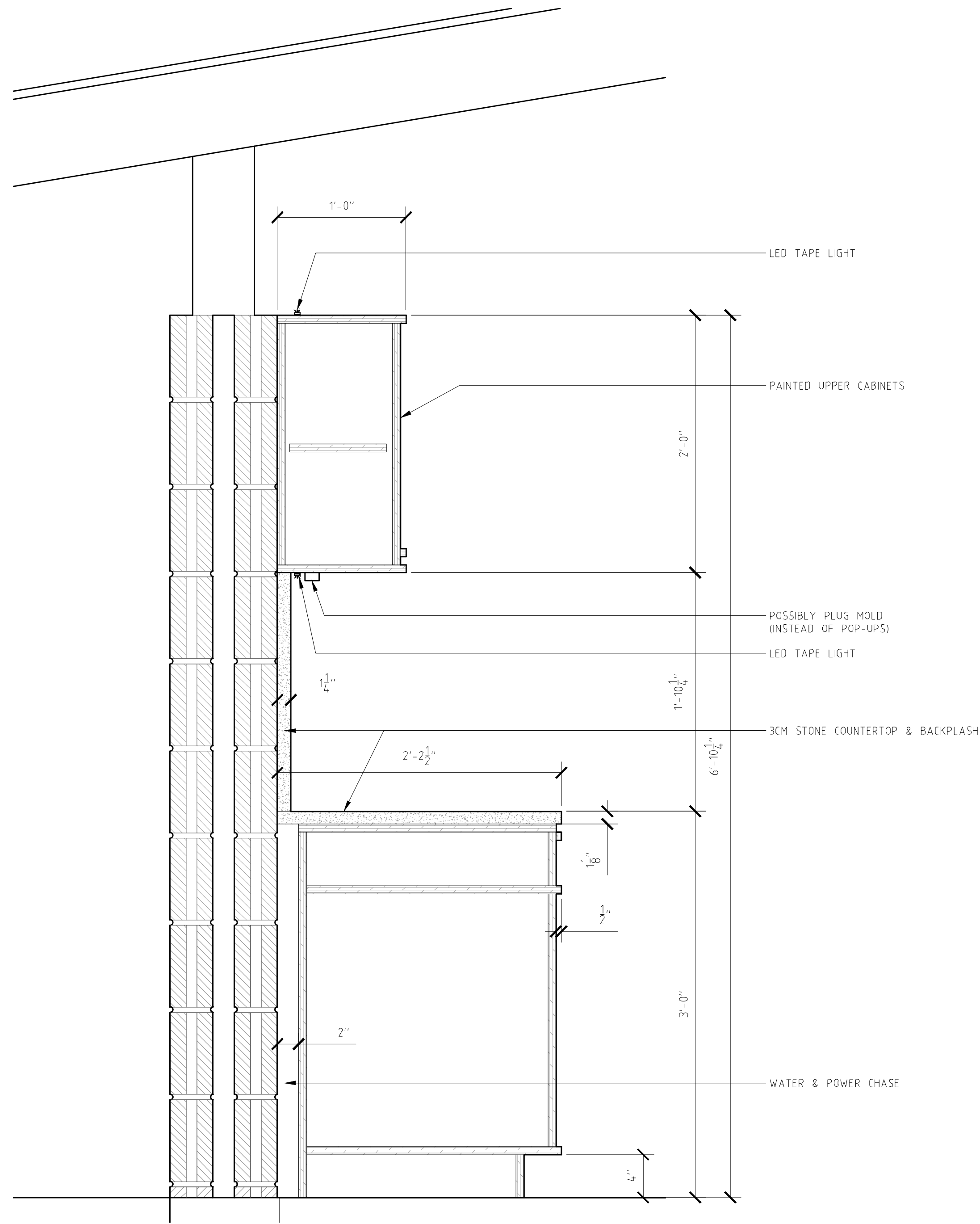
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3.0

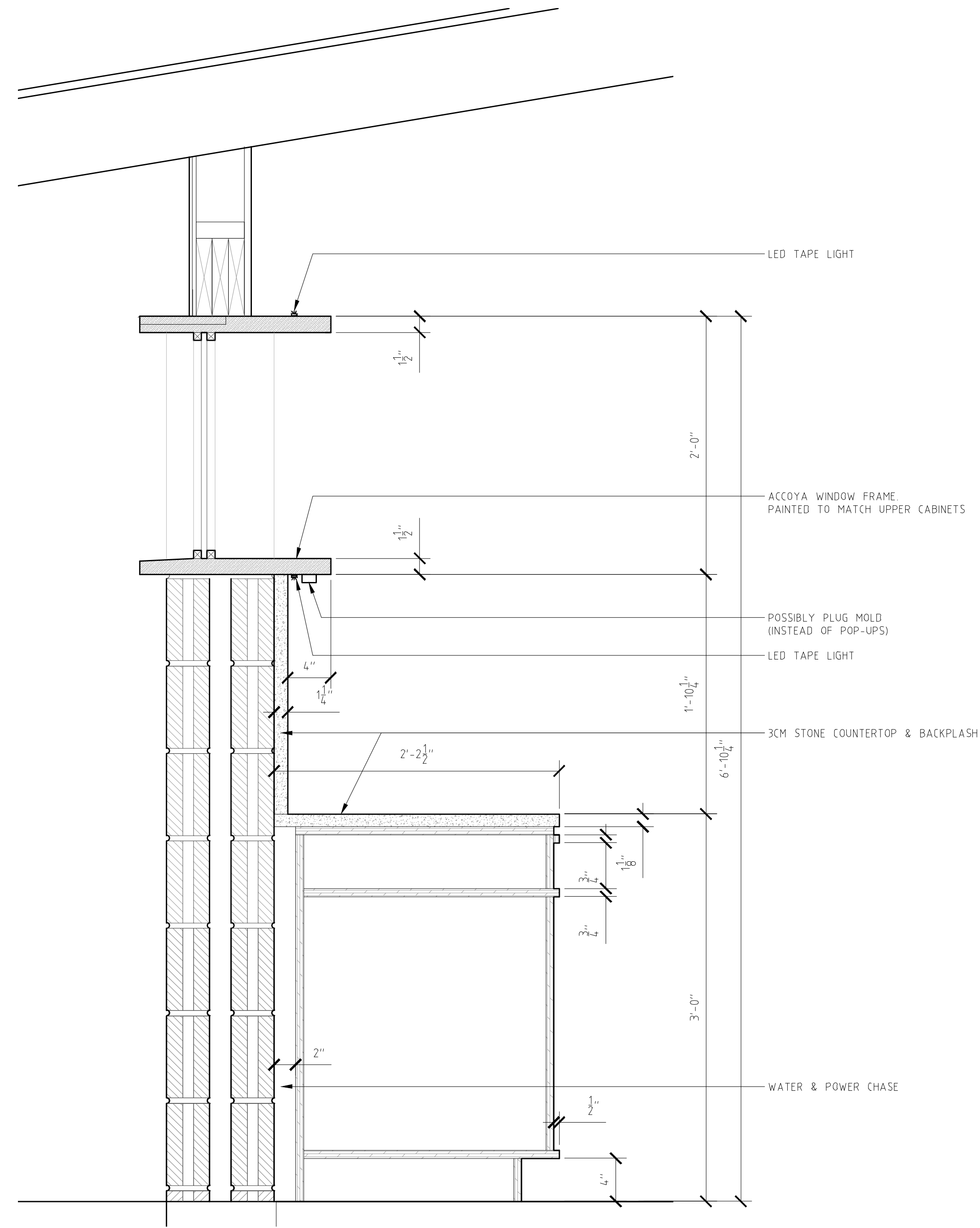
MCFORGET



3 SECTION
1 : 1-1/2"



2 SECTION
1 : 1-1/2"

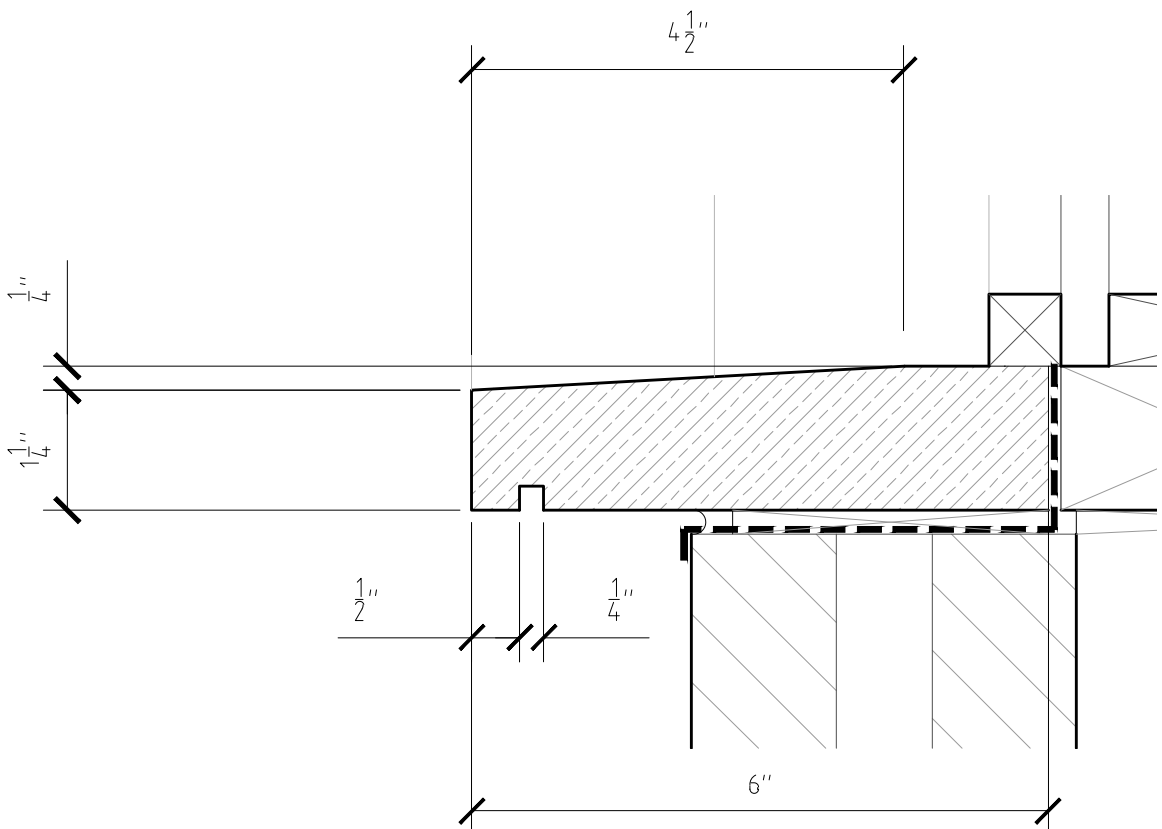


1 SECTION
1 : 1-1/2"

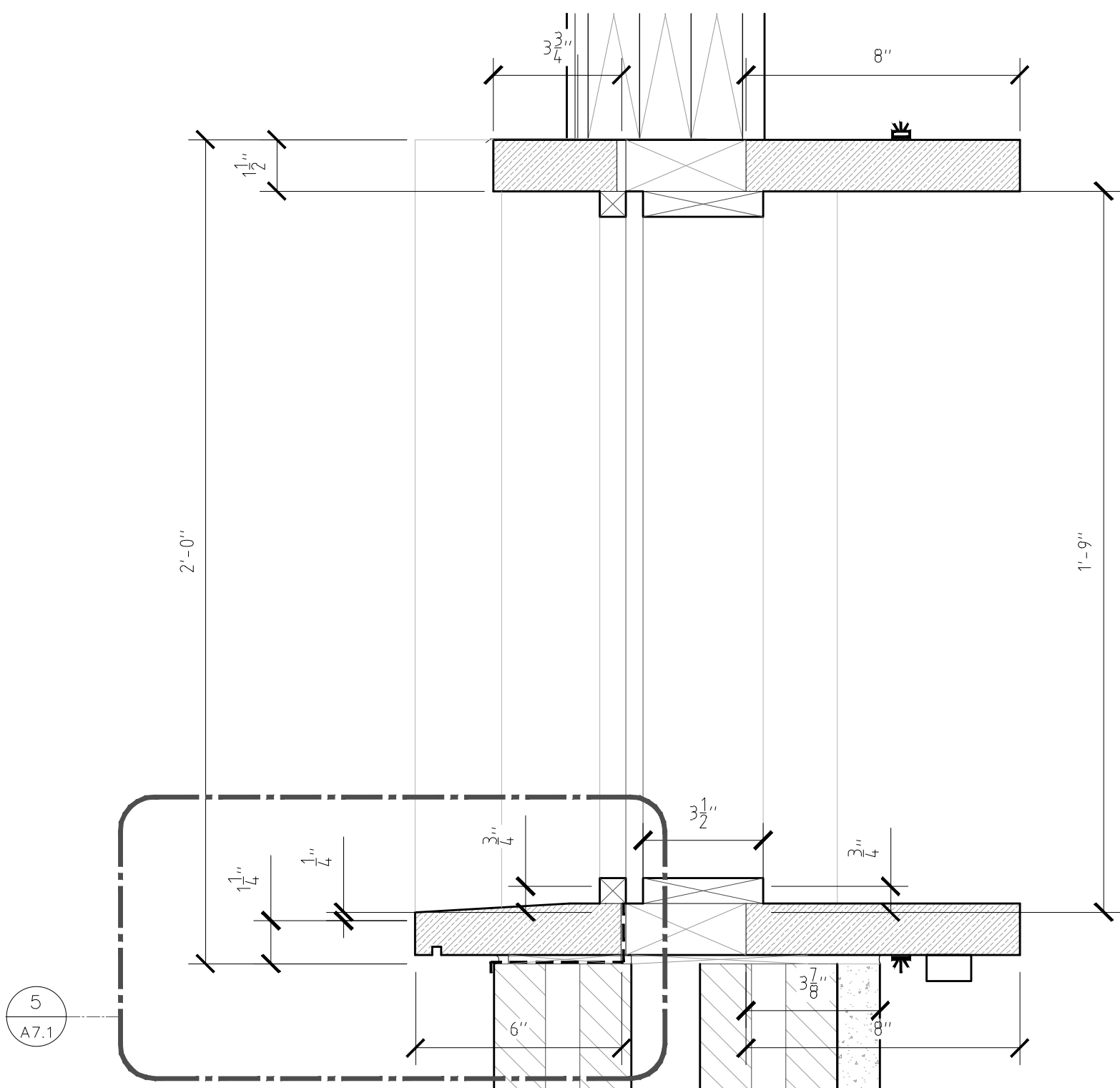
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MATERIALS LIST

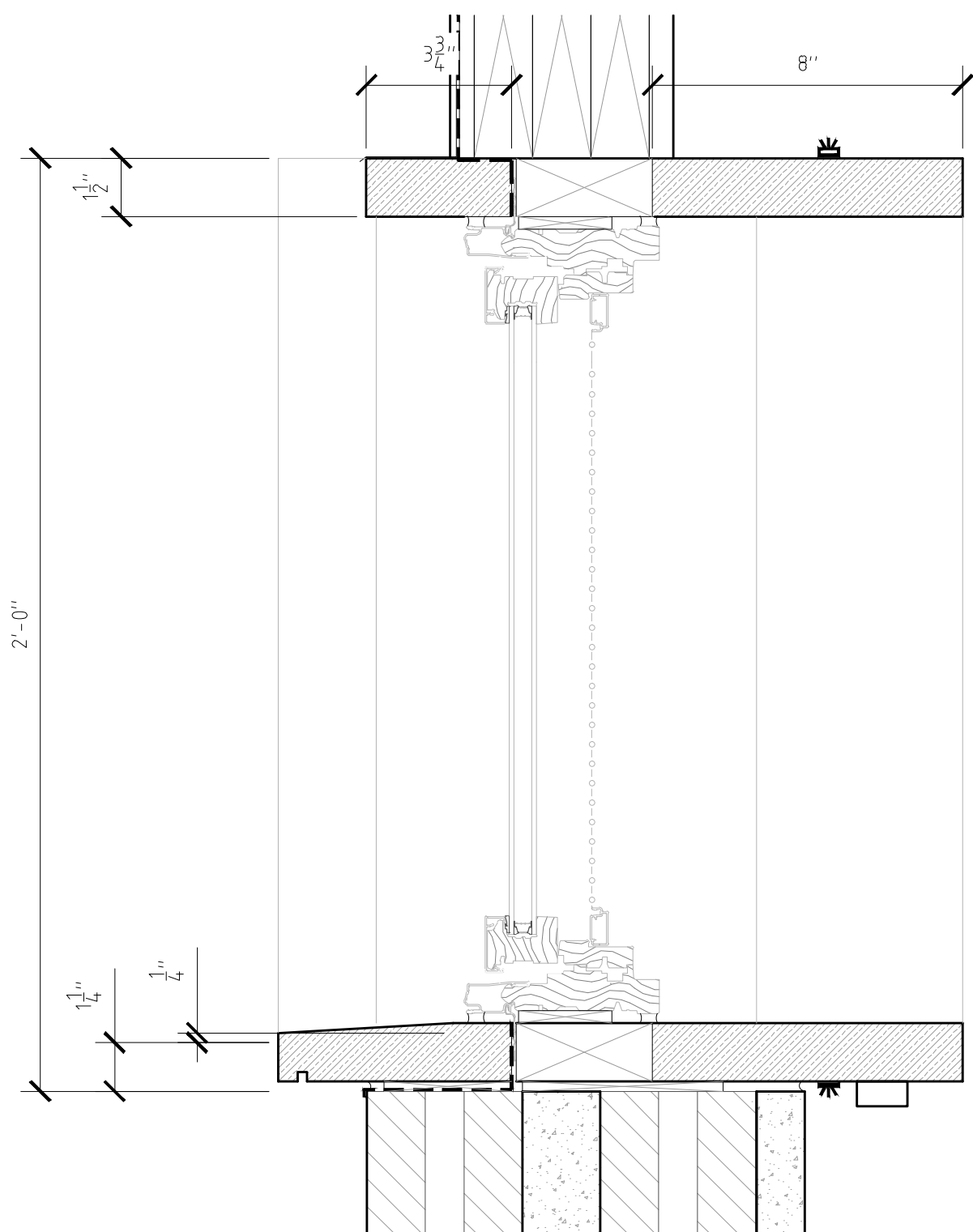
- (2) 1-1/2"x8" S4S POPLAR - 96" LONG - INTERIOR HEAD & SILL
 - (2) 1-1/2"x8" S4S POPLAR - 34" LONG - INTERIOR JAMBS
 - (3) 3/4"x4-1/4" S4S POPLAR - 96" LONG - INTERIOR FIXED GLAZING STOPS
 - (3) 3/4"x3" S4S POPLAR - 96" LONG - EXTERIOR FIXED GLAZING STOPS
 - (4) 1-1/2"x3-1/2" S4S POPLAR - 1'-10" LONG - EXTERIOR AND INTERIOR MID VERTICALS
 - (2) 1-1/2"x6" S4S POPLAR - 24" LONG - EXTERIOR JAMBS
 - (1) 1-1/2"x3-3/4" S4S POPLAR - 96" LONG - EXTERIOR HEAD
 - (1) 1-1/2"x6" S4S POPLAR - 96" LONG - EXTERIOR SILL
- EXTERIOR SILL TO HAVE DRIP KERF CUT ON UNDERSIDE, AND TAPERED TOP. SEE ENLARGED DETAIL



5 ENLARGED SILL
1 : 6"



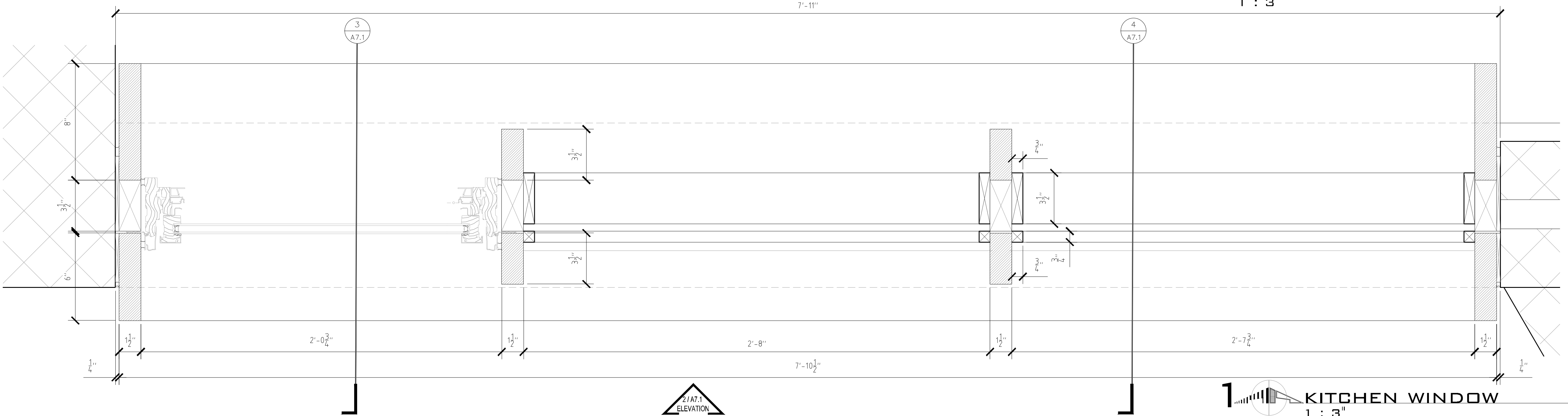
4 KITCHEN WINDOW
1 : 3"



3 KITCHEN WINDOW
1 : 3"



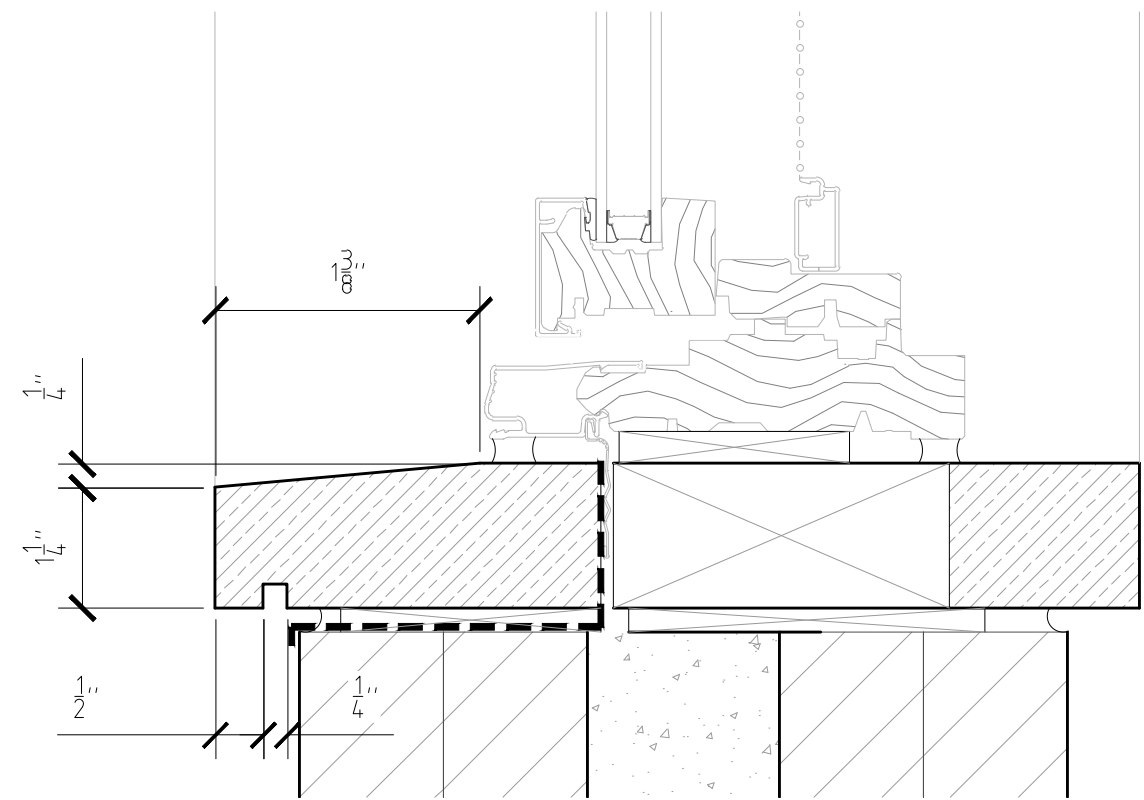
2 KITCHEN WINDOW
1 : 3"



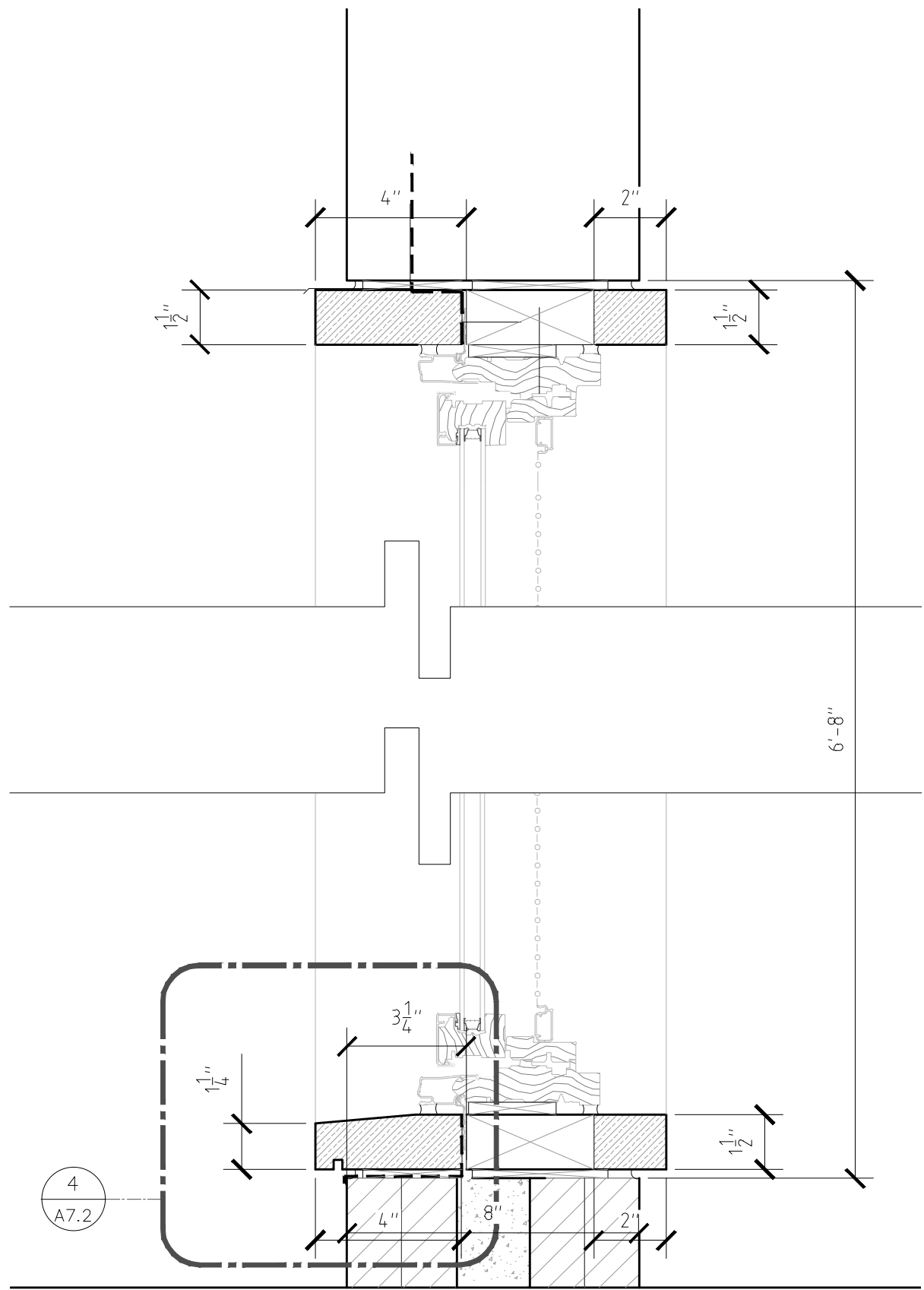
1 KITCHEN WINDOW
1 : 3"

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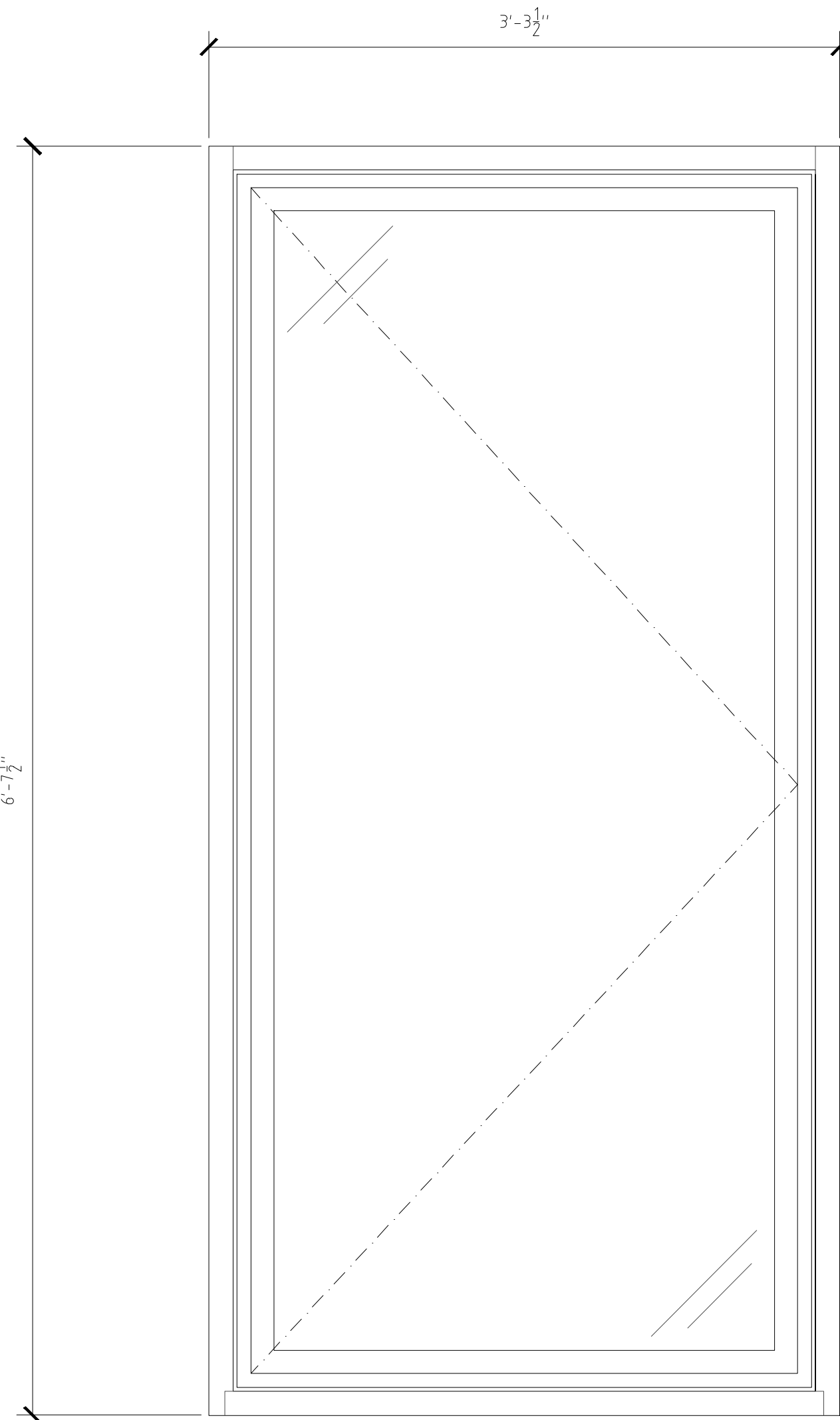
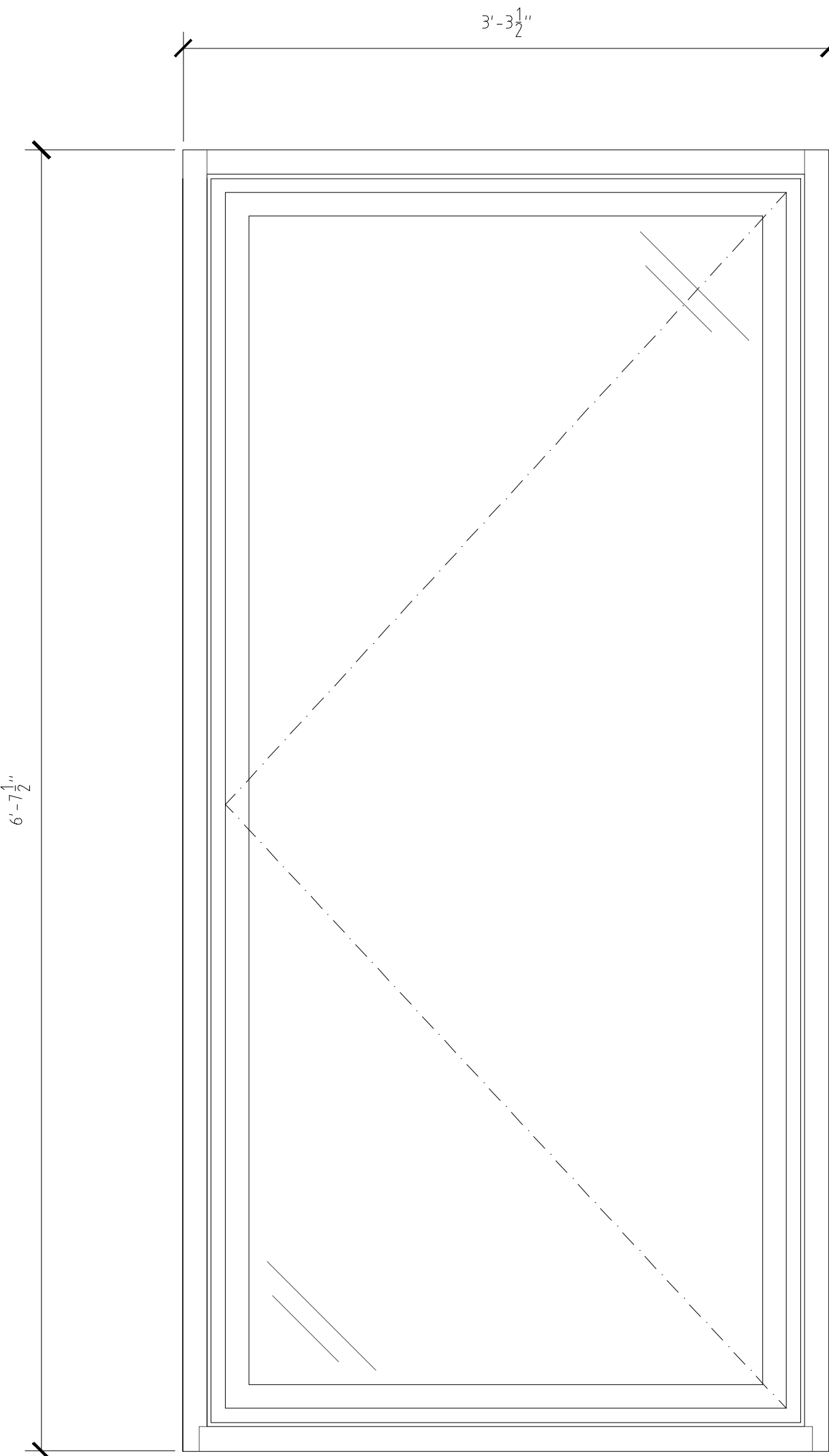
- (4) 1-1/2"x2" S4S POPLAR - 40" LONG - INTERIOR HEAD & SILL
(4) 1-1/2"x2" S4S POPLAR - 80" LONG - INTERIOR JAMBS
(4) 1-1/2"x4" S4S POPLAR - 80" LONG - EXTERIOR JAMBS
(2) 1-1/2"x2" S4S POPLAR - 40" LONG - EXTERIOR HEAD
(2) 1-1/2"x4" S4S POPLAR - 40" LONG - EXTERIOR SILL
EXTERIOR SILL TO HAVE DRIP KERF CUT ON UNDERSIDE, AND TAPERED TOP. SEE ENLARGED DETAIL



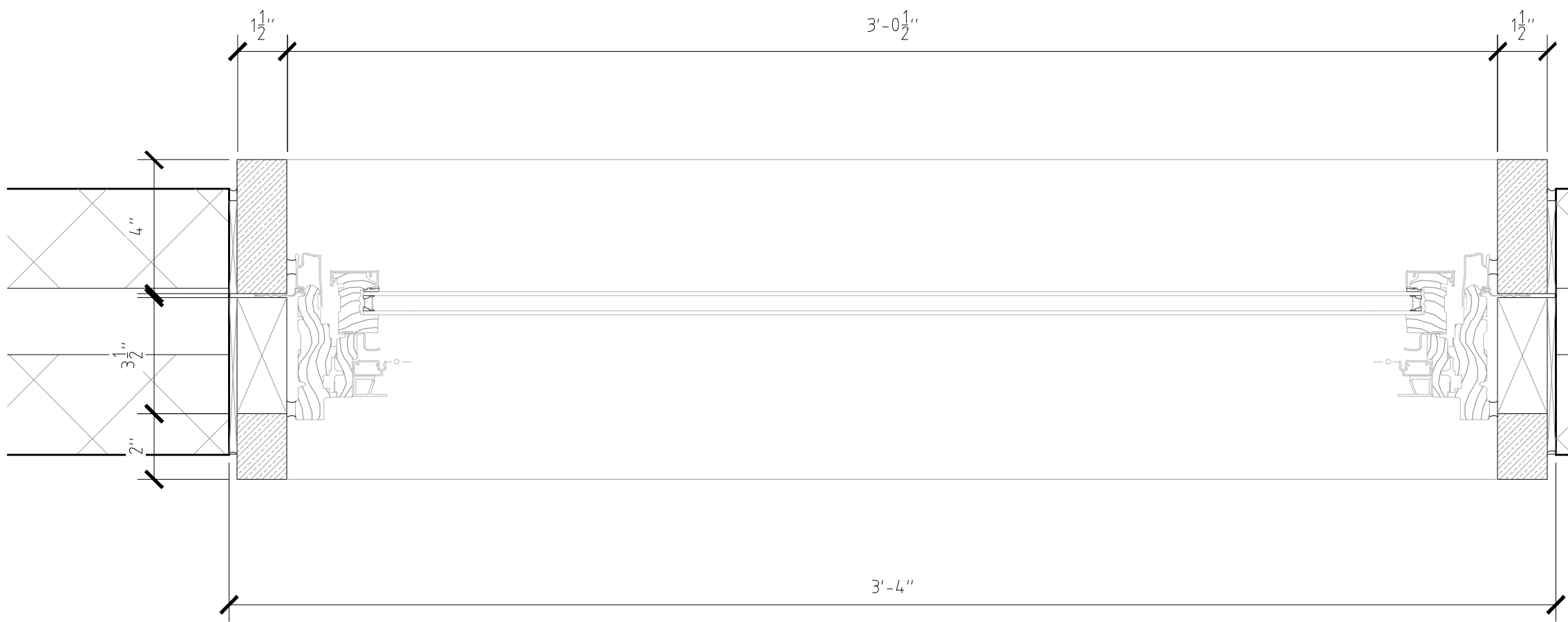
4 GYM WINDOWS SILLS
1 : 6"



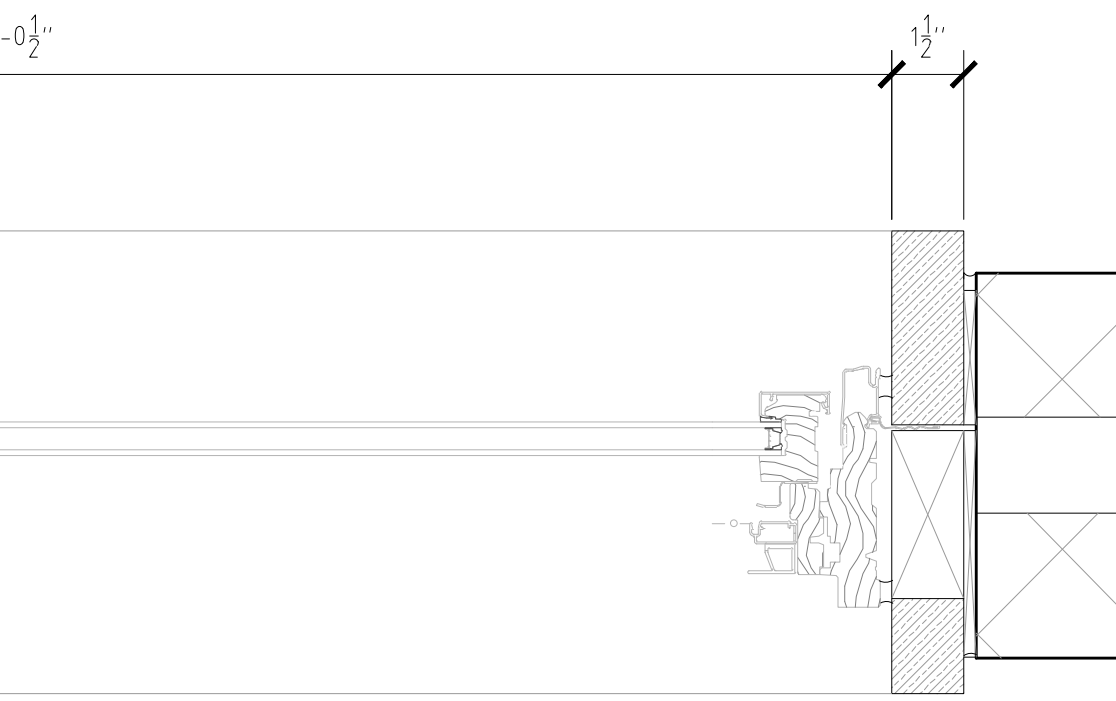
3 GYM WINDOWS
1 : 3"



2 GYM WINDOWS
1 : 1-1/2"



3
A7.2



1 GYM WINDOWS
1 : 3"

OWNER:
BRENT FORGET
OLIVER MCKINSTRY
LOCATION:
5475 MOHAWK ROAD
LITTLETON, CO 80123
28 2025 (FOR CONSTRUCTION)

THE NYMAN HOUSE
5475 S MOHAWK ROAD
LITTLETON, CO 80123

DESCRIPTION OF REHABILITATION

#1 - Sewer Line Back-up



WATER DAMAGE FROM SEWER BLOCKAGE
AT DISHWASHER

#1 - Sewer Line Back-up



WATER DAMAGE FROM SEWER BLOCKAGE
AT DISHWASHER

#1 - Sewer Line Back-up



DURING MOLD AND WATER REMEDIATION

#1 - Sewer Line Back-up



AFTER REMEDIATION, BASE CABINETS
DAMAGED BY WATER AND MOLD BEYOND
REPAIR AND HAVE BEEN REMOVED

#1 - Sewer Line Back-up



WOOD PANELING AND WOOD FLOORING
ON DINING ROOM SIDE DAMAGED BEYOND
REPAIR BY MOLD AND WATER AND HAVE
BEEN REMOVED

#2 SLAB SETTLEMENT



FLOOR SLAB SETTLEMENT HAS RESULTED
IN VERY UNEVEN FLOORS

#2 SLAB SETTLEMENT



LASER LINE SHOWS HIGH POINT OF FLOOR
IN CENTER OF THE ROOM, AND HOW MUCH
THE SLAB HAS SETTLED AT THE
PERIMETER WALLS

#2 SLAB SETTLEMENT



FLOOR SLAB SETTLEMENT HAS
RESULTED CRACKING AND BUCKLING OF
WOOD FLOORS

#2 SLAB SETTLEMENT



FLOOR SLAB SETTLEMENT HAS
SEVERELY DAMAGED CONCRETE SLAB

#2 SLAB SETTLEMENT



FLOOR SLAB SETTLEMENT HAS
SEVERELY DAMAGED CONCRETE SLAB

#2 SLAB SETTLEMENT



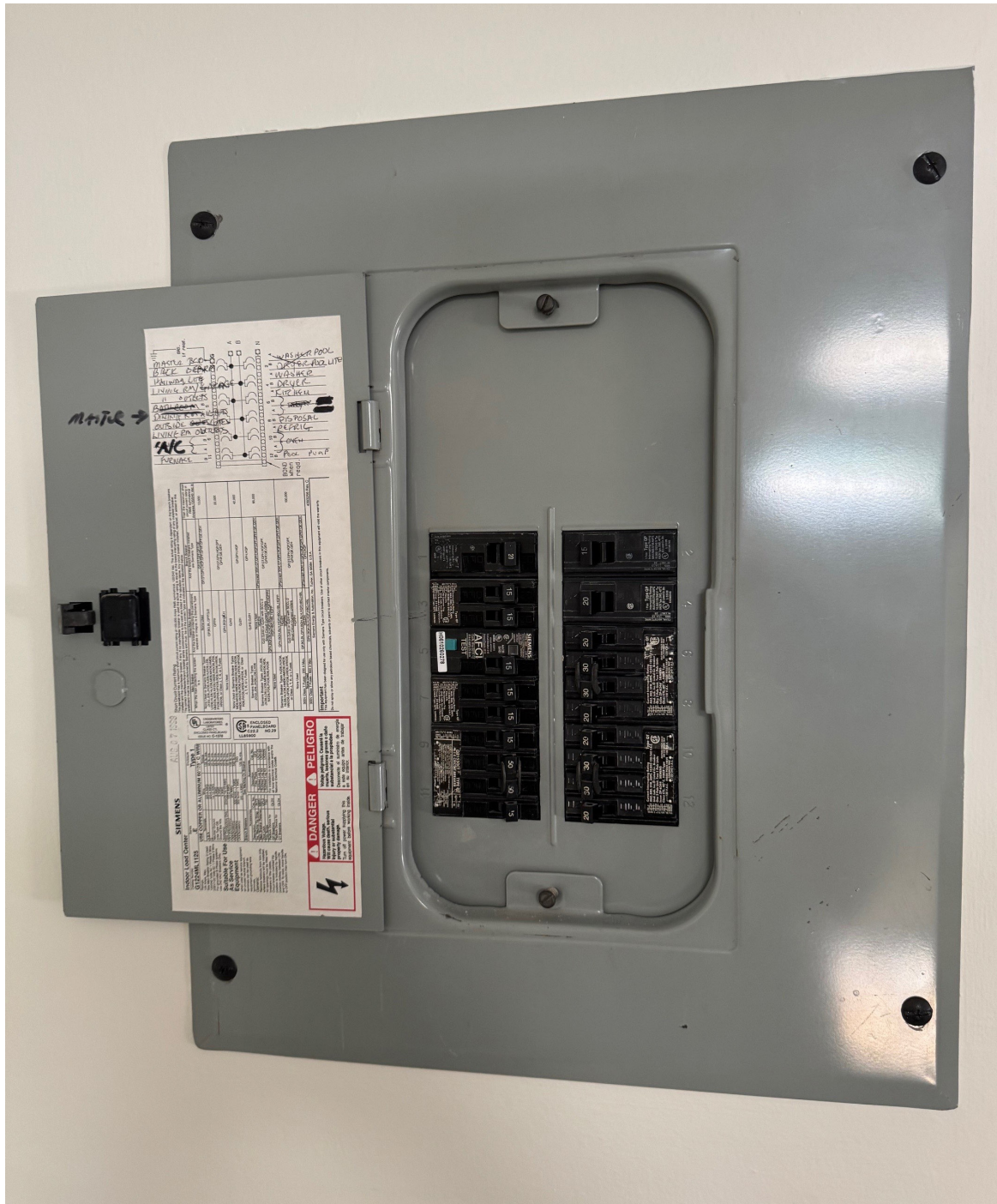
FLOOR SLAB SETTLEMENT HAS
SEVERELY DAMAGED CONCRETE SLAB

#2 SLAB SETTLEMENT



FLOOR SLAB SETTLEMENT HAS
SEVERELY DAMAGED CONCRETE SLAB

#4 ELECTRICAL PANEL



#5 RIDGE BEAM POST



THE STRUCTURAL ENGINEER
RECOMMENDS REPLACING THE
STRUCTURAL POST BECAUSE OF FLOOR
SETTLEMENT.

#6 DINING ROOM WINDOW WALL



EXISTING DINING ROOM WINDOWS

#6 DINING ROOM WINDOW WALL



PHOTOS SHOW DIFFERENCE IN INTERIOR
FLOOR HEIGHT RELATIVE TO DINING ROOM
SLIDING DOOR SILLS FROM ONE END TO
ANOTHER

#6 DINING ROOM WINDOW WALL



PHOTOS SHOW DIFFERENCE IN INTERIOR
FLOOR HEIGHT RELATIVE TO DINING ROOM
SLIDING DOOR SILLS FROM ONE END TO
ANOTHER

#6 DINING ROOM WINDOW WALL



PHOTOS OF ROT DAMAGE TO EXISTING
FIXED WINDOW FRAMES

#6 DINING ROOM WINDOW WALL



PHOTOS OF DAMAGE TO EXISTING GLAZING
STOPS AND WEATHER STRIPPING ON
SLIDING DOORS.

#6 DINING ROOM WINDOW WALL



TOP IMAGE - EXISTING
MIDDLE IMAGE - PROPOSED (DOORS CLOSED)
BOTTOM IMAGE - PROPOSED (DOORS OPEN)

#7 KITCHEN



NEW KITCHEN WINDOW OPENS ONTO COURTYARD BETWEEN
HOME AND GARAGE ADDITION.
NEW WINDOW MATCHES PROPORTIONS AND SHADOW BOX
FRAME DETAILS OF EXISTING

#7 KITCHEN



NEW WALNUT BENCH AND SCREEN MATCHES PROPORTIONS OF
COAT CLOSET SHOWN IN THIS LOCATION IN HISTORIC DRAWINGS

#7 KITCHEN



NEW WALNUT KITCHEN AND ISLAND ALIGN WITH WINDOW WALL

#7 KITCHEN



NEW WALNUT KITCHEN AND ISLAND ALIGN WITH WINDOW WALL

#7 KITCHEN



NEW UPPER CABINETS ALIGN WITH NEW WINDOW AND
MATCH WINDOW FRAME PAINT COLOR

#7 KITCHEN



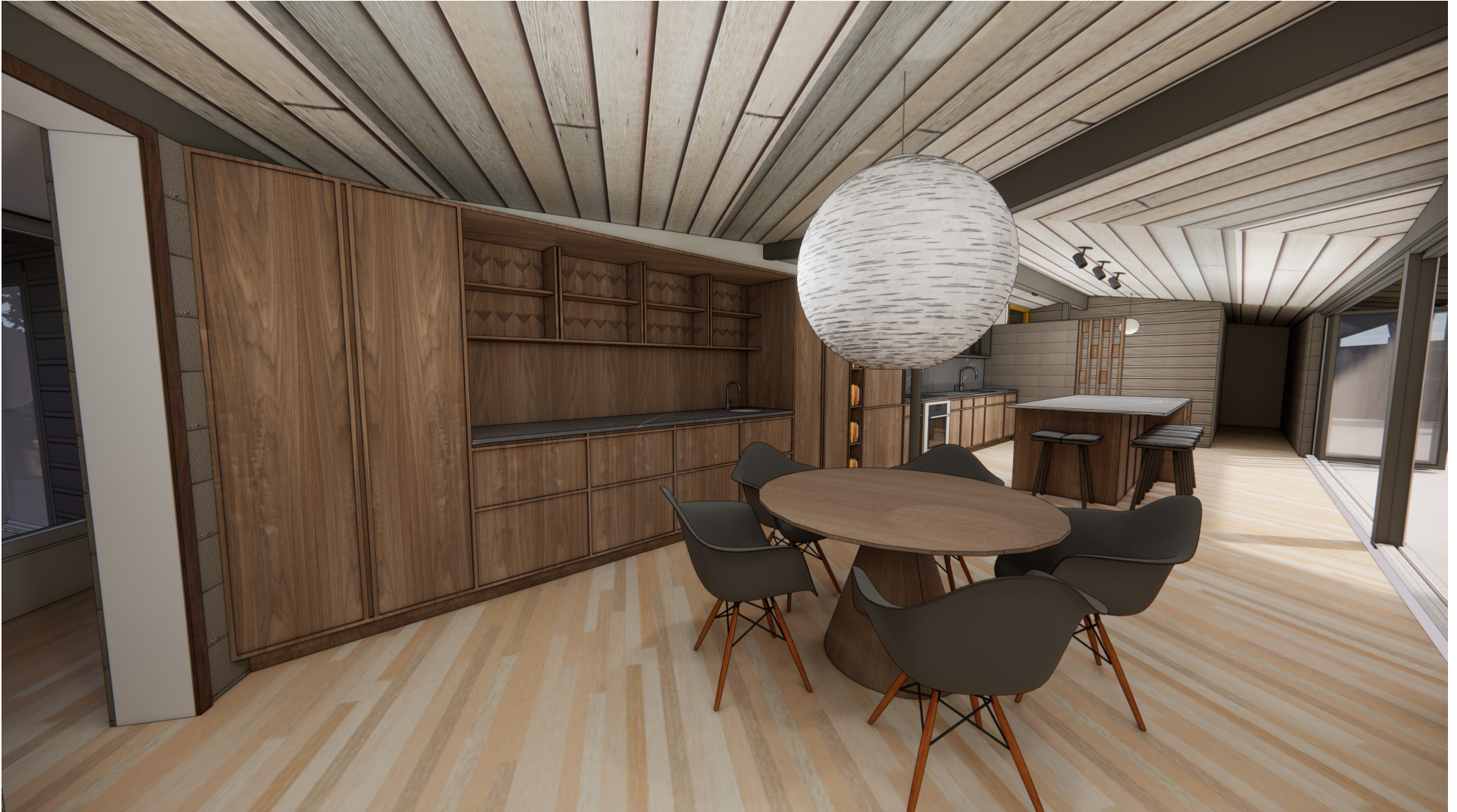
ALL APPLIANCES EXCEPT OVEN ARE CONCEALED BY
WALNUT DOOR PANELS

#7 KITCHEN



NEW KITCHEN TAKES ADVANTAGE OF NANAWALL
WINDOWS

#7 KITCHEN



WALNUT MILLWORK AT DINING ROOM SERVES AS BAR
AND SERVING COUNTER

#8 ADDITION WINDOWS



IN THE ADDITION, TWO SMALL WINDOWS
WILL BE REPLACED WITH LARGER UNITS
WITH SIZES AND FRAME DETAILS THAT
MATCH EXISTING































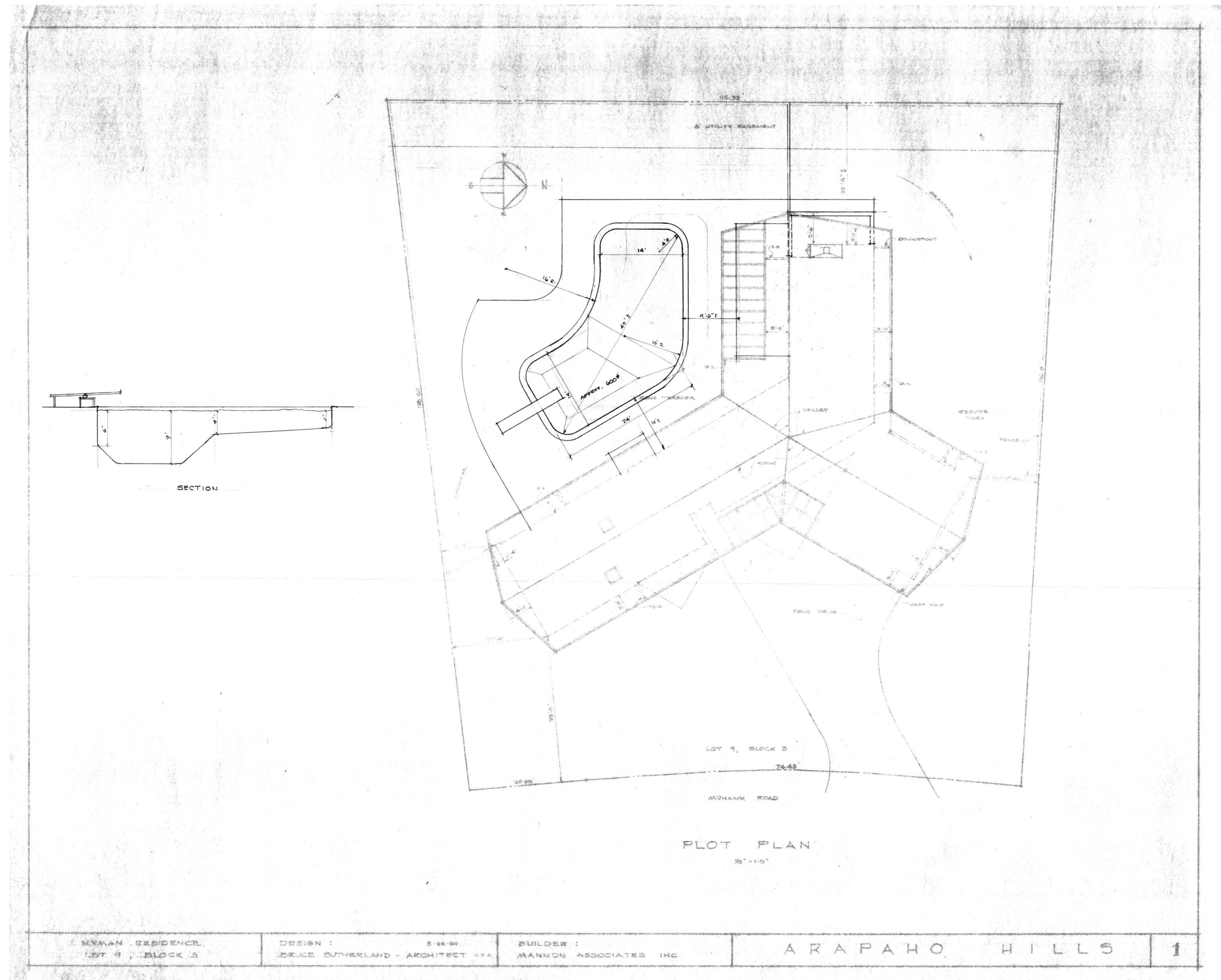


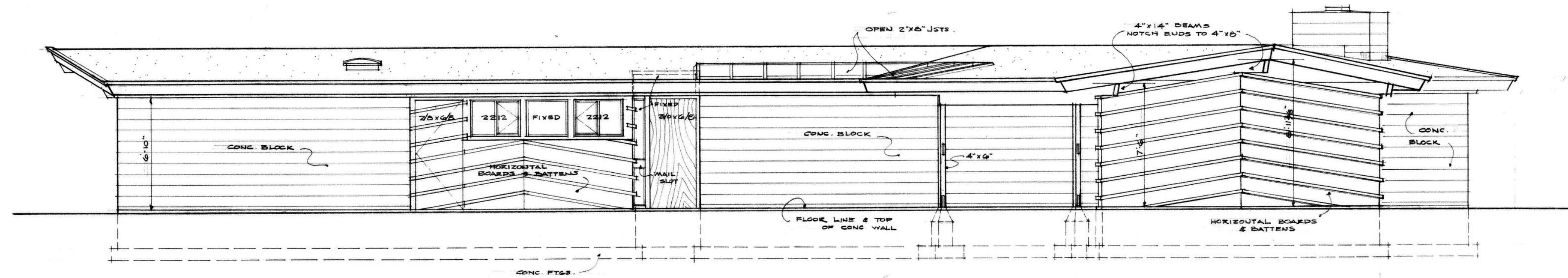




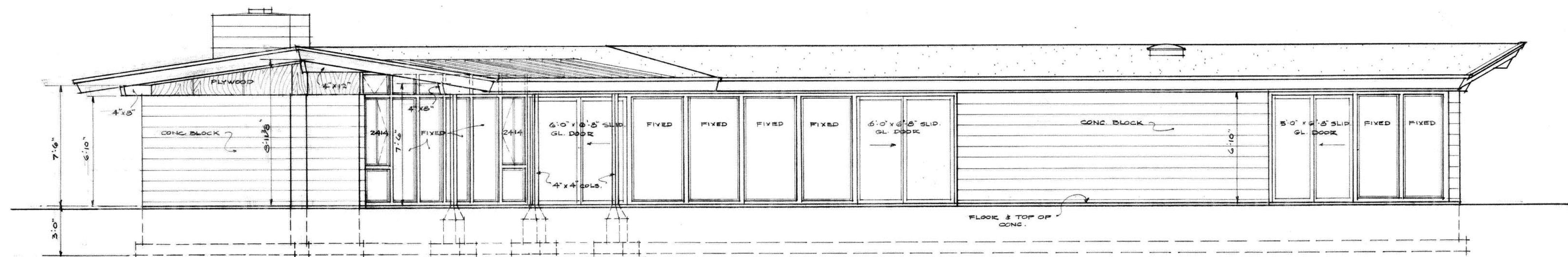


LOT 9 BLOCK 3 (5475 MOHAWK)

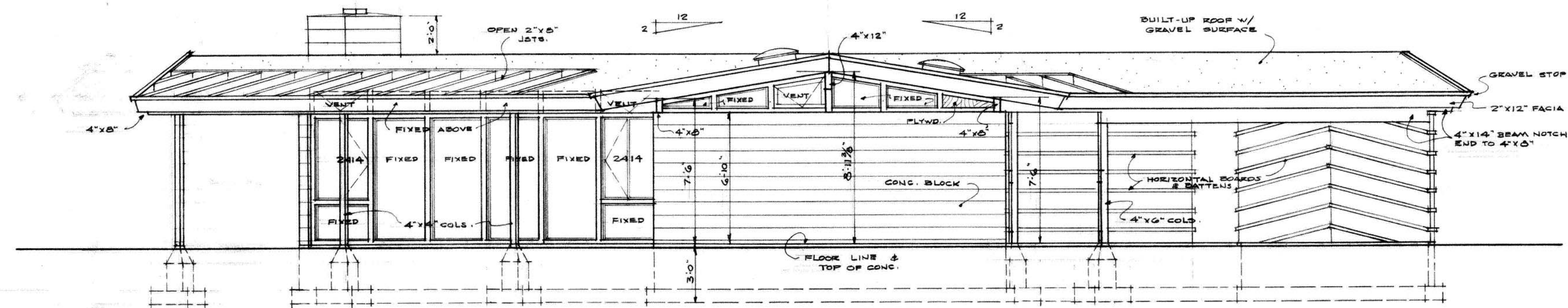




NORTH - EAST ELEVATION
1/4" = 1'-0"



SOUTH - WEST ELEVATION
1/4" = 1'-0"



SOUTH - EAST ELEVATION
1/4" = 1'-0"

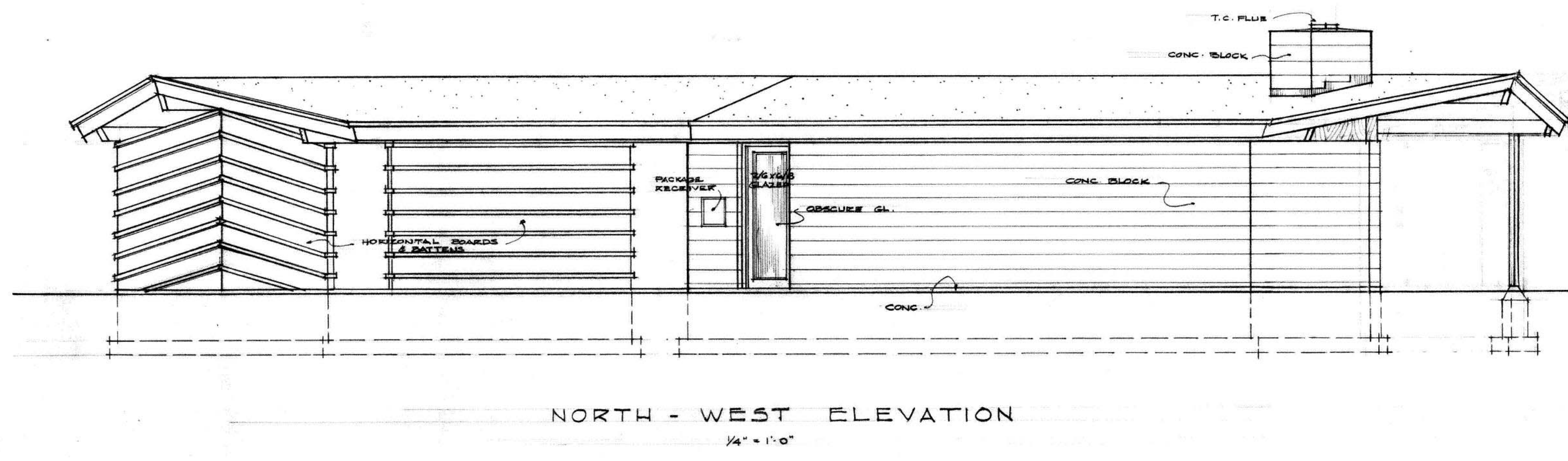
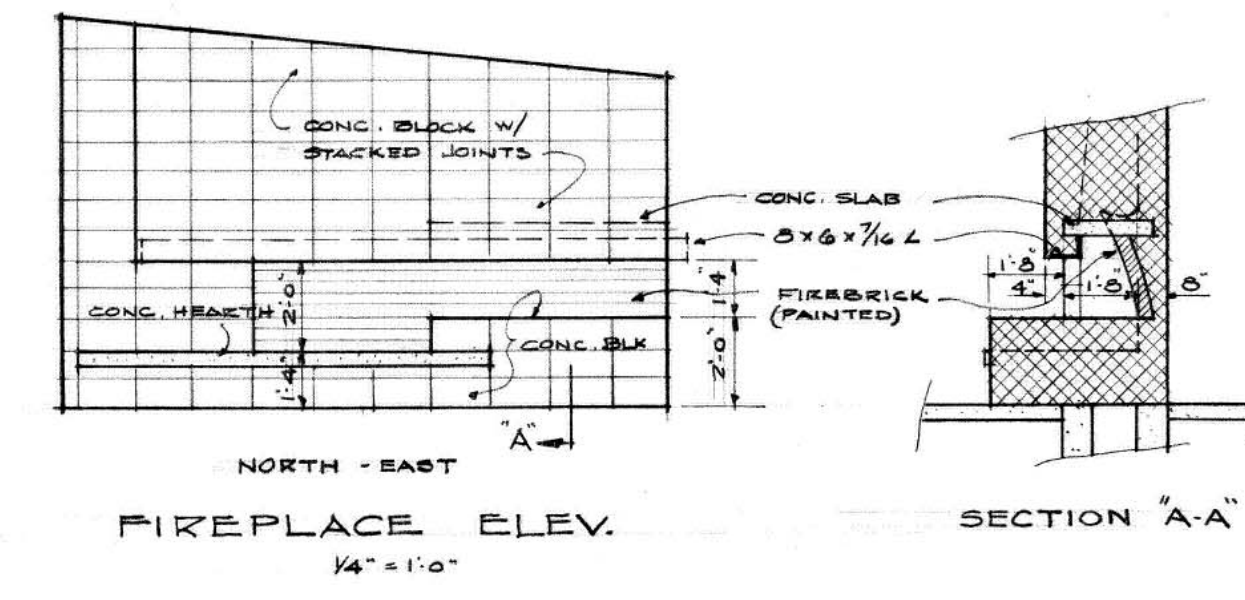
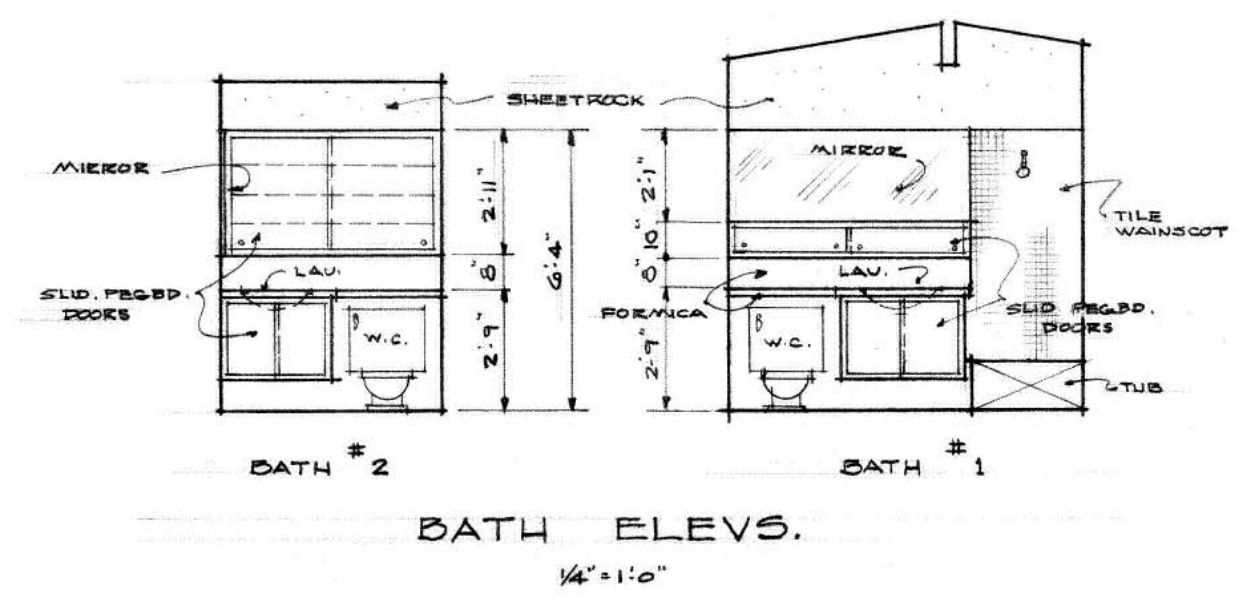
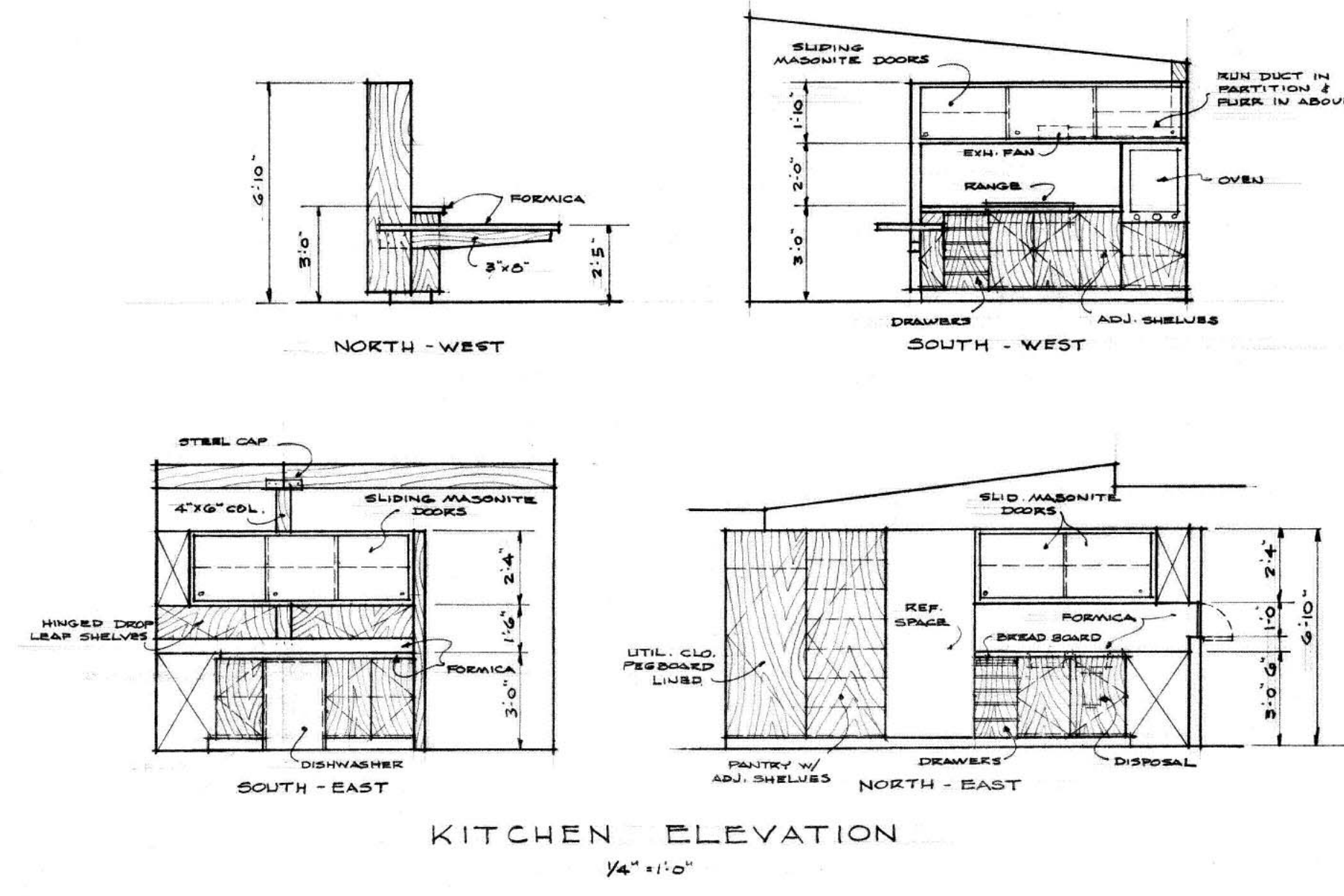
NYMAN RESIDENCE
LOT 9, BLOCK 3

DESIGN : 5-24-60
BRUCE SUTHERLAND - ARCHITECT V.B.A.

BUILDER :
MANNON ASSOCIATES INC.

ARAPAHO HILLS

4



NYMAN RESIDENCE LOT 9, BLOCK 3	DESIGN: B. 24-60 BRUCE SUTHERLAND - ARCHITECT V.B.A.	BUILDER: MANNON ASSOCIATES INC.	ARAPAHO HILLS	5
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