#### 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)

#### INSTRUCTIONS

#### 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 <u>all sides</u> 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 <u>60 days</u> 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:
History Colorado
Office of Archaeology and
Historic Preservation
1200 Broadway
Denver, CO 80203

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

#### PART 1 -- PRELIMINARY APPROVAL

PROPERTY INFORMATION     Name of Property:				
Address:				
City/Town:	County:	Zip:		
Name of Registered Historic District:		1		
		1		
Legal Description:				
		· ·		
2 1 DOLYGANT DYFODMATION (				
2. APPLICANT INFORMATION (taxpayer claring Name:	iming the credit)			
Type of Entity: Individual				
Partnership: General	Limited			
Corporation: Regular	Subchapter S			
Limited Liability Comp	pany	l		
Name of authorized company official		l		
(if applicant is not an individual):		l		
Business address:		l		
City/Town:	State:	Zip:		
Telephone:		l		
Residential address:		l		
City/Town:	State:	Zip:		
Telephone:		l		
Taxpayer Identification Number (or So	ocial Security Number):	l		
		l		
Amiliantia (abadrana) ayyar t				
	enant oo orodit include on e so	namete cheet the name address and townsyar ID		
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	ner than owner (if owner i	s applicant, write "same")		
Name:				
Address:				
City/Town:	State:	Zip:		
Telephone:				

4.	PROJECT CONTACT			
	Applicant	Owner	Other (specify below)	
	Name:	-	(1 )	
	Address:			
	City/Town:		State:	Zip:
	Telephone:		State.	zip.
	relephone.			
_	DDODEDTV DECCDIDT	ION (see instru	ationa):	
٥.	PROPERTY DESCRIPT	ION (see instru	cuons):	
Or	riginal Date of construction	n:		
6.	PHOTOGRAPHS OF TH	IE PROPERTY	Y MUST BE INCLUDED (see	instructions)
			ould also be included)	,
	(ii diamingo dio uni	ine j silo	inco of included)	

## 7. DESCRIPTION OF REHABILITATION

	Architectural Feature:	Describe work/impact on feature:
1.	Describe feature and its condition:	
Photo no.	Drawing no.	
T HOLO HO.	Architectural Feature:	Describe work/impact on feature:
2.	Describe feature and its condition:	
Photo no.	Drawing no.	
T Hote Ho.	Architectural Feature:	Describe work/impact on feature:
3.	Describe feature and its condition:	
Photo no.	Drawing no.	

# **DESCRIPTION OF REHABILITATION (continued)** Architectural Feature: Describe work/impact on feature: Describe feature and its condition: Photo no. Drawing no. Architectural Feature: Describe work/impact on feature: Describe feature and its condition: Drawing no. Photo no. Architectural Feature: Describe work/impact on feature: Describe feature and its condition:

Drawing no.

Photo no.

# **DESCRIPTION OF REHABILITATION (continued)** Architectural Feature: Describe work/impact on feature: Describe feature and its condition: Photo no. Drawing no. Architectural Feature: Describe work/impact on feature: Describe feature and its condition: Drawing no. Photo no. Architectural Feature: Describe work/impact on feature: Describe feature and its condition:

Drawing no.

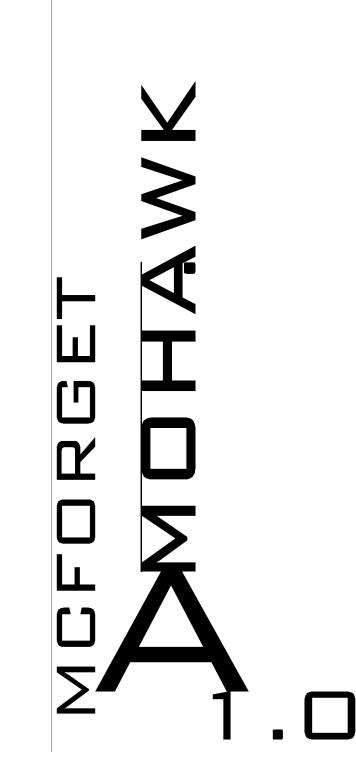
Photo no.

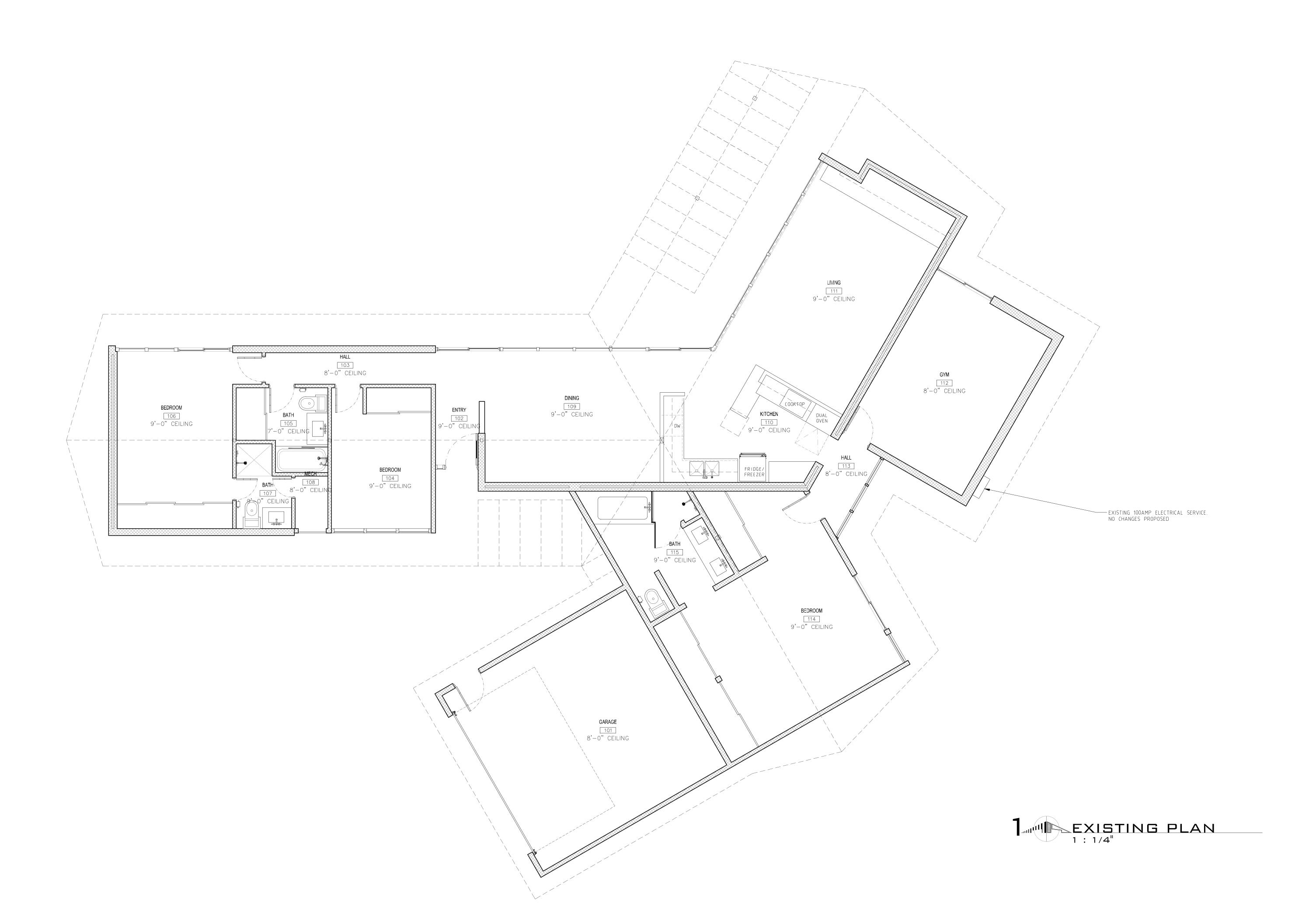
	Γ ESTIMATE OF PROPOSED WOR Itemized:	KK.
		Estimated total qualified costs:
		Estimated total project cost:
9. PROJ	ECT STARTING DATE:	
PROJI	ECT COMPLETION DATE:	
10. APPI	LICATION FEE SUBMITTED:	(refer to Publication 1322b for more details)
11. APPI	LICANT'S SIGNATURE	
C 1	claim a state income tax credit for his qualified tenant with a lease of five or my knowledge, true and correct. I he	val to proceed with the above described work for which I intend to storic rehabilitation. I attest that I am the property's owner or a r more years and that the information I have provided is, to the best of reby agree to allow representatives of the Reviewing Entity access to reasonable for the review and approval of this application.

## **CERTIFICATIONS**

(for official use only)

Name of Property:	Applicant:			
The Reviewing Entity certifies that this property:				
is individually listed	is individually listed in the State Register of Historic Properties.			
is a local landmark	is a local landmark designated by a certified local government.			
is located in a histo	is located in a historic district that is:			
on the State	on the State Register of Historic Properties.			
locally des	locally designated by a certified local government; and			
this property	contributes does not contribute to the significant	cance of the district.		
is not listed in the S local government.	State Register of Historic Properties nor is it a local	landmark designated by a certified		
The Reviewing Entit	ty has reviewed the application and:			
approves the appl the proposed work.	lication as submitted and grants preliminary approv	al authorizing the owner to proceed with		
== ==	lication with the conditions stated below and grants ith the work with the understanding that these condi			
rejects the application	on for the following reason(s):			
tables the applicat reconsidered:	ion and requests the following additional information	on before the application will be		
Signature:	Reviewing Entity:(specify SHPO or name of CLO			





OWNE

BRENT FORGET
OLIVER MCKINSTRY

5475 MOHAWK ROAD LITTLETON, CO 80123

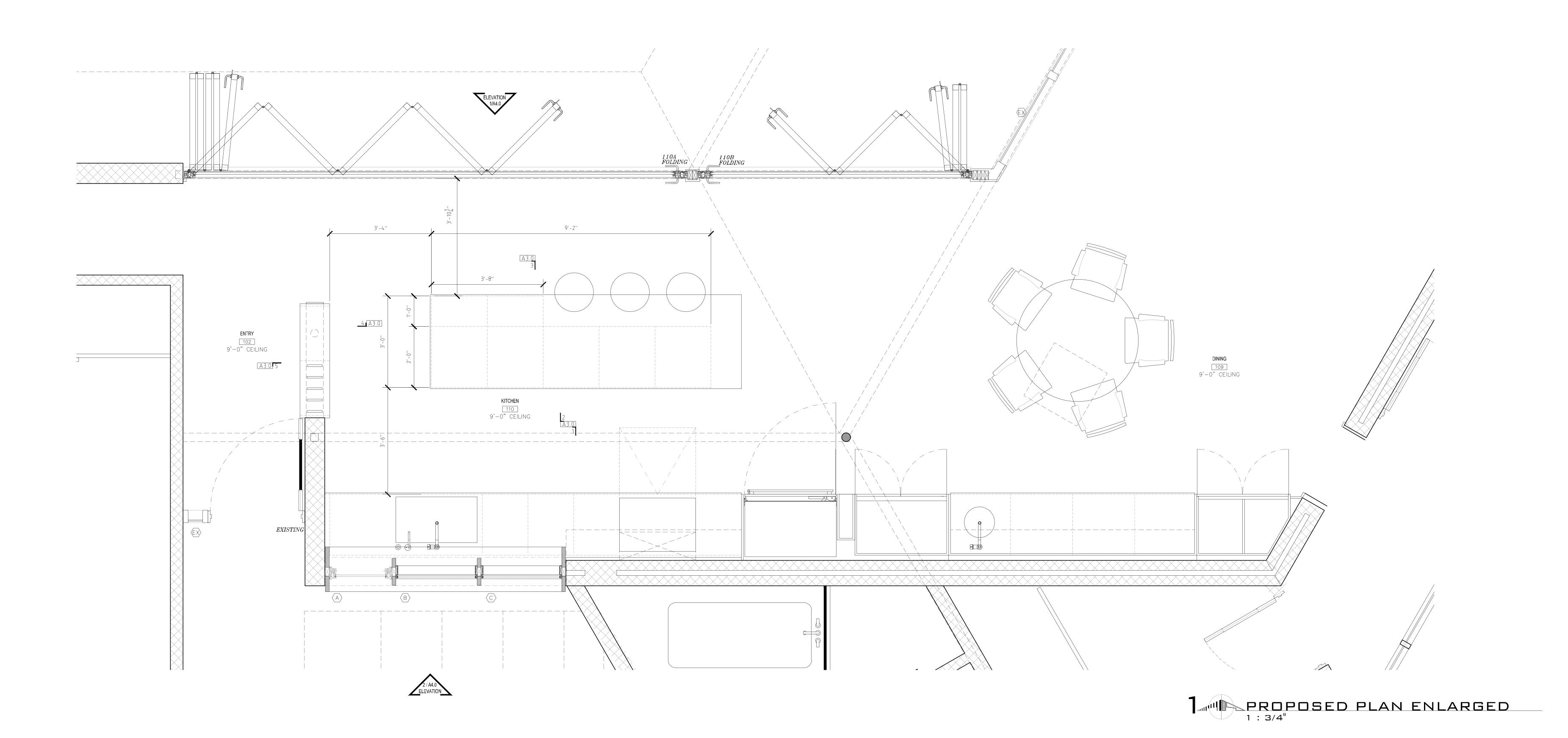
명 2025 (FOR CONSTRUCTION)

27 ZUZS (FUR CUNSTRUCTION)

BRENT FORGET OLIVER MCKINSTRY

5475 MOHAWK ROAD LITTLETON, CO 80123

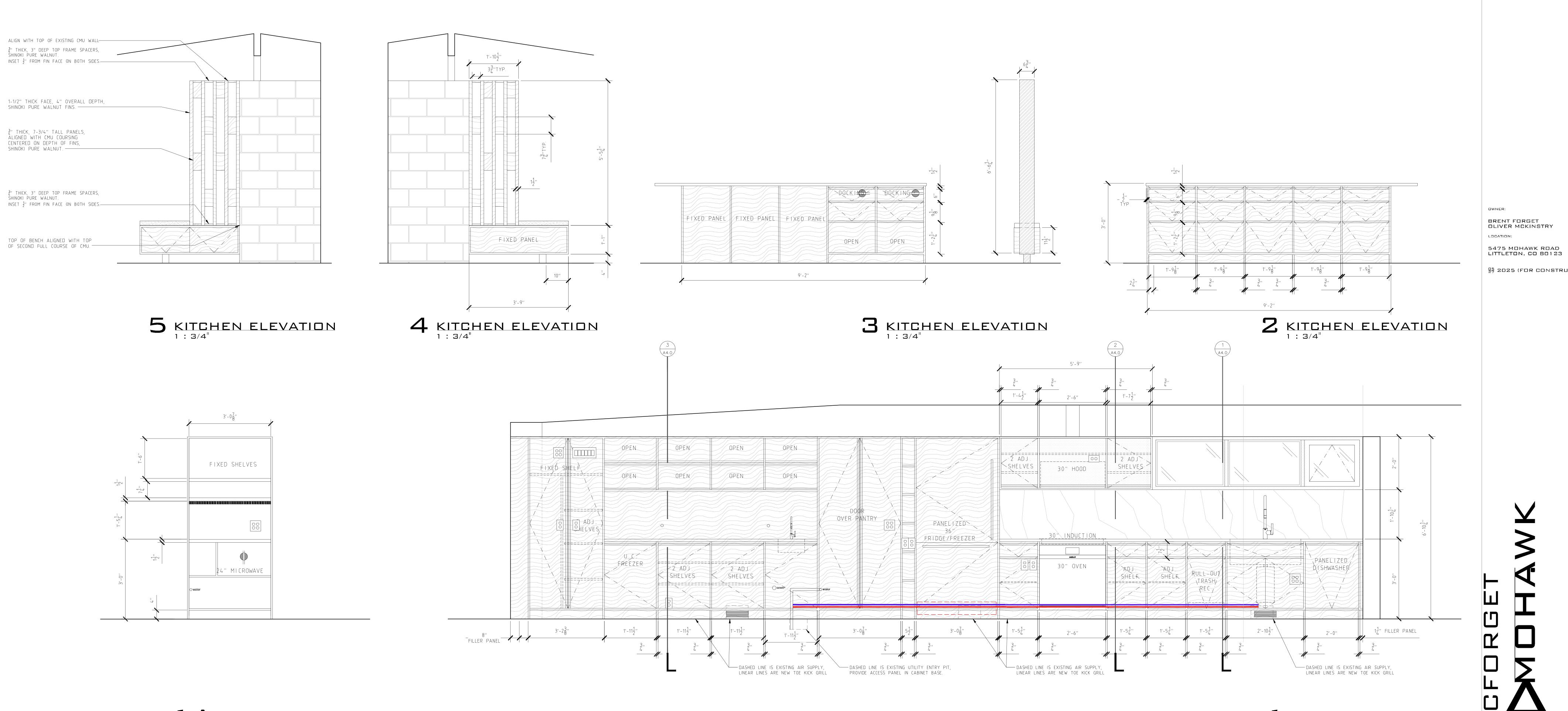
 $\frac{0.5}{27}$  2025 (FOR CONSTRUCTION)



BRENT FORGET OLIVER MCKINSTRY

5475 MOHAWK ROAD LITTLETON, CO 80123

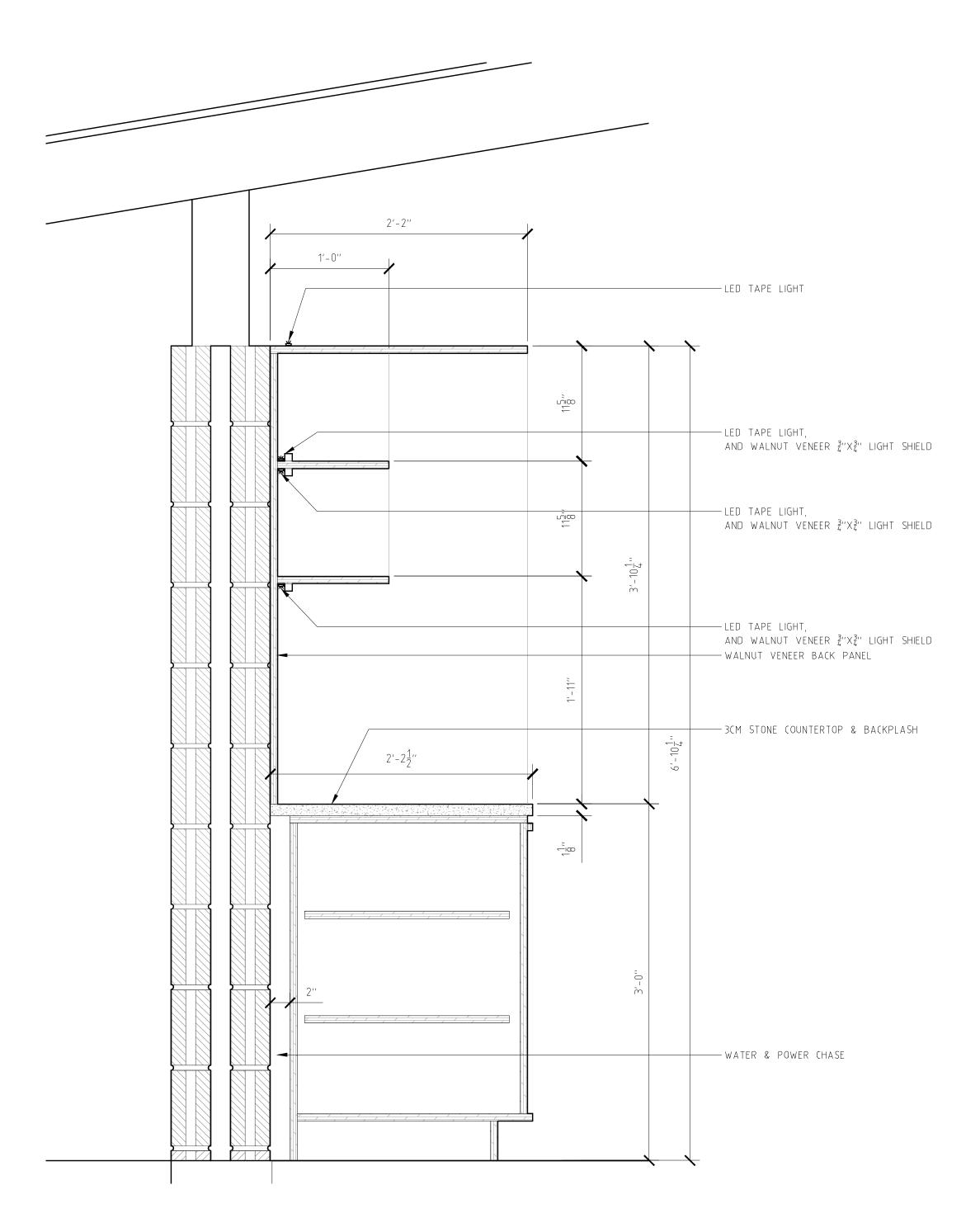
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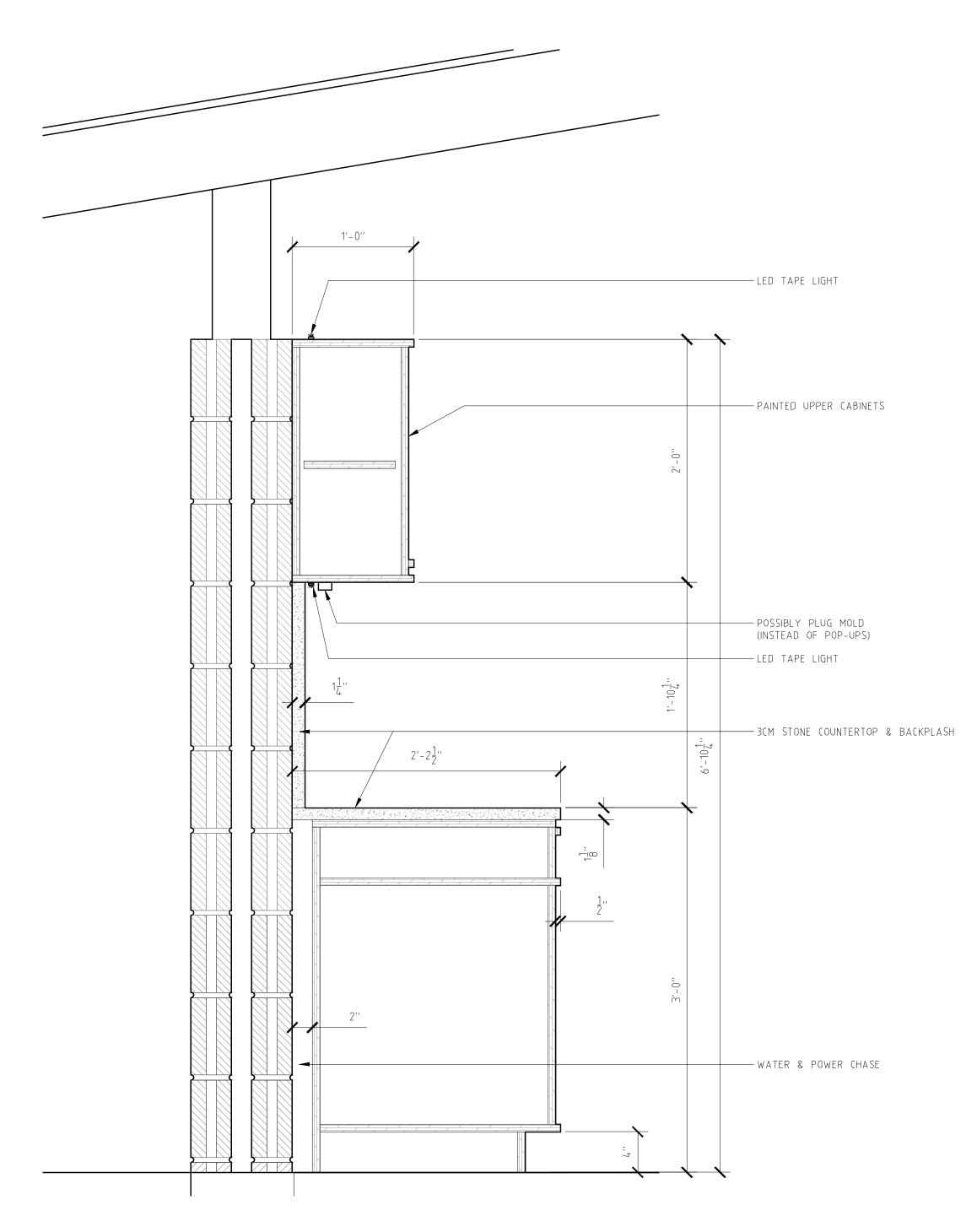
먉 2025 (FOR CONSTRUCTION)

OWNER:

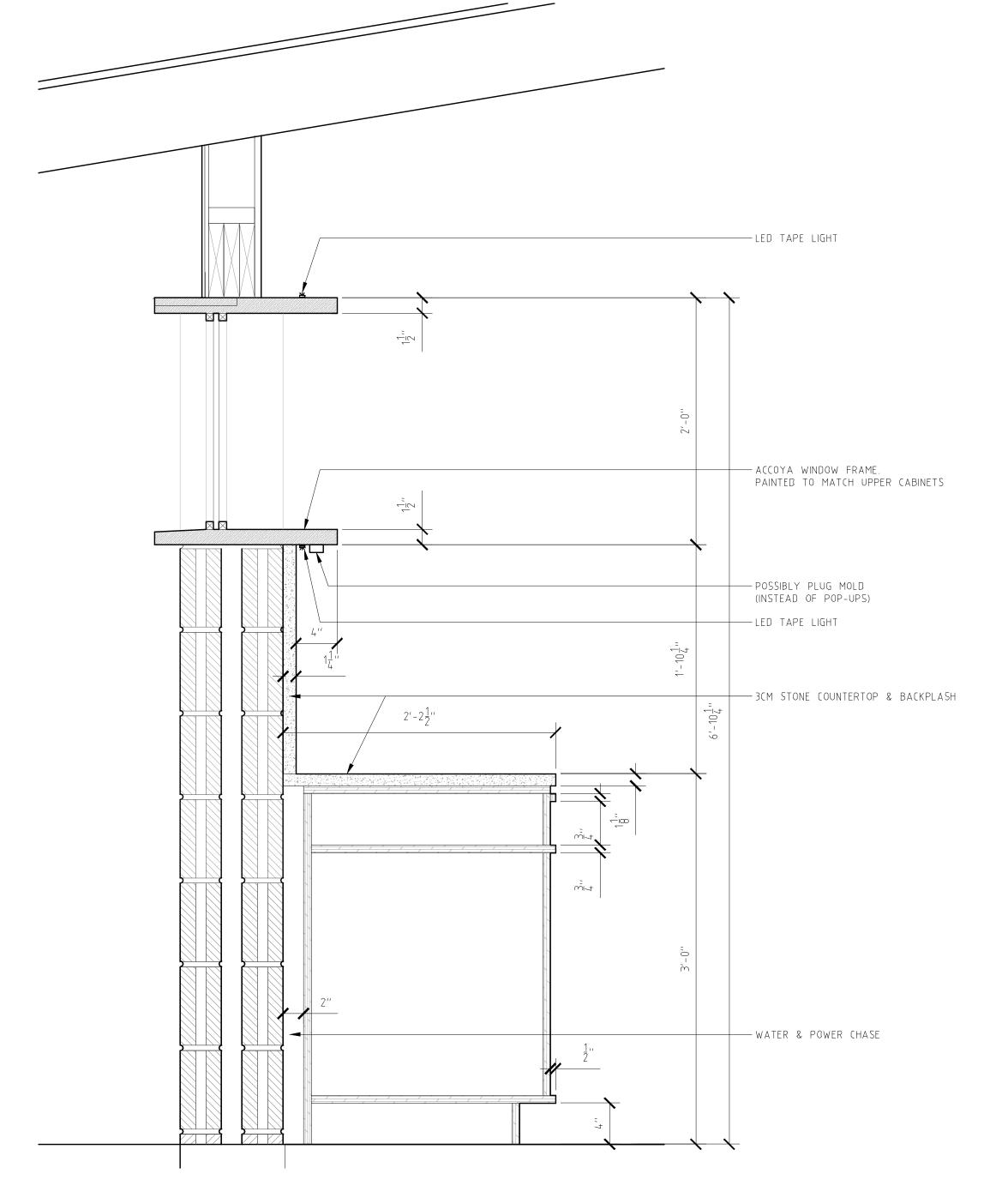
BRENT FORGET OLIVER MCKINSTRY



3 SECTION
1: 1-1/2"



**2** SECTION
1: 1-1/2"



**SECTION**1: 1-1/2"

OWNER:

BRENT FORGET
OLIVER MCKINSTRY

5475 MOHAWK ROAD LITTLETON, CO 80123

명 2025 (FOR CONSTRUCTION)

27 2025 (FOR CONSTRUCTION)

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(2) 1-1/2"x8" s4s poplar - 96" long - interior head & sill (2) 1-1/2"x8" s4s poplar - 34" long - interior jambs

(2)  $1^{-1}/2$  X6 S4S POPLAR - 34 LONG - INTERIOR JAMBS

(3)  $\frac{3}{4}$ " X4-1/4" S4S POPLAR - 96" LONG - INTERIOR FIXED GLAZING STOPS

(3)  $\frac{3}{4}$ " X $\frac{3}{4}$ " S4S POPLAR - 96" LONG - EXTERIOR FIXED GLAZING STOPS

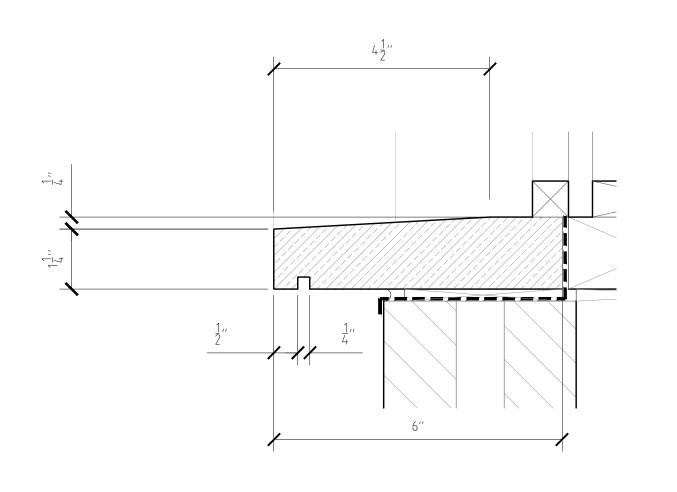
(4) 1-1/2" X3-1/2" S4S POPLAR - 1'-10" LONG - EXTERIOR AND INTERIOR MID VERTICALS

(2) 1-1/2" X6" S4S POPLAR - 24" LONG - EXTERIOR JAMBS

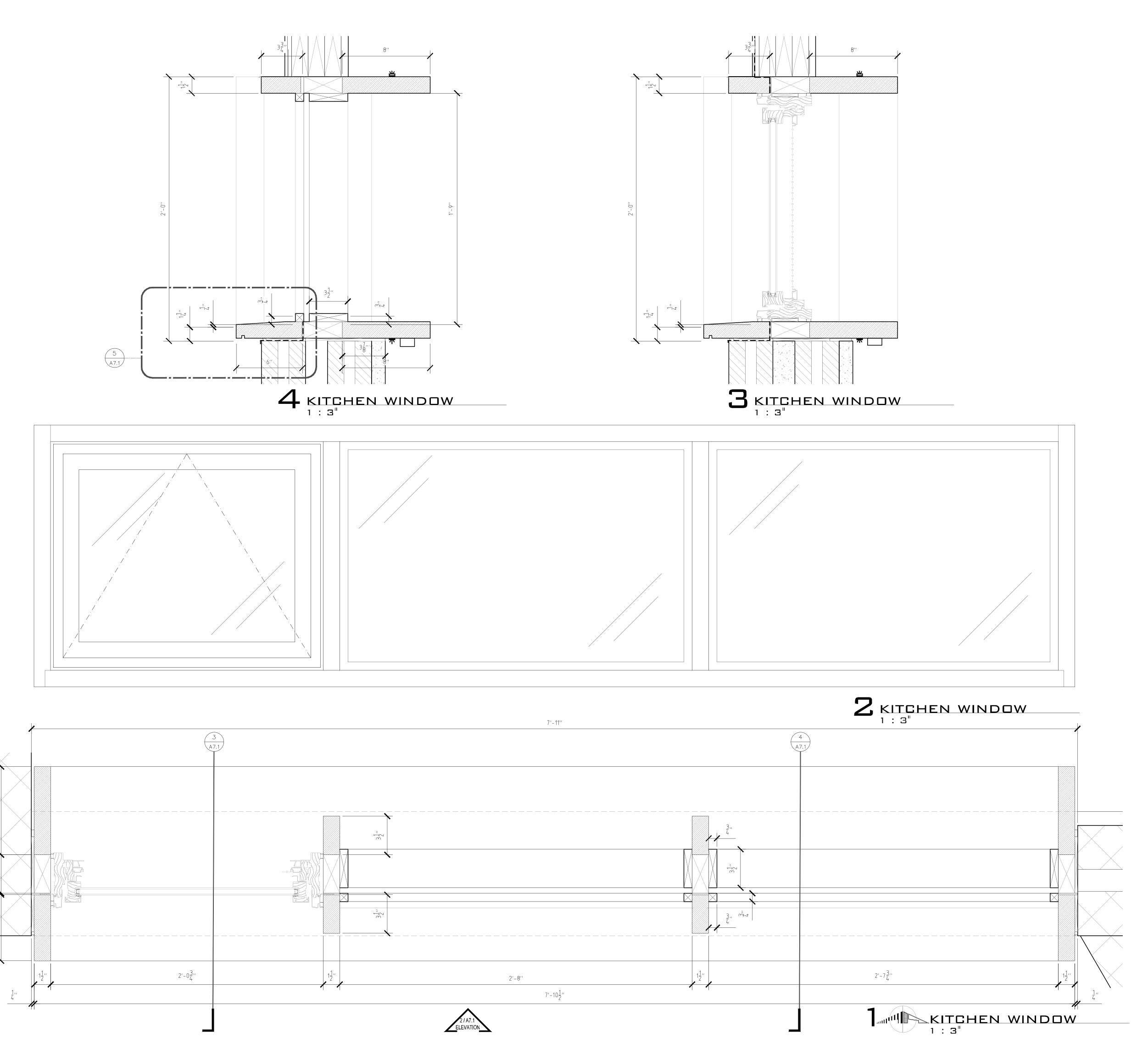
(1) 1-1/2" X3-3/4" S4S POPLAR - 96" LONG - EXTERIOR HEAD

(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



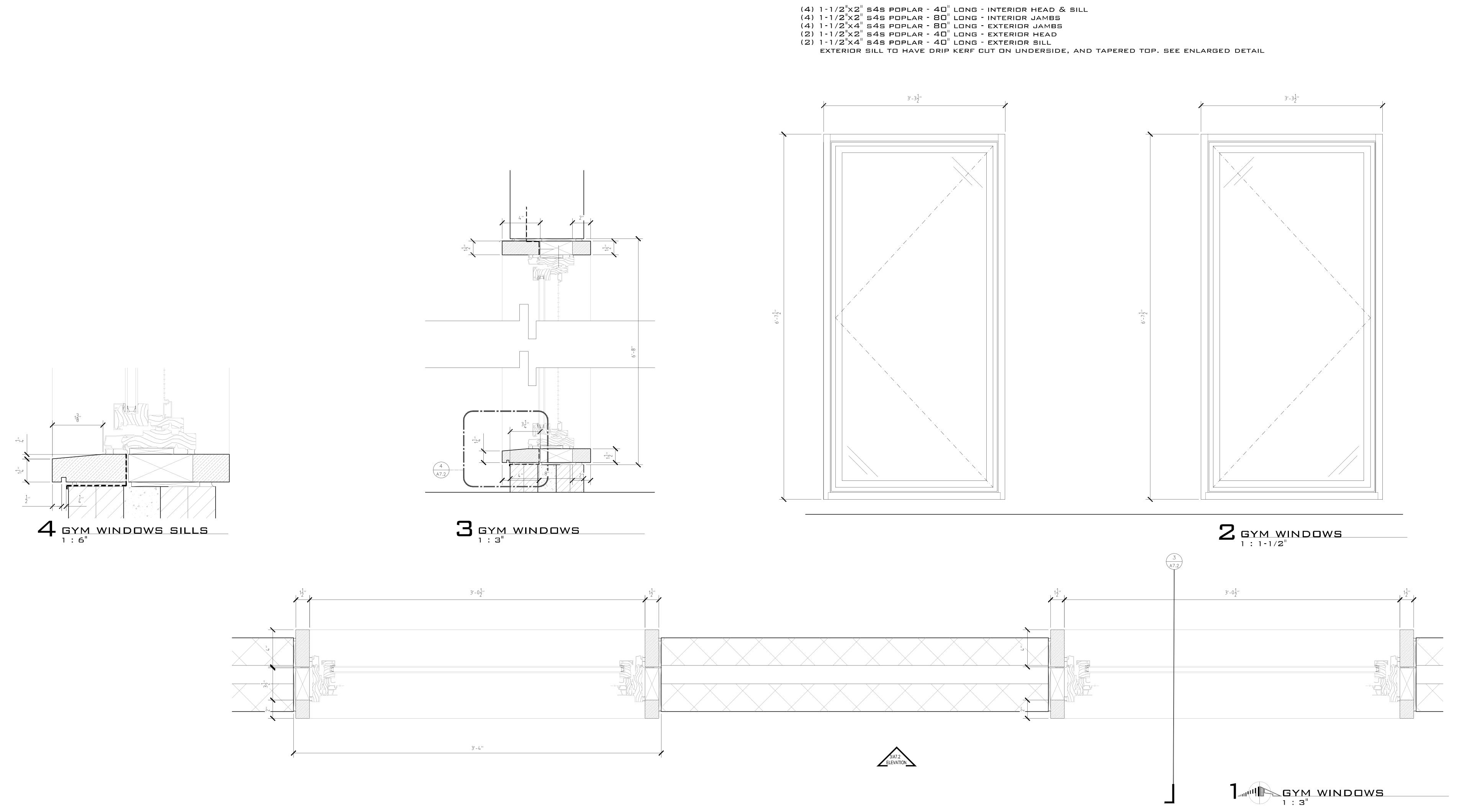
5 ENLARGED SILL
1:6"



BRENT FORGET OLIVER MCKINSTRY LOCATION:

5475 MOHAWK ROAD LITTLETON, CO 80123

 $\frac{05}{27}$  2025 (FOR CONSTRUCTION)



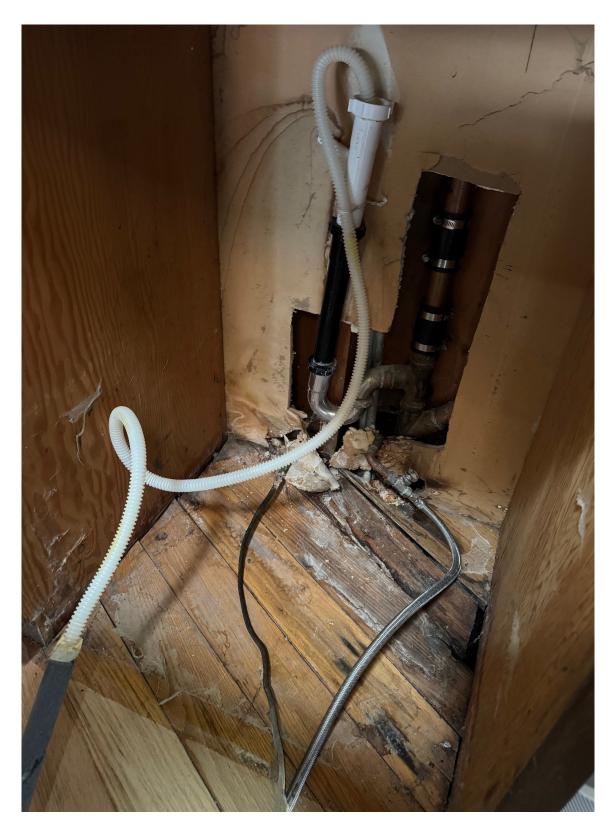
BRENT FORGET OLIVER MCKINSTRY

5475 MOHAWK ROAD LITTLETON, CO 80123

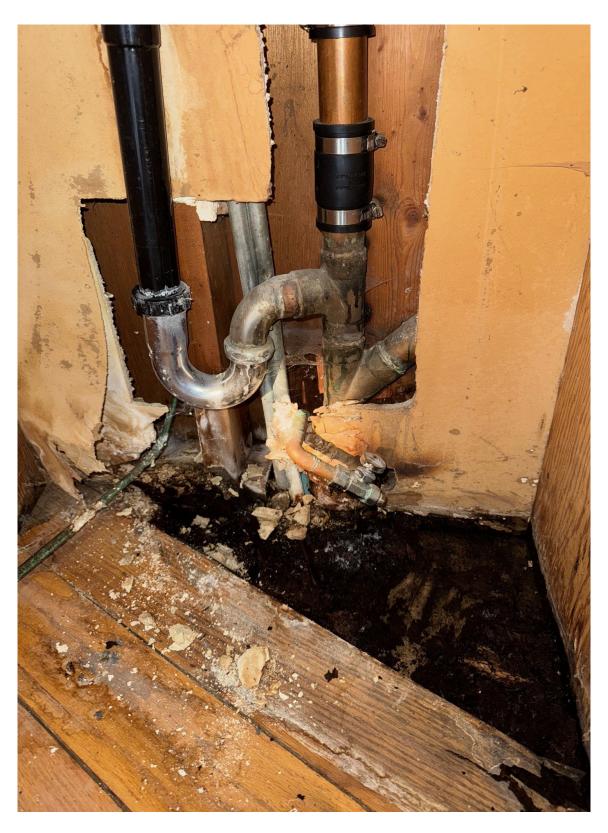
 $\frac{05}{27}$  2025 (FOR CONSTRUCTION)

# THE NYMAN HOUSE 5475 S MOHAWK ROAD LITTLETON, CO 80123

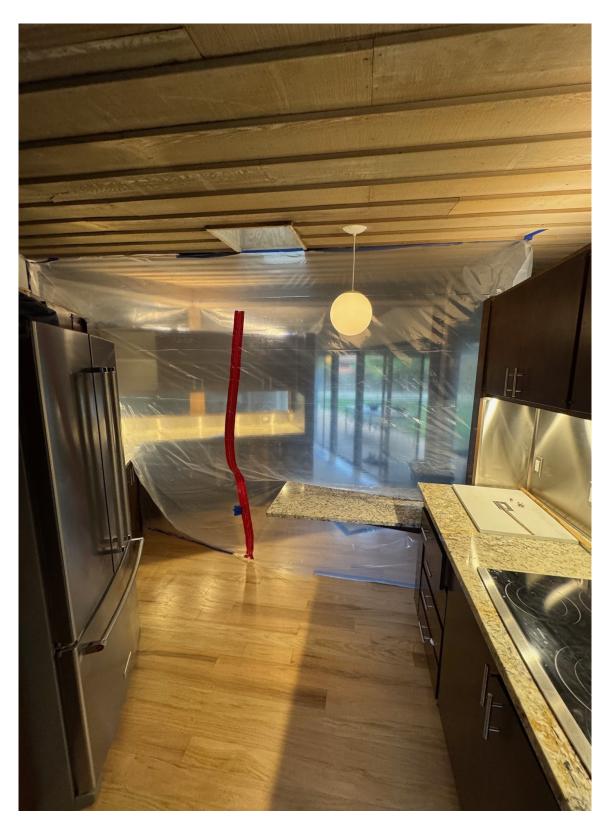
**DESCRIPTION OF REHABILITATION** 



WATER DAMAGE FROM SEWER BLOCKAGE AT DISHWASHER



WATER DAMAGE FROM SEWER BLOCKAGE AT DISHWASHER



**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

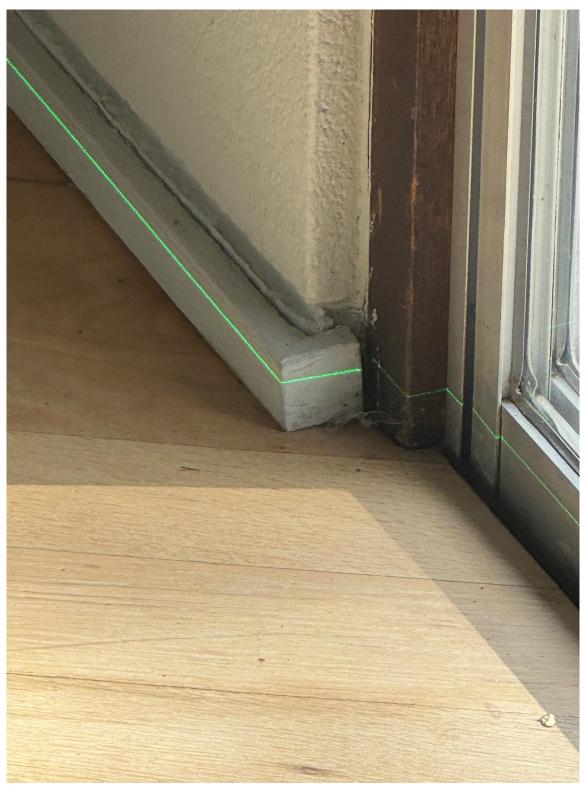
## #1 - Sewer Line Back-up





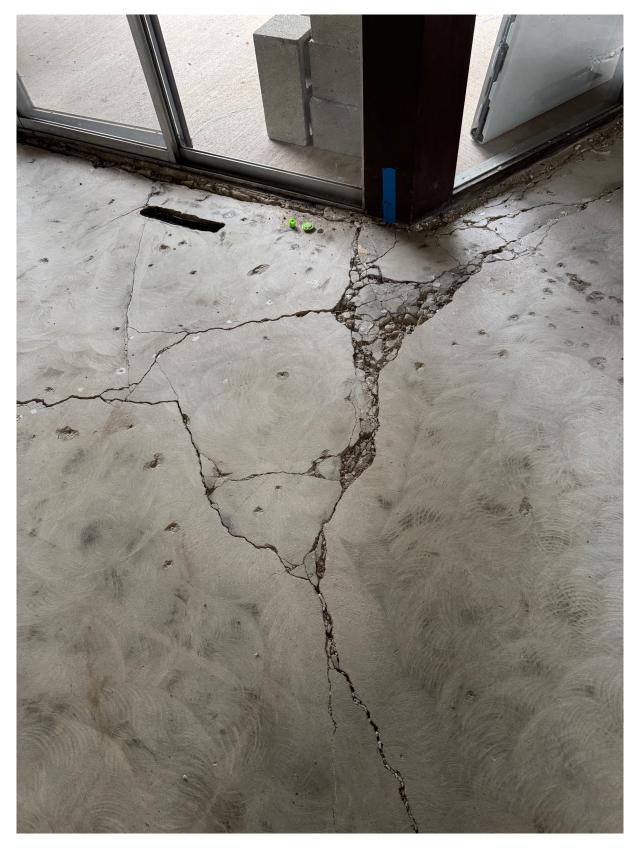


FLOOR SLAB SETTLEMENT HAS RESULTED IN VERY UNEVEN FLOORS

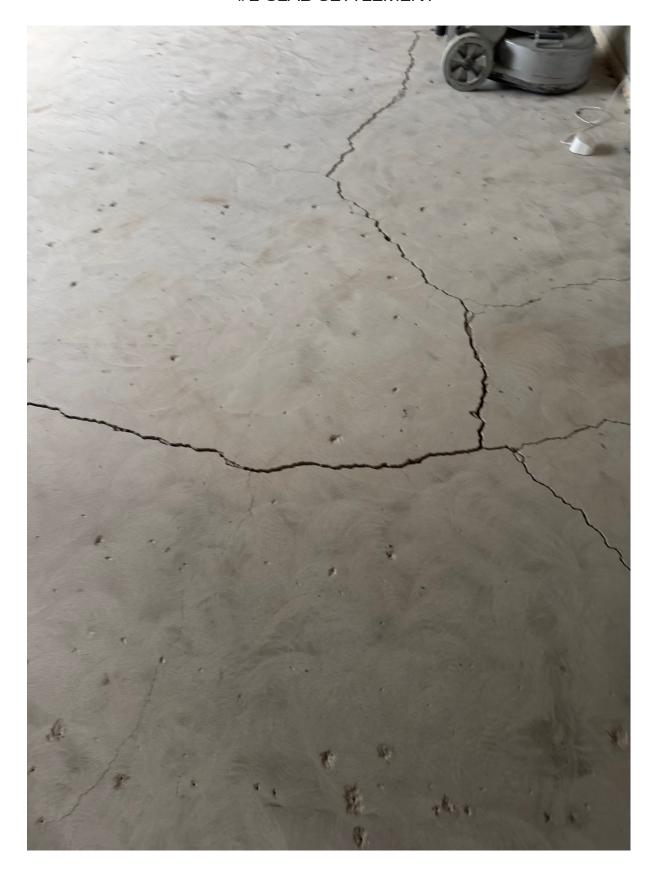


LASER LINE SHOWS HIGH POINT OF FLOOR
IN CENTER OF THE ROOM, AND HOW MUCH
THE SLAB HAS SETTLED AT THE
PERIMETER WALLS

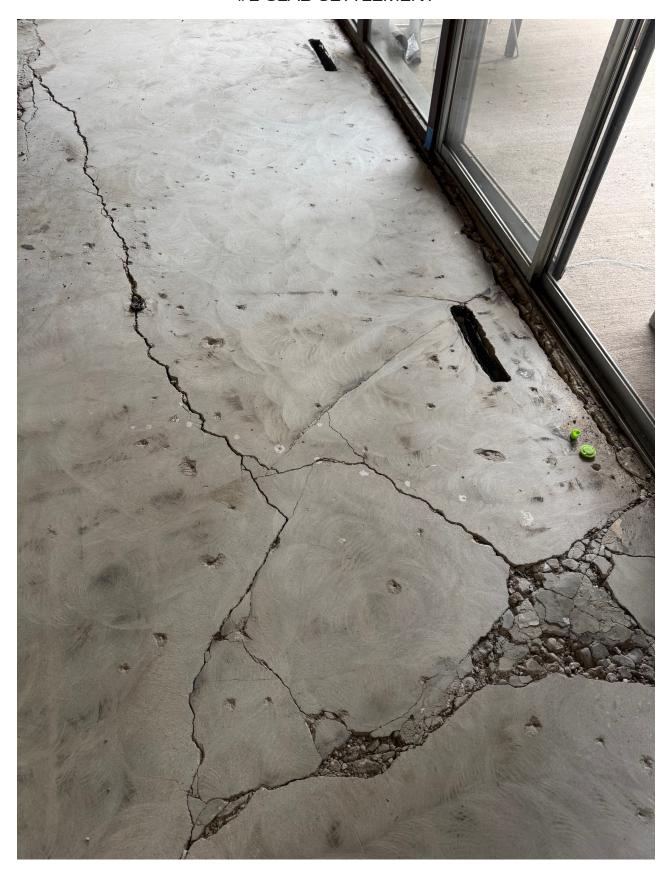




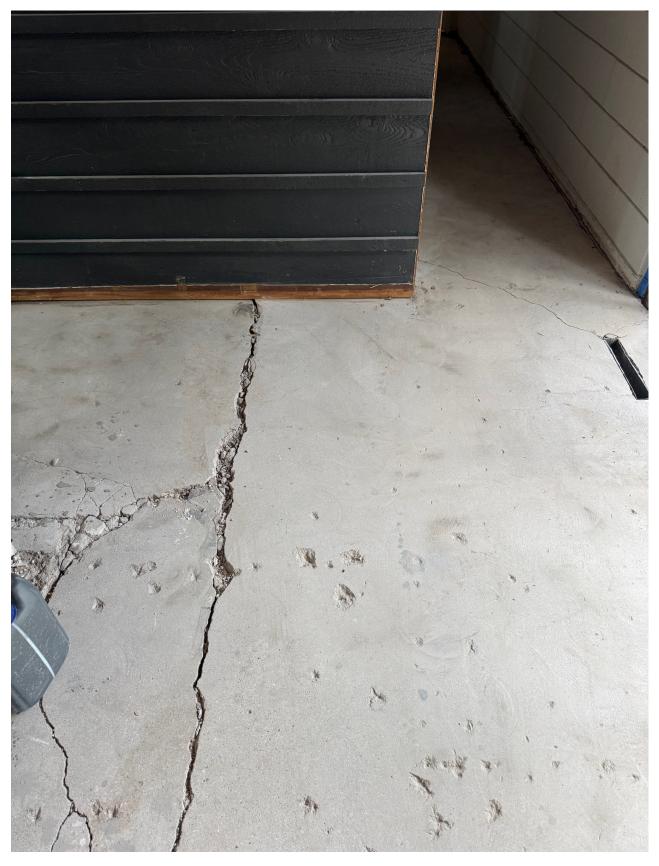
FLOOR SLAB SETTLEMENT HAS SEVERELY DAMAGED CONCRETE SLAB



FLOOR SLAB SETTLEMENT HAS SEVERELY DAMAGED CONCRETE SLAB



FLOOR SLAB SETTLEMENT HAS SEVERELY DAMAGED CONCRETE SLAB



FLOOR SLAB SETTLEMENT HAS SEVERELY DAMAGED CONCRETE SLAB

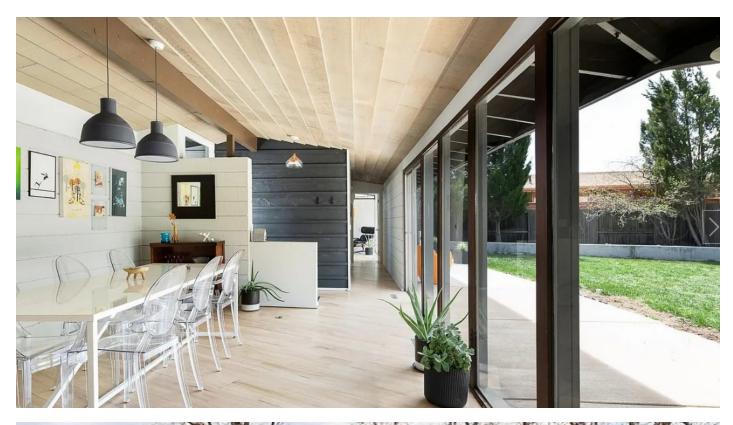
## #4 ELECTRICAL PANEL



## **#5 RIDGE BEAM POST**



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









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





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





PHOTOS OF ROT DAMAGE TO EXISTING FIXED WINDOW FRAMES





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)



NEW KITCHEN WINDOW OPENS ONTO COURTYARD BETWEEN HOME AND GARAGE ADDITION.

NEW WINDOW MATCHES PROPORTIONS AND SHADOW BOX FRAME DETAILS OF EXISTING



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

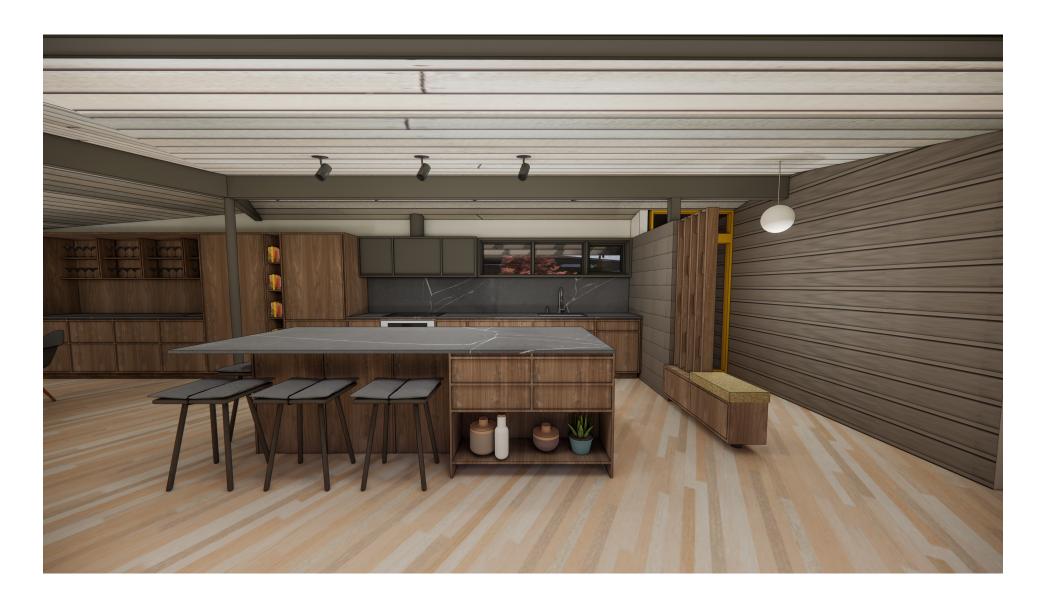


NEW WALNUT KITCHEN AND ISLAND ALIGN WITH WINDOW WALL



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

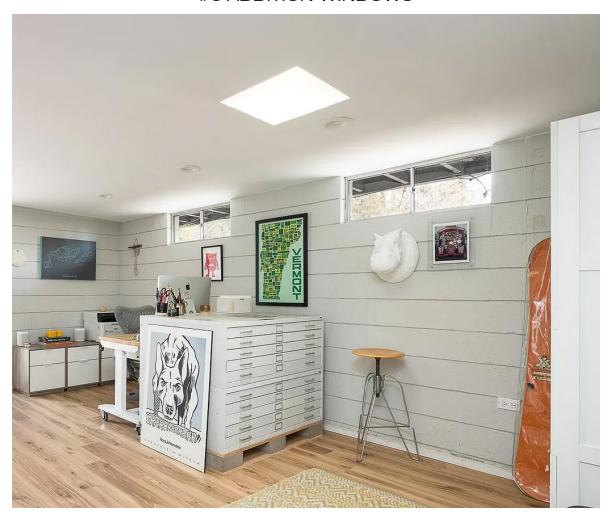


NEW KITCHEN TAKES ADVANTAGE OF NANAWALL WINDOWS



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







































