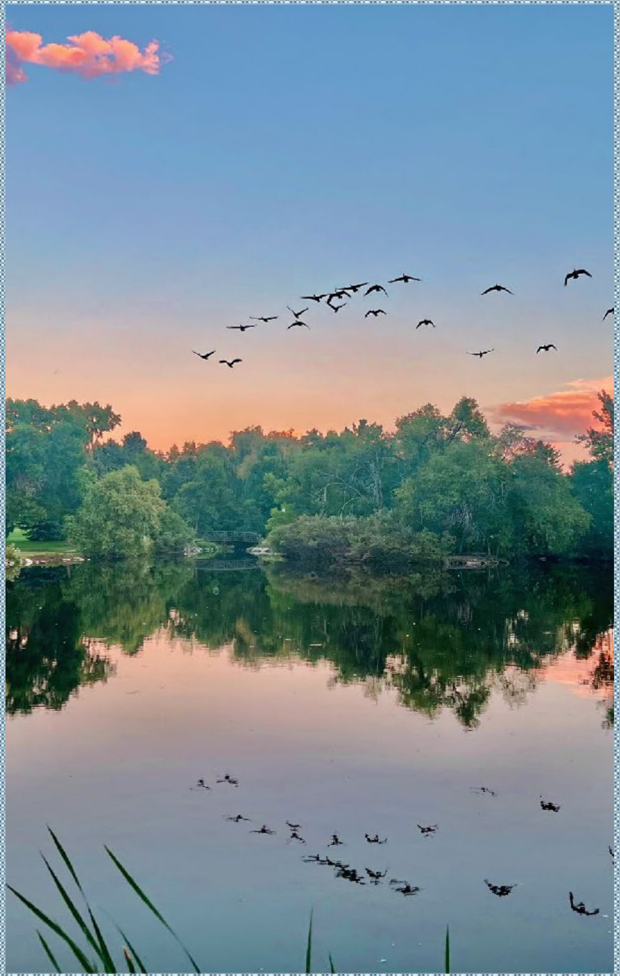
HISTORIC PRESERVATION TAX CREDIT APPLICATION

The Nyman House
5475 Mohawk Road

Sara Dusenberry, Senior Planner

September 29, 2025



Littleton Colorado

APPLCATION AND HISTORIC DESIGNATION SUMMARY

- Application for State Income Tax Credit that is valued at 20% of qualified costs or $100,000 (whichever is less)
- Contributing structure of Arapaho Hills National Register Historic District (Lot 9 Block 3)
- Submitted for Part one application

TAX CREDIT PROCESS

- Entire scope of work must meet Secretary of Interior Standards for Rehabilitation
- Must meet "qualified rehabilitation expenditure" standards in C.R.S. 39-22-514.5
- After application is submitted, reviewing entity must issue determination in 90 days

LOCATION

The Nyman House
5475 Mohawk Rd

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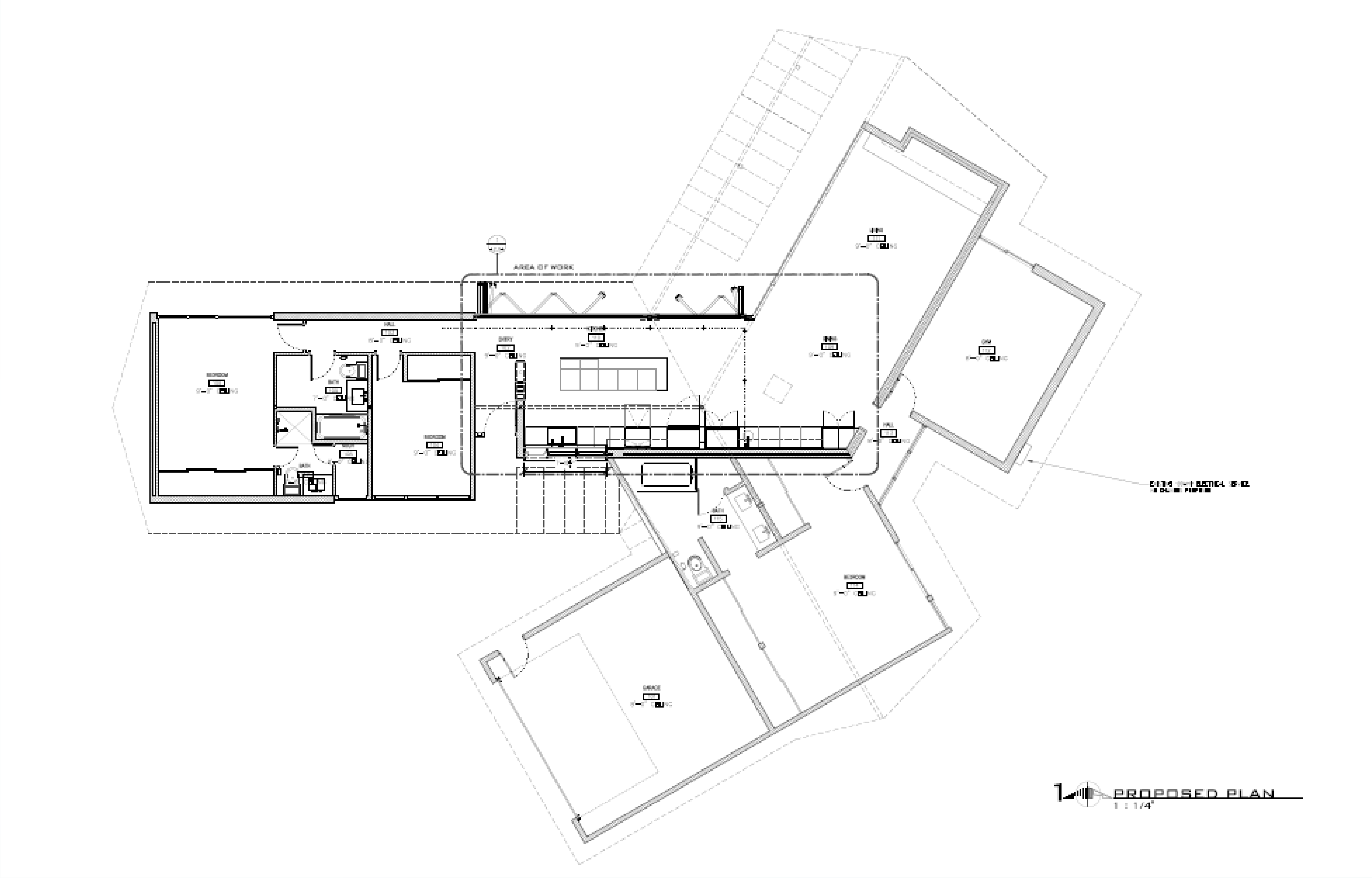
PROPERTY HISTORY

- 1961 – house constructed
- 2012 – Arapaho Hills Listed as national Register Historic District
- 2024 – Received credit for work related to mechanical systems and skylight

APPLICATION DETAILS

1. Remediation and repair of a sewer line backup
2. Foundation slab settling repair and floor replacement
3. Replacement of gas line
4. Replacement of electrical panel
5. Structural post replacement
6. Replacement of window wall and sliding glass doors
7. Kitchen renovation and layout change
8. Window enlargement

APPLICATION DETAILS: KITCHEN & WINDOW WALL



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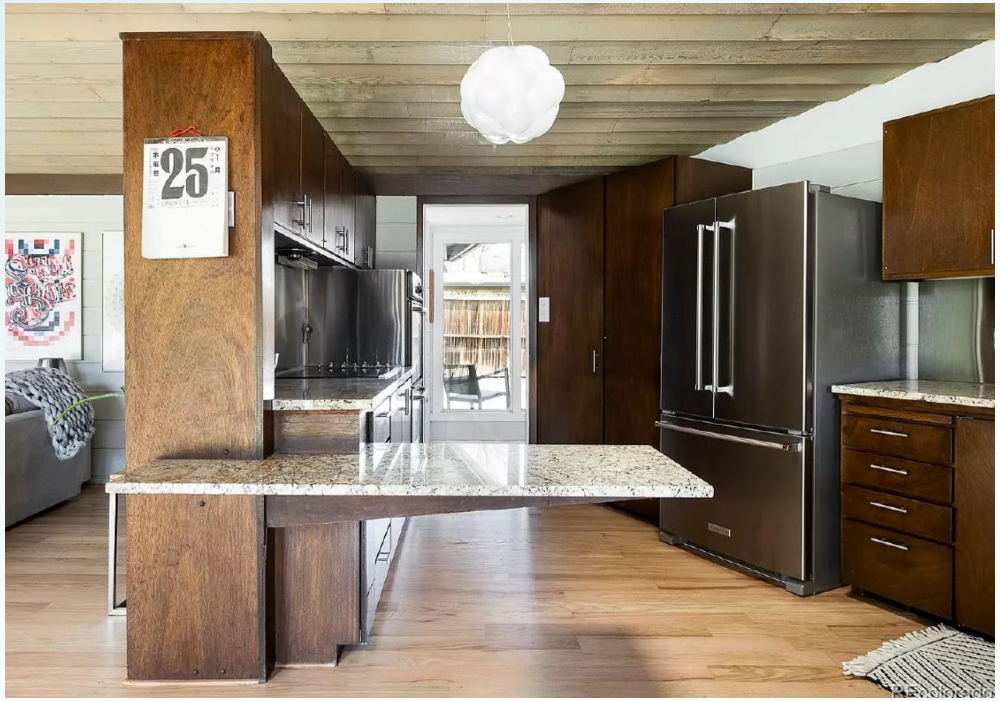
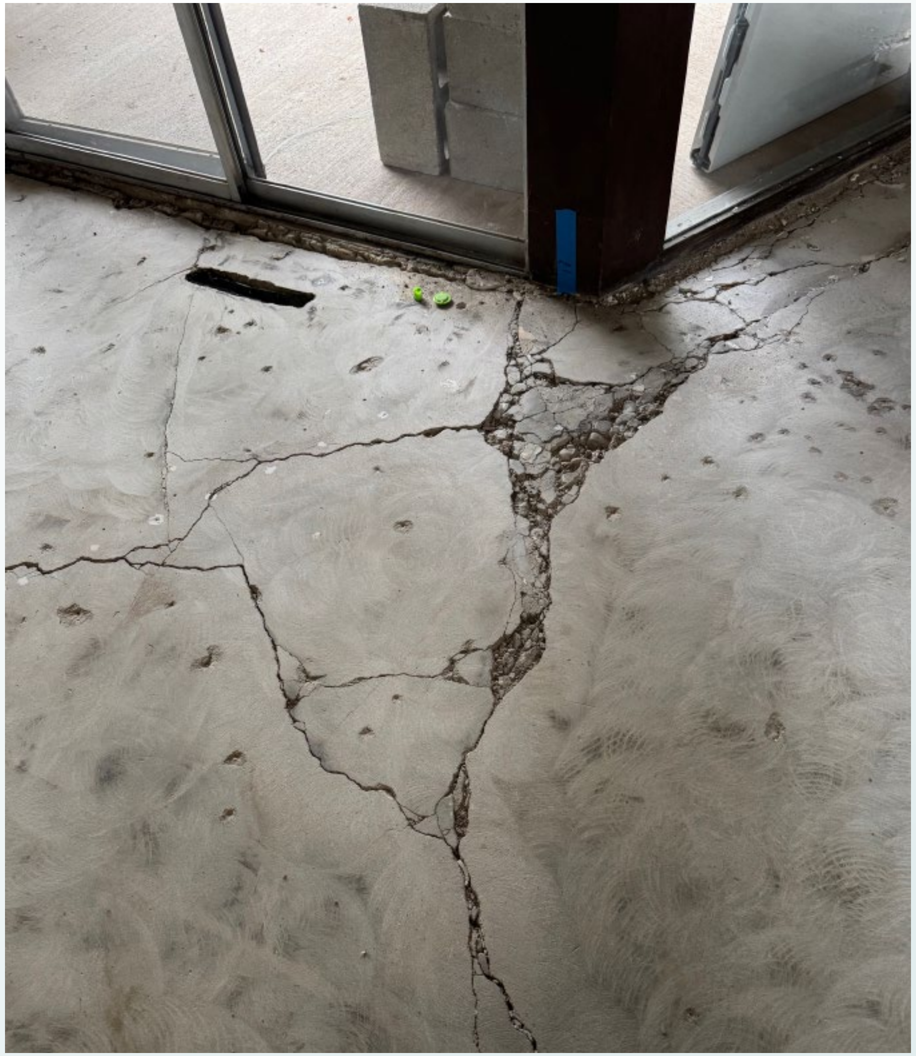
APPLICATION DETAILS: KITCHEN



APPLICATION DETAILS: WINDOW WALL

APPLICATION DETAILS: MOLD REMEDIATION

APPLICATION DETAILS: SLAB SETTLING



APPLICATION DETAILS: POST REPLACEMENT & WINDOW ENLARGEMENT

APPROVAL CRITERIA

Secretary of the Interior Standards for Rehabiliation	
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.	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.
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.	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.
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.	8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	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.

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APPROVAL CRITERIA

- Secretary of Interior Standards for Rehabilitation
  - Staff has found that the project does not qualify for tax credits under the SOI Standards
  - The kitchen layout changes and proposed accordion window wall do not meet standards 2, 5, and 6
- Qualified costs under C.R.S 39-22-514.5
  - Total Project Cost: $232,666
  - Total Qualified Costs: $114,416
  - Tax Credit Amount: $22,883.20

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STAFF RECOMMENDATION

- Staff recommends denial of HPC Resolution 04-2025