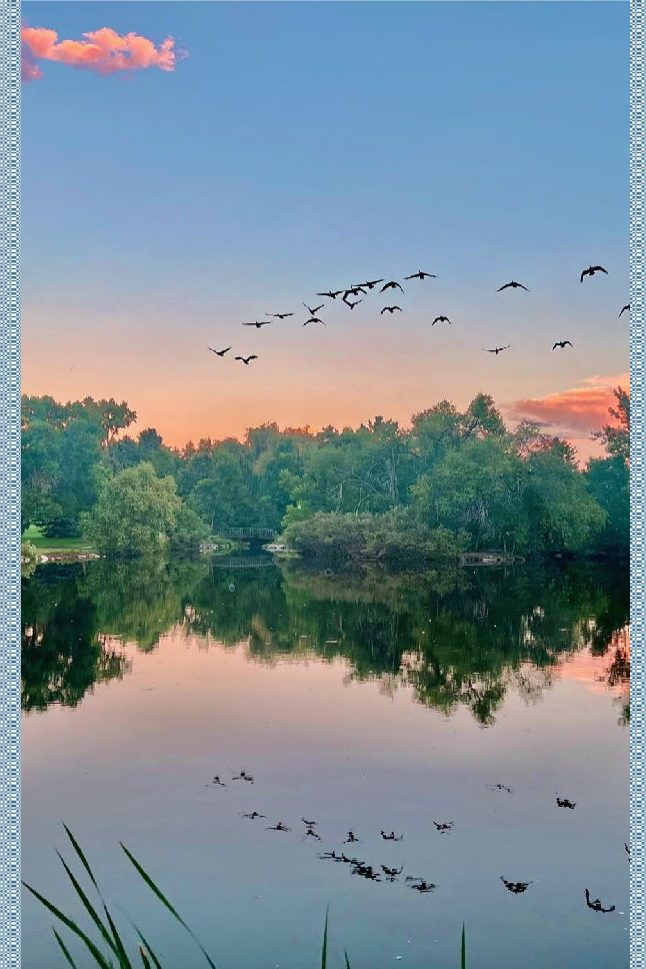


HISTORIC PRESERVATION TAX CREDIT APPLICATION

The Nyman House
5475 Mohawk Road

Sara Dusenberry, Senior Planner

June 17, 2024



APPLICATION AND HISTORIC DESIGNATION SUMMARY

- Application for State Income Tax Credit that is valued at 25% of qualified costs or \$50,000 (whichever is less)
- Contributing structure of Arapaho Hills National Register Historic District (Lot 9 Block 3)
- Current owners completed work between July 2023 and January 2024

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
- Joint Parts I and II application; work must be completed in 24 months for a qualifying structure
- After application is submitted, reviewing entity must issue determination in 90 days

LOCATION

The Nyman House
5475 Mohawk Rd



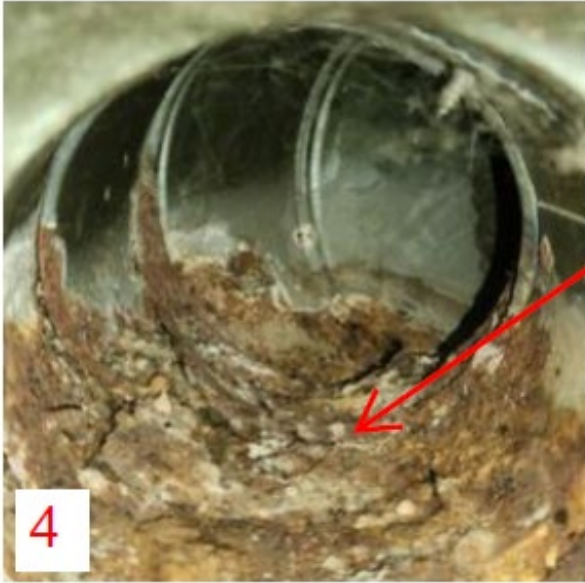
PROPERTY HISTORY

- 1961 – house constructed
- 2012 – Arapaho Hills Listed as national Register Historic District
- 07/2023 – 01/2024 – Project period of this application

APPLICATION DETAILS

1. Repair under slab ducts associated with original forced air HVAC system.
2. Replace existing domed skylight
3. Address existing warped and damaged damper within chimney.

APPLICATION DETAILS



4

WATER AND RUST
DAMAGE TO EXISTING
DUCTS



8

DUCTS CLEANED AND
SEALED WITH LIQUID
LATEX

- Before and after pictures of latex sealing

APPLICATION DETAILS



EXISTING BROKEN SKYLIGHT

9



NEW SKYLIGHT FROM EXTERIOR

14

- Exterior before and after pictures of skylight replacement

APPLICATION DETAILS



- Interior before and after pictures of skylight replacement

APPROVAL CRITERIA

- Secretary of Interior Standards for Rehabilitation
 - Staff has found that the project qualifies for tax credits under the SOI Standards
- Qualified costs under C.R.S 39-22-514.5
 - Total: \$8262.65

STAFF RECOMMENDATION

- Staff recommends approval of HPC Resolution 03-2024
- Tax Credit Amount: \$2,056.65