

1 **CITY OF LITTLETON, COLORADO**

2
3 **HPC Resolution No. 04**

4
5 **Series, 2025**

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7 **A RESOLUTION OF THE HISTORICAL PRESERVATION COMMISSION OF**
8 **THE CITY OF LITTLETON, COLORADO APPROVING AN APPLICATION FOR**
9 **COLORADO STATE INCOME TAX FOR REHABILITATION OF A QUALIFIED**
10 **HISTORIC STRUCTURE LOCATED AT 5475 MOHAWK ROAD**
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12 **WHEREAS**, as a Certified Local Government, the City of Littleton Historical Preservation
13 Commission is the appropriate reviewing entity for applications submitted for the Colorado State Income
14 Tax Credit for rehabilitation of historic structures;
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16 **WHEREAS**, the property owner of the Nyman House, located at 5475 Mohawk Road,
17 submitted an application for Part I for State Income Tax Credit pursuant to C.R.S. 39-22-514.5;
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19 **WHEREAS**, the City of Littleton Historical Preservation Commission held a meeting on
20 September 29, 2025 to consider the application for state income tax credit of the rehabilitation of 5475
21 Mohawk Road.
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23 **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**
24 **PRESERVATION COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**
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26 **Section 1.** The historical preservation commission finds that the evidence and testimony
27 presented during the public hearing demonstrates that the criteria and standards of the Secretary of the
28 Interior and the State of Colorado are met as follows:
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- 30 a. The original use of the property is residential and that the improvements support
31 maintenance of the original use.
32 b. No historic features, not subject to extensive deterioration, will be removed in
33 association with the improvements.
34 c. The updates to the property sufficiently emphasize natural materials and forms that
35 characterize the Arapahoe Hills area, to tie original features to modern design.
36 d. The proposed work, as outlined in Part I application, does not diminish the historic
37 integrity of the building.
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39 **Section 2.** Based on the evidence and testimony presented at the public hearing and the findings
40 stated herein, the historical preservation commission hereby APPROVES the State Income Tax Credit for
41 the property located at 54475 Mohawk Road, as denoted in Exhibit A.
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43 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the
44 Historical Preservation Commission of the City of Littleton, Colorado, on the 29th day of September 2025
45 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

46 ATTEST:
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Wendy Shea-Tamag
DEPUTY CITY CLERK

APPROVED AS TO FORM:

Atasi Titlow
SR. ASSISTANT CITY ATTORNEY

Jason Smith
VICE-CHAIR



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EXHIBIT A
LEGAL DESCRIPTION

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