Staff Report

Meeting Date:	September 29, 2025
Planner:	Sara Dusenberry, Senior Planner
APPLICATION SUMMARY:	
Project Name:	Historic Preservation Tax Credit for the Nyman House
Application Types:	Historic Preservation Tax Credit
Location:	5475 Mohawk Road Littleton, CO 80123
Applicant:	Brent Forget and Oliver McInstry
Owners:	Brent Forget and Oliver McInstry
Applicant Request:	20 Percent State Tax Credit Application
HISTORIC DISTRICT SUMMARY:	
Historic Building Name:	Nyman House
Individual Landmark Designation:	No
Historic District:	Arapaho Hills
Contributing Structure:	Yes
Applicable Design Guidelines:	N/A

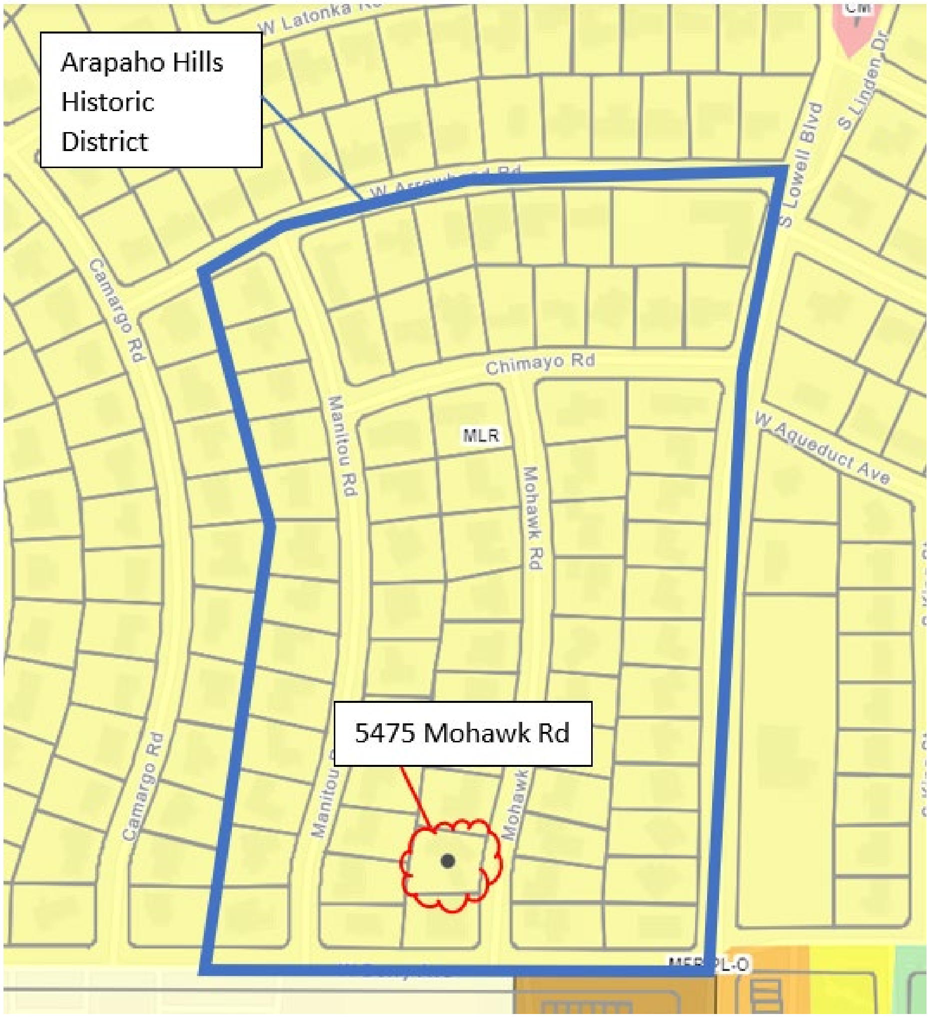
PROCESS:
State of Colorado laws provide tax incentives for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. These credits provide incentives to homeowners for projects that involve physical preservation, restoration, or rehabilitation of historic buildings to ensure their historic character is maintained into the future. These tax credits are reviewed by local historic preservation authorities to ensure that only qualified costs and expenses are included in the tax credit calculation. The tax credit provided to homeowners is twenty percent (20%) of qualified costs and expenses.

The application processes for Historical Preservation Tax Credits are established in Colorado Revised Statute (CRS) 39-22-514 and 39-22-514.5. These laws establish required application processes, application fees, and review procedures. For work to be qualified for tax credits, all work for the proposed project must be completed within 12 months. Submittal of the Part I application form must occur prior to submittal of the Part II. All work must be complete prior to submittal of Part II, and the application must be submitted within 24 months of the Part I application's approval. Additionally, these statutes establish the reviewing entity for these applications as local governments or local historic districts. These reviewing entities have 90 days from the date of a Part II application to process the application, and if the application is eligible, to issue a certificate with the tax credit amount listed on it.

Project Start Date:	August 2025
Application Received Date:	July 2025
Date of Determination by City of Littleton:	September 29, 2025

LOCATION:

5475 Mohawk Road is north-west of the intersection of W Berry Avenue and S Lowell Boulevard.



Vicinity Map Showing Property Context and Zoning

PROPERTY HISTORY:

1961 Nyman House Constructed

2012 Arapaho Hills listed as a National Register Historic District (#12000550)
5475 S Mohawk Road is identified as a contributing structure to the Historic District

2024 Homeowner receives approval for a tax credit application related to mechanical systems and a sky light.

2025 Homeowner submits for a second tax credit application related to work outlined below.

PROPERTY DESCRIPTION:

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 angle. The house is a single level structure. Two angled volumes 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.

APPLICATION DETAILS:

The applicant has submitted a Part I application for historic preservation tax credit for a renovation at 5475 Mohawk Road. The total Scope of Work for this project included in the application to the City of Littleton is listed below:

1. Remediation and repair of a sewer line backup
    a. Replaced leaking section of sewer line, and mold and water remediation occurred. Kitchen cabinets and wall paneling was removed due to mold.
    b. Total Cost: $10,471
2. Foundation slab settling repair and floor replacement
    a. Floor removal revealed large cracks and settling of the foundation slab. The highpoint of the slab was ground down and leveled. The flooring in the living room, kitchen, dining room, and guest bedroom was removed. New 4in wide white oak flooring to match the previous floors was installed.
    b. Total Cost: $38,945
3. Replacement of gas line
    a. An existing gas line was cracked due to the slab settling and was required to be capped. A new gas line is proposed to run underground around the perimeter of the house.
    b. Total Cost: $9,000
4. Replacement of electrical panel
    a. Existing electrical panel was undersized and previous changes to the property resulted in unsafe circuiting. A new, larger panel was installed.
    b. Total Cost: $5,000
5. Structural post replacement
    a. Three ridge beams at the center of the house are supported by a post, that was affected by the slab settlement. The post no longer had a good connection to the foundation footing and was recommended for replacement. A new post was installed with a recessed mounting plate, to conceal the plate below the floor.
    b. Total Cost: $4,000

6. Replacement of window wall and sliding glass doors
    a. The dining room included wall to ceiling windows with two aluminum sliding doors. The windows and doors are both single pane glass. The wood frames on the windows are deteriorated and rotten. The weather stripping on the doors is damaged or missing causing air and insect infiltration and the doors ice up on the interior. The header beam for the windows and doors has sagged due to the slab settling. The windows and doors will be replaced with accordion style doors, that will fully open across the width of the original window wall. The original beam was replaced with a steel beam.
    b. Total Cost: $41,000
7. Kitchen renovation and layout change
    a. A base wall of cabinets and wall paneling of the kitchen was severely damaged due to mold and were removed during remediation. The concrete slab was unable to be levelled without removing the rest of the kitchen cabinets. Due to circulation issues caused by an addition on the house, the homeowner elected to change the layout of the kitchen to align with the glass wall. Above the new, kitchen sink a window is proposed to match a window previously located on the front of the house. A partial height wall at the front entry will be removed and replaces with a walnut bench and screen element that matches the proportions of a coat closet shown in the original plans in this location.
    b. Total Cost: $118,250
8. Window enlargement
    a. Two, small basement style windows located in a later addition will be removed and replaced. The replacement windows will be floor to ceiling to match all other window openings to the backyard and will utilize shadow box frames to match existing windows.
    b. Total Cost: $6,000

Total Project Cost: $232,666

TAX CREDIT ELIGIBILITY, APPROVAL CRITERIA, AND ANALYSIS:

Decision Criteria and Evaluation: The Secretary of the Interior established the following Standards for Rehabilitation which are used to evaluate whether a project's scope of work overall is eligible for tax credit. After the scope of work has been assessed, then each component and the project are evaluated to determine whether it is a "qualified rehabilitation expenditure" under the definitions established CRS 39-22-514.5.

Standard	Meets Standard (Yes / No / Not Applicable N/A)
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.	**Yes**-original use was as a residence, maintains residential use.
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.	**No**- The proposed changes to the kitchen layout and cabinets, as well as replacing the fixed window walls and sliding doors do not meet this standard. The kitchen layout and cabinets were typical of mid-century modern houses and were original to the house. Mid-century homes often used glass window walls in addition to sliding doors to provide a clear connection

	to outdoor spaces. Though the proposed doors will allow for this connection and maintain the existing rhythm and spacing, it was more typical to have fixed window walls over fully openable window walls. The combination of both these proposed changes, also greatly alters the existing sequence of spaces and circulation patterns.
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.	**N/A**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	**N/A**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	**No –** The kitchen layout and window wall with sliding doors are distinctive features of the house and similarly styled mid-century modern homes. Removal and alteration of these features is not in line with this standard.
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.	**NO**- The damage to the cabinets caused by mold, does constitute substantial deterioration, but the chosen replacements and changing of the entire kitchen layout does not meet this standard. The deterioration of the window wall and sliding doors is also substantial enough to warrant replacement, as is the need to make the windows and doors more energy efficient and resilient. The proposed replacements, however, do not meet this standard. Neither the changes in the kitchen or to the windows match the previous in design, color, texture, and other visual qualities and, where possible, materials
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.	**N/A**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	**N/A**
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.	**N/A**
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.	**N/A**

C.R.S.514.5

“Qualified rehabilitation expenditures” means “exterior and interior improvements undertaken to restore, rehabilitate, or preserve the historic character of a qualified property” that meets the Secretary of the Interior Standards for Rehabilitation. Under C.R.S. 514.5 “exterior improvements” is limited to any one or more of the following: roof replacement or repair; exterior siding replacement or repair; masonry repair, re-pointing, or replacement; window repair or replacement, door repair or replacement; woodwork and trim repair or replacement; foundation repair and replacement; and excavation costs associated with the foundation. “Interior improvements” is limited to one of more of the following: electric repairs and upgrades; plumbing repairs and upgrades; heating, venting, and air conditioning repairs and upgrades; repair of existing interior walls, ceilings, and finishes; repair or replacement of existing woodwork and trim, insulation; refinishing or replacing historic floor materials in-kind, excluding carpeting; and reconstructing missing historic elements when there is sufficient historical documentation to guide the reconstruction.

Using this definition as a reference the following costs have been evaluated as qualified or not qualified.

1. Remediation and repair of a sewer line backup
    a. Total Cost: $10,471
    b. **Qualified**
2. Foundation slab settling repair and floor replacement
    a. Total Cost: $38,945
    b. **Qualified**
3. Replacement of gas line
    a. Total Cost: $9,000
    b. **Not Qualified**
4. Replacement of electrical panel
    a. Total Cost: $5,000
    b. **Qualified**
5. Structural post replacement
    a. Total Cost: $4,000
    b. **Qualified**
6. Replacement of window wall and sliding glass doors
    a. Total Cost: $41,000
    b. **Qualified**
7. Kitchen renovation and layout change
    a. Total Cost: $118,250
    b. Qualified Cost: $9,000
    c. **Portions of work are qualified**
8. Window enlargement
    a. Total Cost: $6,000
    b. **Qualified**

Total Project Cost: $232,666
Total Qualified Costs: **$114,416**

STAFF RECOMMENDATION:

Staff recommends denial of HPC Resolution 04-2025 as the entire project does not appear to meet the Secretary of the Interior's Standards (SOI) for rehabilitation. The proposed changes to the kitchen and window wall, as noted above, do not meet standards 2, 5, and 6. For state residential tax credit applications, all portions of the project MUST meet all applicable standards in order to receive credits. This is to ensure and incentivize the entire project is in keeping with SOI standards and maintains the historic integrity of the building.

20 percent tax credit: **$22,883.20**