

**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)

**PART 1 -- PRELIMINARY APPROVAL**

**1. PROPERTY INFORMATION**

Name of Property: **Mansion Condos U-1333, U-1335**

Address: **1333, 1335 N High St**

City/Town: **Denver** County: **Denver** Zip: **80218**

Name of Registered Historic District: **Wyman's Addition to the City and County of Denver**

Legal Description:

**Mansion Condos U-1333, U-1335**

**Lots 39-42, Block 12**

**Wyman's Addition to the City and County of Denver**

**2. APPLICANT INFORMATION (taxpayer claiming the credit)**

Name: **Jennifer & Jonathan Pray (U-1333); John L. Yungclas (U-1335)**

Type of Entity: Individual

Partnership: General  Limited

Corporation: Regular  Subchapter S

/LPLWed /LaELOW\ &RP h\

Name of authorized company official

(if applicant is not an individual):

Business address:

City/Town: State: Zip:

Telephone:

Residential address: **1333, 1335 N High St**

City/Town: **Denver** State: **CO** Zip: **80218**

Telephone: **Pray (720-505-9396)**

Taxpayer Identification Number (or Social Security Number):

**[REDACTED]**

Applicant is: (check one) owner  tenant

**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 than owner (if owner is applicant, write "same")**

Name: **Same**

Address:

City/Town: State: Zip:

Telephone:

4. PROJECT CONTACT

Applicant     Owner     Other (specify below)

Name: **Jennifer Pray**

Address: **1333 N High St**

City/Town: **Denver**

State: **CO**

Zip: **80218**

Telephone: **720-505-9396**

5. PROPERTY DESCRIPTION (see instructions):

Architect: **Gove & Walsh**

Three-story, brick, Classical-revival

Front porch and balcony with Ionic columns

4 dormers, cornice with dentils, inlaid gutters

Original Date of construction: **1895**

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)

(if drawings are available, they should also be included)

**7. DESCRIPTION OF REHABILITATION**

<p>1.</p>	<p>Architectural Feature: Describe feature and its condition:  Asphalt roof shingles have deteriorated and are causing water damage.</p>	<p>Describe work/impact on feature: Replace existing gray asphalt shingles with new class 4 impact rated gray asphalt shingles.</p>
<p>Photo no. 1                      Drawing no.</p>		
<p>2.</p>	<p>Architectural Feature: Describe feature and its condition:  Wall shingles on roof dormers are rotting. Restore and or replace as needed.</p>	<p>Describe work/impact on feature: Repair and/or replace (no more than 10%) roof dormer wall shingles with new cedar shingles that match existing.</p>
<p>Photo no. 2                      Drawing no.</p>		
<p>3.</p>	<p>Architectural Feature: Describe feature and its condition:  Inlaid gutter is starting to rust and allowing water penetration into soffit.</p>	<p>Describe work/impact on feature: Sand, prime and line existing inlaid gutter with cover flashing to extend life of gutter.</p>
<p>Photo no. 2                      Drawing no.</p>		

## Part 1 Q.6. Photographs of all sides of the building



EXISTING SOUTHEAST ELEVATION  
VIEW FROM SOUTHEAST CORNER ON HIGH STREET



EXISTING EAST ELEVATION  
VIEW FROM EAST ON HIGH STREET



EXISTING NORTHEAST ELEVATION  
VIEW FROM NORTHEAST CORNER ON HIGH STREET

## Part 1 Q.6. Photographs of all sides of the building



EXISTING NORTHWEST ELEVATION  
VIEW FROM NORTHWEST CORNER OF REAR YARD



EXISTING WEST ELEVATION  
VIEW FROM WEST FROM REAR YARD



EXISTING SOUTHWEST ELEVATION  
VIEW FROM SOUTHWEST OF REAR YARD



Part 1 Q.7. Photographs of features requiring rehabilitation/preservation

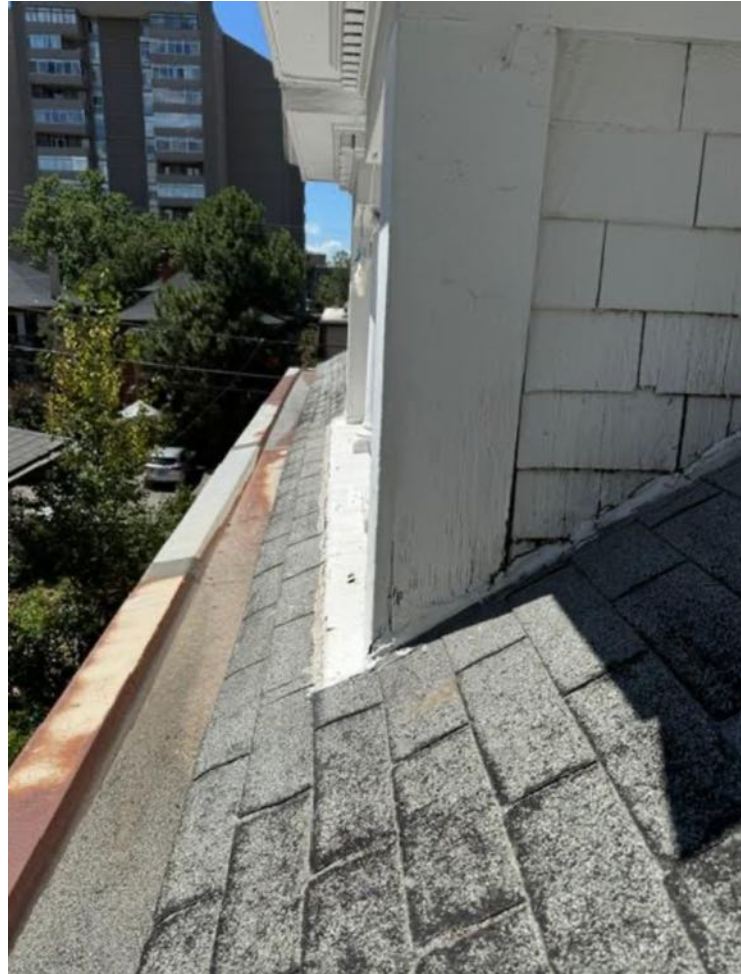
Image 1 -  
Roof shingles before



## Part 1 Q.7. Photographs of features requiring rehabilitation/preservation

Image 2 -

Dormer wall shingles and  
inlaid gutter before



8. COST ESTIMATE OF PROPOSED WORK

Itemized:

Remove existing roofing material and install new plywood to entire roof per Denver Code - \$3860

Install new asphalt roof shingles - \$26,445

Repair and/or replace rotted cedar wall shingles on dormers - \$2750

Clean & prime in-laid gutter and line with flashing - \$3800

Estimated total qualified costs:  
**\$36,855.**

Estimated total project cost:  
**\$36,855**

9. PROJECT STARTING DATE: **10/22/24**

PROJECT COMPLETION DATE: **10/30/24**

10. APPLICATION FEE SUBMITTED: (refer to Publication 1322b for more details)

11. APPLICANT'S SIGNATURE

I hereby apply for preliminary approval to proceed with the above described work for which I intend to claim a state income tax credit for historic rehabilitation. I attest that I am the property's owner or a qualified tenant with a lease of five or more years and that the information I have provided is, to the best of my knowledge, true and correct. I hereby agree to allow representatives of the Reviewing Entity access to the property as may be necessary and reasonable for the review and approval of this application.

Signature: \_\_\_\_\_ Date: **12/9/24**



# Part 1 Q.8. Cost estimate of proposed work

				PROPOSAL		
<b>To:</b> JENNIFER PRAY 1333 N. HIGH ST DENVER, CO 720-5059396 JENNIFER.R.PRAY@GMAIL.COM				Date: 10/14/2024		
				Mailing Address: 7380 W. Calahan Ave. Lakewood, CO 80232 (303)917-0628 Office (303)988-0877 Fax NewVisionRoof@gmail.com		
				Rep: <b>Bob Schneider</b> 303-917-0628		
This proposal valid for 15 days						
Rep	Terms	Shingle	Optional	HOA		
	See Below					
MAIN STRUCTURE REROOF						
Remove Existing Roofing material. Inspect all decking for rotted sheathing and nailability. Install 7/16" OSB Plywood to entire roof deck per Denver CODE. Install Ice & water shield on Eaves & Valleys for Ice and Snow damming protection. Install Premium 30# Synthetic Underlayment to appropriate codes. Install Baked Enamel metal drip edge flashing to the perimeter of the roof. Color: _____ Replace all cover flashings. Install prefinished step-flashings to roof to side wall areas Color: _____ Closed cut all valleys over Ice and Water Shield. Install counter flashing at all side & headwall locations. (Chimneys) Cut in 6 attic vents per code. 6 Total attic vents Reflash Skylights with new base flashing.						3,860.00
SHINGLE OPTIONS:						
Install OC DURATION Dimensional Shingles Color: _____				\$25,755.00		
Install OC DURATION STORM Dimensional Shingles Color: _____				26,445.00		
Repair and/or replace rotted cedar shingles; match existing. Material, Labor & Paint.				2,750.00		
Clean & Prime In-laid gutter with JM Blue Prime and 60mil Cured 12" Cover Flashing.				3,800.00		
Full Quality Control inspections by production staff during job process Daily Clean up of jobsite included to leave yard just like we found it Roll yard with Nail magnet to pickup loose nails						-
Options, Upgrades, & Discounts						
Your Roofing Project Includes: Removal of existing roofing, inspect for rotted sheathing, disposal of all debris, new underlayment's, factory cut starter, closed valleys to code, Drip Edge (baked enamel finish) to the entire perimeter, "High wind" nailed shingles, new pipe jack flashings, low profile vents (painted to match), all required licensing and insurance, and our robust "5 year Customer First Satisfaction Guarantee" for a worry free project we can all be proud of. Any roof sheathing requiring replacement will be billed at \$ 55 per sheet extra.						-
START DAY Payment 50% \$ 18,427.50				Subtotal \$36,855.00		
Completion Day Payment 50% \$ 18,427.50 + permit fee				<b>Total \$36,855.00</b>		

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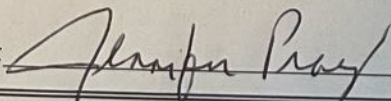
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Signature: \_\_\_\_\_

*Jonathan Pray*

Date: 12/9/24 \_\_\_\_\_



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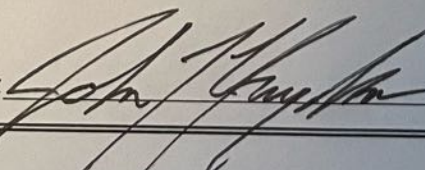
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Date: 12/2/24