

**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 2 -- FINAL APPROVAL

1. PROPERTY INFORMATION

Name of Property: 260 Race Street

Address: 260 Race Street

City/Town: Denver

County: Denver

Zip: 80206

Name of Registered Historic District:

Property Type: Personal

Use of Property: Current: Residential

After Rehabilitation: Residential

Legal Description:

**30-32 1COUNTRY CLUB ANX AMD11 04S68W30-32 1 COUNTRY CLUB
ANX 11 04S68W301 COUNRTY CLUB ANNEX**

2. APPLICANT INFORMATION (taxpayer claiming the credit)

Name: Victor Frandsen

Type of Entity: Individual

Partnership: General Limited

Corporation: Regular Subchapter S

Limited Liability Company

Name of authorized company official (if applicant is not an individual):

Business address:

City/Town:

State:

Zip:

Telephone:

Residential address:

City/Town:

State:

Zip:

Telephone:

If more than one taxpayer intends to claim the credit, include on a separate sheet the name and address intending to claim the credit.

3. OWNER INFORMATION, if applicant is other than owner (if owner is applicant, write "same")

Name:

Address:

City/Town:

State:

Zip:

Telephone:

4. PROJECT CONTACT

Applicant Owner Other (specify below)

Name: Victor Frandsen

Address: 260 Race Street

City/Town: Denver

State: CO

Zip: 80206

Telephone: 303-638-5502

5. PROJECT STARTING DATE: 12. 2. 2024
PROJECT COMPLETION DATE: 11. 18.2025

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

7. PROJECT COSTS

Itemized:

See Part 1 Plus Just Construction contract oversight and interior repairs from water damage. Itemized list attached with paid receipt. \$9,945 total. 88% qualifying.

See Exhibit 1 with completion photos and breakdown between Historic area and non-historic area of work. Non-historic = 12% of the project and Historic area = 88% of the project.

Total qualified costs:

\$51,609.89

Total project cost:

\$58,647.60

8. APPLICANT'S SIGNATURE

I hereby attest that I am the property's owner or a qualified tenant with a lease of five or more years, that all work on this project has been completed and executed according to the proposed project description as stated in Part 1 and approved by the Reviewing Entity, and that all itemized costs are allowable to claim for tax credits under CRS 39-22-514.5 (2)(k)(II). I hereby agree to allow representatives of the reviewing entity access to the property as may be necessary and reasonable for the final approval of the completed work.

Signature: _____



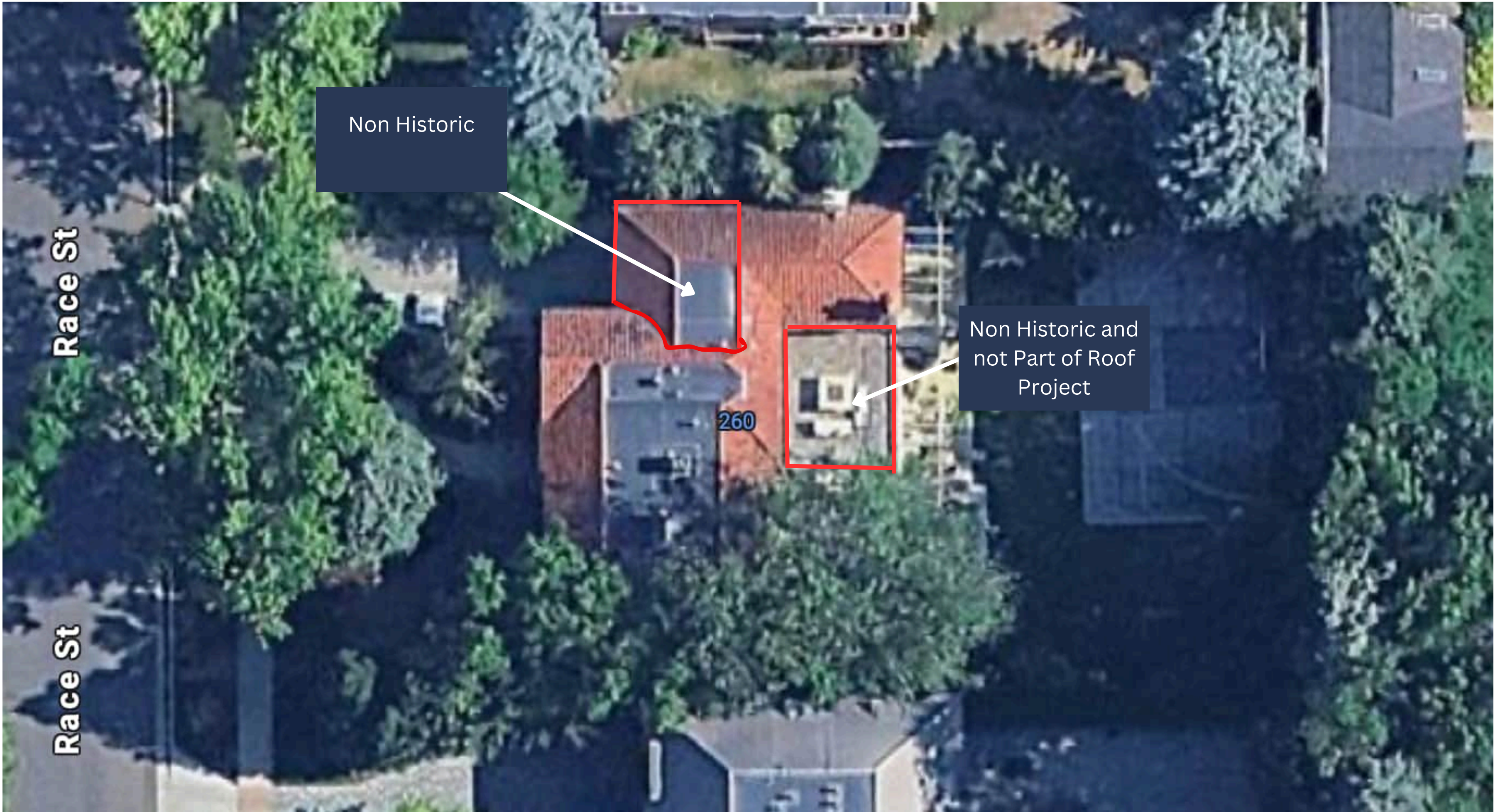
Date: 01/17/2026 _____

260 RACE STREET FRONT



260 RACE STREET BACK





Race St

Race St

Non Historic



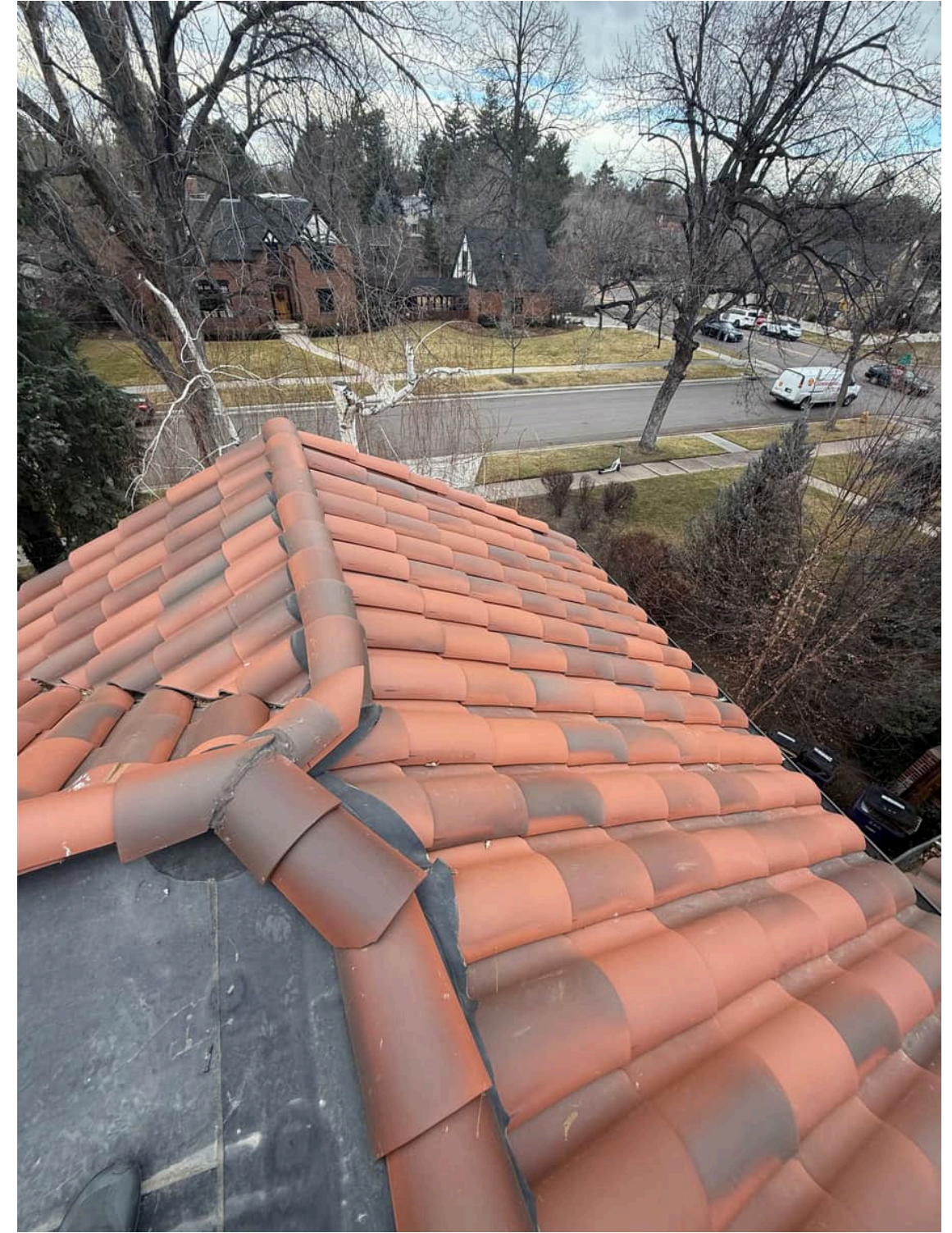
Non Historic and
not Part of Roof
Project

260



All Historic

After completion all Historic

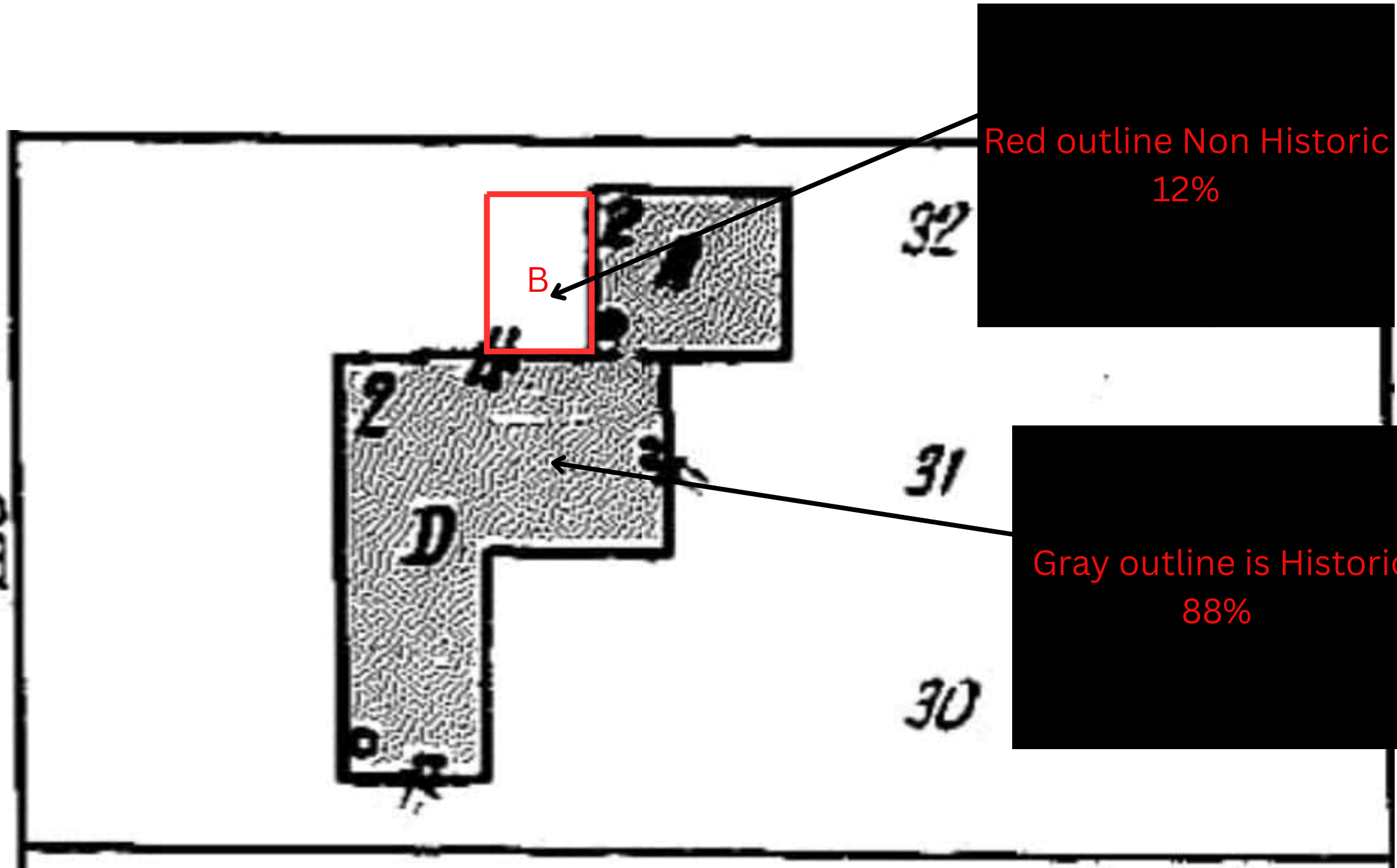




After completion all
Historic



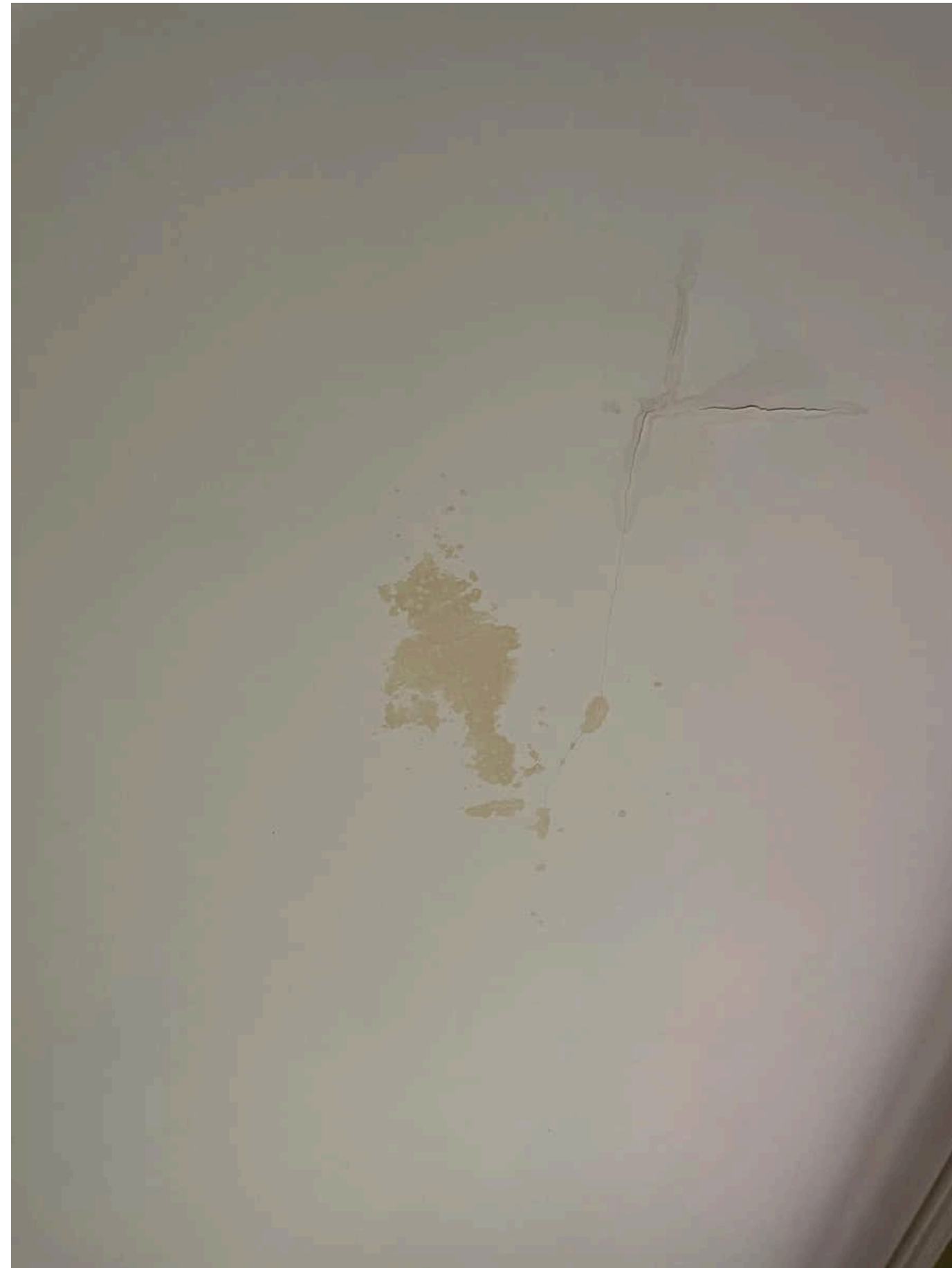
Non Historic after
completion



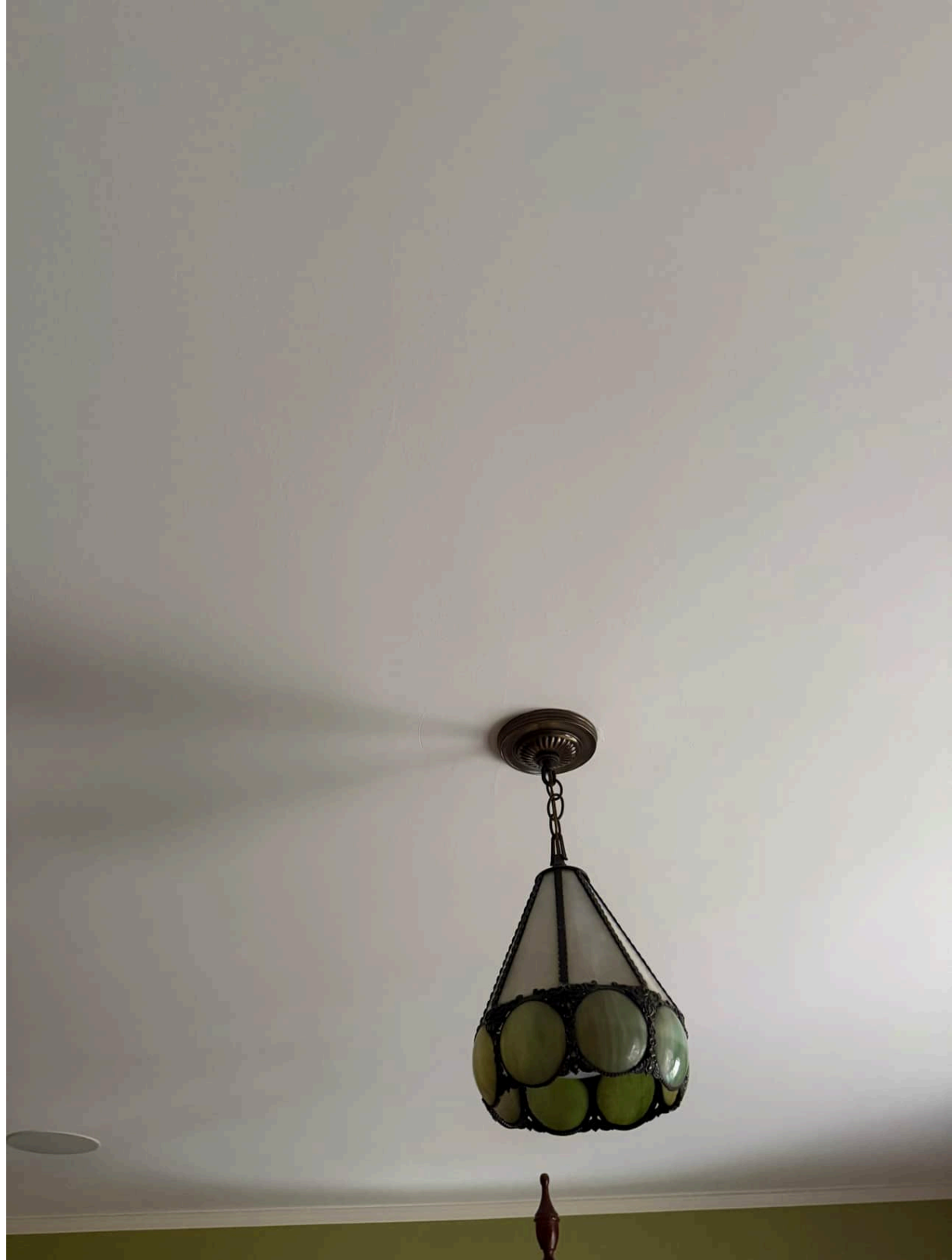
Red outline Non Historic
12%

Gray outline is Historic
88%

Interior leak before



Interior leak after





All Roof LLC
 35572 County Road 13
 Elizabeth, CO 80107
 www.Allroofsofcolorado.com

INVOICE

Job: 216: Victor Frandsen
Invoice Number: 216-1
Invoice Date: 01/06/2025
Terms: Upon Receipt

Location Address
 260 Race Street
 Denver, CO 80206

Victor Frandsen
 Nick
 260 Race Street
 Denver, CO 80206

	PRICE
INVOICE	
Roofing Section	
Remove existing clay tile roof down to substrate and dispose	\$4,500.00
Inspect sheathing for pliability. If area or areas of substrate are found to be damaged, a change order will be submitted for replacement.	\$0.00
Install Ice & Water shield along all eaves and valleys <i>Sharskin Ultra</i>	\$721.00
Install synthetic felt over remaining pitched roof surface	\$1,050.00
Install 16 OZ copper flashings in valleys and sidewalls	\$1,345.60
Furnish & Install Westlake one piece S tile as per manufacturers specifications	\$20,125.00
Install elevated batons at manufacturer specified layout and 2'x4" along hip and ridge line	\$3,850.00
All pipes and penetrations to be flashed according to manufacturer	\$0.00
Install Hip, Ridge, Rake & Clear story transitional tile	\$5,400.00
Install manufacturer specified eave riser along all eaves	\$2,436.00
Subtotal: Roofing Section	\$39,427.60
Roofing Section	
Remove existing membrane roof down to substrate and dispose	\$600.00
Install EPS tapered panels to promote proper waterflow to established drains/scuppers	\$750.00

Install 2.6' Rigid ISO panels over flat roof surface. To attain proper R value as per Building code requirements	\$1,500.00
Install 60 MIl EPDM roofing membrane. Fully adhered	\$4,050.00
Install new thru wall scuppers. 24 Ga	\$825.00
Subtotal: Roofing Section	\$7,725.00
Miscellaneous	
Freight Charge	\$1,300.00
Permit fee to be billed separately once incurred	\$250.00
Subtotal: Miscellaneous	\$1,550.00
Subtotal: Invoice	\$48,702.60
Grand Total	\$48,702.60

Invoice Balance Due:



REMIT TO:
35572 County Road 13
Elizabeth, CO 80107
www.Allroofsofcolorado.com

Company Representative:
Micah Smith
(720) 934-4740
micah.allroof@gmail.com

INVOICE

Date: 11/18/2025
INVOICE #: 143

Just Construction
3828 Kalamath St.
Denver CO 80211

TO:

Victor Frandsen
260 Race St.
Denver CO

PROJECT NAME:	PAYMENT TERMS	DATE:
260 Race St. (Roof)	Upon Receipt	11/18/2025

DESCRIPTION
<p>Plaster and dust containment</p> <p>Demo water damaged plaster and insulation in master bedroom and upstairs landing ceiling</p> <p>Plaster and texture repair</p> <p>Prime and paint ceiling in master bedroom and upstairs landing area. Note: Old paint needed to be matched and to avoid any flashing the whole ceiling had to be painted</p> <p>Roof oversight of the work performed: Remove existing clay tile roof down to substrate and dispose Inspect sheathing for pliability. Install Ice & Water shield along all eaves and valleys Sharskin Ultra material Install synthetic felt over remaining pitched roof surfaces Install 16 OZ copper flashings in valleys and sidewalls Furnish and install Westlake one piece S tile as per manufactures specs Install elevated batons at manufacturer specified layout and 2x4 along hip and ridge All pipes and penetrations to be flashed according to manufacturer specs Install Hip, Ridge, Rake and Clear story transitional tile Install manufacturer specified eave riser along all eaves Remove existing membrane roof down to substrate and dispose Install EPS tapered panels to promote proper waterflow to establish drains/scupper Install 2.6 rigid ISO panels over flat roof surface to attain proper R value as per code Install 60 MII EPDM roofing membrane Install new thru wall scupper 24gal</p>

TOTAL **\$9,945**