

# HOME RESTORATION AND PRESERVATION OF 222 EAST SAN MIGUEL STREET

**Preserving the past for present and  
future generations to enjoy**

# Overview

- **Application – Part 1**
- **Application – Part 2**
- **Key restoration details**
- **Pictures of each restoration detail**
- **Final pictures of each elevation**

## 222 E. San Miguel St. January 1999





# Application Instructions

Office of Archaeology and Historic Preservation  
History Colorado  
Publication #1322c

## APPLICATION FOR COLORADO STATE INCOME TAX CREDIT FOR HISTORIC PRESERVATION (RESIDENTIAL PROPERTY)

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

### INSTRUCTIONS

#### PART 1 -- PRELIMINARY APPROVAL

**Part 1 should be completed prior to start** of a restoration, preservation or rehabilitation project for which a taxpayer requests a state income tax credit. **(PLEASE NOTE: Work completed prior to obtaining preliminary approval may not qualify for the tax credit. Ask History Colorado for details.)** The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aspen, Aurora, Berthoud, Black Hawk, Boulder, Boulder County, Brighton, Carbondale, Castle Rock, Central City, Crested Butte, Cripple Creek, Denver, Durango, Erie, Fort Lupton, Georgetown, Gilpin County, Golden, Greeley, Idaho Springs, Lake City, Leadville, Littleton, Longmont, Manitou Springs, Pagosa Springs, Park County, Saguache, Steamboat Springs, Telluride, and Westminster. **List current as of May 2015**

If your community is not listed, send to:  
History Colorado  
Office of Archaeology and  
Historic Preservation  
1200 Broadway  
Denver, CO 80203

**NOTE: (Please consult OAHF Publication #1568 for local government contact information)**

1. **PROPERTY INFORMATION.** Provide the name and address, including street, city, county and zip code, as well as the legal description of the property. Provide the name of the historic district if the structure is located within a designated historic district.

2. **APPLICANT INFORMATION.** Provide the name of the taxpayer filing the application. Include the required information for both business and residence as well as the taxpayer identification number or social security number of the applicant. **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 the owner is someone other than the applicant, include this information. If it is the same, write "same."

4. **PROJECT CONTACT.** Specify the contact person for the project (may be applicant, owner, or a third party).

5. **PROPERTY DESCRIPTION.** Provide a brief description of the property. Include a description of the exterior and any significant interior details: number of stories, basic floor plan, construction materials and details. Also describe distinctive architectural features, such as hardware, woodwork and trim, stairways and fireplaces.

6. **PHOTOGRAPHS OF THE BUILDING.** Provide photographs to adequately show all sides of the structure(s) as well as close up photographs showing details. Interior photographs are also required for any interior rehabilitation work that will be claimed for tax credit. Photos must be at least 3" x 5" and may be either black & white or color.

7. **DESCRIPTION OF PROPOSED REHABILITATION/PRESERVATION WORK.** In the numbered blocks, provide a description of the project. A separate block should be used to describe work on a specific feature (use as many additional sheets as necessary). Describe each feature and include its present condition, then describe the proposed work and the impact to the feature. Include labeled and numbered photographs of each feature. Use as many blocks as needed to completely describe the entire project. Examples of such features are: stairways, windows, doors, roofing, chimneys, floors, exterior and interior finishes, major spaces, etc. Drawings, if available, must be keyed to the descriptions. All proposed work on the project must be described, whether or not it is a qualified cost for the credit. For example, neither additions nor landscaping costs are allowable for the credit, nevertheless proposed additions and landscaping should be described.

Office of Archaeology and Historic Preservation  
History Colorado  
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8. **COST ESTIMATE OF PROPOSED WORK.** To the best of your knowledge, provide an estimate of the costs of the proposed work. List separate costs as closely as possible to the features described in No. 7 of this application; however, only qualified costs on qualified rehabilitation work need be itemized. In addition to providing the total for qualified costs, include an estimate of the total cost of the entire project, including the cost of work that does not qualify for the tax credit such as additions, landscaping, site work, architect fees, etc.

9. **PROJECT STARTING DATE AND PROJECT COMPLETION DATE.**

10. **APPLICANT'S SIGNATURE.** **Provide signatures of all taxpayers claiming the credit (use additional sheets if necessary).**

#### PART 2 -- FINAL APPROVAL

**Part 2 must be submitted within 60 days of the completion of the project.** The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aspen, Aurora, Berthoud, Black Hawk, Boulder, Boulder County, Brighton, Carbondale, Castle Rock, Central City, Crested Butte, Cripple Creek, Denver, Durango, Erie, Fort Lupton, Georgetown, Gilpin County, Golden, Greeley, Idaho Springs, Lake City, Leadville, Littleton, Longmont, Manitou Springs, Pagosa Springs, Park County, Saguache, Steamboat Springs, Telluride, and Westminster. **List current as of May 2015.**

If your community is not listed, send to:  
History Colorado  
Office of Archaeology and  
Historic Preservation  
1200 Broadway  
Denver, CO 80203

**NOTE: (Please consult OAHF Publication #1568 for local government contact information)**

1 - 4. Other than the **name of the property**, which **must be indicated**, these sections should be completed only if the information varies from that provided in Part 1. Wherever the information is the same, write "see Part 1," but **be sure to include all new or differing information** (see Part 1 for instructions).

5. **PROJECT STARTING DATE AND COMPLETION DATE.** Provide accurate starting and completion dates of project under consideration.

6. **PHOTOGRAPHS OF COMPLETED WORK.** Provide numbered and labeled photographs documenting all completed work. The photographs should as clearly as possible show all features described in No. 7 in Part 1. Photographs of the completed features should closely duplicate the "before" photographs provided with Part 1.

7. **PROJECT COSTS.** Provide the actual costs of the completed project for all qualified costs. List costs as closely as possible to the categories used under No. 8 in Part 1. Provide the total of all qualified costs on qualified rehabilitation. Also provide the total cost of the project including non-qualified costs.

8. **APPLICANT'S SIGNATURE AND DATE.** **Provide a signature and date for all taxpayers claiming the credit.**

**PLEASE NOTE: History Colorado recommends that all applicants consult CHS Publication 1322b (Colorado Historic Preservation Income Tax Credit) prior to completing this application. This publication contains information on:**

- Eligibility requirements for properties and taxpayers.
- Required review fees and project time limits.
- How to determine which costs are "qualified expenditures," and how to claim the tax credit.
- Frequently asked questions (FAQs) concerning the credit.

# Application Sections 1, 2 and 3,4,5,6

**RECEIVED**  
DEC 26 2013  
HC/OAHP

**APPLICATION FOR COLORADO STATE INCOME TAX CREDIT  
FOR HISTORIC PRESERVATION**

Pursuant to House Bill 90-1033 (CRS 39-22-514)

**RECEIVED**  
DEC 26 2013  
HC/OAHP

**PART 1 - PRELIMINARY APPROVAL**

**1. PROPERTY INFORMATION**

Name of Property: Victor N. Appugliese  
Address: 222 E. SAN MIGUEL ST.  
City/Town: Colo. Spgs. County: El Paso Zip: 80903  
Name of Registered Historic District: Weber/Wahsatch History District  
Property Type: personal ☒ business ☐ investment (rental) ☐  
Use of Property: Current - Residential home  
After Rehabilitation - Residential home  
Legal Description:  
E 50 FT of W 90 FT Lots 12, 13 EP  
Tennneys sub of E 190 FT of Blk 215  
AND 1 Colo. Spgs.

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

Name: Victor N. Appugliese (OWNER)  
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): N/A  
Business address: N/A  
City/Town: N/A State: N/A Zip: N/A  
Telephone: N/A  
Residential address: 222 E. SAN MIGUEL ST.  
City/Town: Colo. Spgs. State: Colo. Zip: 80903  
Telephone: N/A  
Taxpayer Identification Number  
(or Social Security Number): N/A  
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.

Colorado Historic Income Tax Credit

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

Name: SAME  
Address: SAME  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

**4. PROJECT CONTACT**

☒ Applicant ☒ Owner ☐ Other (specify below) \_\_\_\_\_  
Name: Appugliese, Victor N.  
Address: 222 E. SAN MIGUEL ST.  
City/Town: Colo. Spgs. State: Colo. Zip: 80903  
Telephone: N/A

**5. PROPERTY DESCRIPTION** (see instructions)

222 East SAN MIGUEL St  
is A two story, front gabled, wood frame  
VICTORIAN Cottage. It has wood clapboard  
siding on the first story AND fishscale AND  
diamond shingles in the gables. The  
FACADE features A full width porch  
supported by round classical columns,  
Windows ARE double hung, with 1/1 sash.  
A shed roof addition was added to the  
North elevation in the early 1980's.  
The interior of the home features three  
(3) bedrooms All on the 2ND story along with  
A bathroom. The main floor features A large  
Living room with Fire place, A large dining  
room with built in cabinet. The 1ST floor ALSO  
HAS A bathroom, kitchen AND large laundry  
Original Date of construction: JAN 2013 AND CRAFTS ROOM

**6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED** (see instructions)  
(if drawings are available, they should also be included)

Colorado Historic Income Tax Credit



# 7 Description of Rehabilitation

7. DESCRIPTION OF REHABILITATION		
1.	<p>Architectural Feature <u>Vinyl/Siding</u></p> <p>Describe feature and its condition:</p> <p><i>The house was encapsulated in the early 1980's with Yellow vinyl siding. After 30 years the vinyl was badly faded and cracked along the entire house.</i></p>	<p>Describe work/impact on feature:</p> <p><i>All vinyl siding was removed from the house. It held moisture against the siding, thus expediting the rotting of wood.</i></p>
2.	<p>Architectural Feature <u>Clapboards</u></p> <p>Describe feature and its condition:</p> <p><i>The 1900 Clapboards were inspected after the vinyl was removed. All clapboards were in very bad condition - Cracked and water damaged due to vinyl siding.</i></p>	<p>Describe work/impact on feature:</p> <p><i>All 1900 Clapboards (Cedar) were replaced around the entire house. Cedar was used. All new clapboards were given two coats of primer back and front before installing on the house.</i></p>
3.	<p>Architectural Feature <u>Window &amp; Door Trim</u></p> <p>Describe feature and its condition:</p> <p><i>All window and door trim pieces were in very bad condition. Split, cracked, water damaged and missing in some cases around the windows.</i></p>	<p>Describe work/impact on feature:</p> <p><i>Replace all window and door trim with poplar wood - same as used in 1900. All trim primed with two coats of primer, front and back before installing.</i></p>
<p>Photo no. _____ Drawing no. _____</p>		

# Application Sections 8, 9 & 10

## 8. COST ESTIMATE OF PROPOSED WORK

Itemized:

Please, see ~~Excel~~ spread sheet

Estimated total qualified costs

Estimated total project cost

## 9. PROJECT STARTING DATE

1/1/2013

## PROJECT COMPLETION DATE

est. 5/1/2014

still have to finish dentil trim, front porch  
and paint the entire house, fix the garage (buff in  
thinking of 5 colors for the house.)

## 10. 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.

Name

Victor M. Appugliese

Date

July 21<sup>st</sup>, 2013

+ Dec 23<sup>rd</sup>, 2013

## Materials and Labor Cost Summary

ABC Supply Co./COS	\$	576	Cedar shingles
Ace Hardware	\$	570	Paint thinner, filler, stripper, caulk, bags, sandpaper, etc.
Alpine Lumber Co.	\$	111	Log Jam chinking
Bob Glazer	\$	500	Stonework
Ed Rinker & Rock Wiley	\$	26,521	Labor
City Glass Co.	\$	146	Glass & glazing
CO Historical Society	\$	250	Review Fee
CO Lumber	\$	3,828	Lumber, poplar, trim, back stairs
Dales Paint Supply	\$	18	Paint
Foxworth-Galbraith	\$	7,160	Cedar siding, window drip caps, porch lumber
Harbor Freight Tools	\$	17	Tarps
Home Depot	\$	1,187	porch materials, brushes, thinner
Jackie Yeager	\$	717	Chimney work, dryer repair
Joe Lawson	\$	800	Close in void under new construction
Keating Woodworking	\$	700	300 ft trim moulding
Kwal Paint	\$	166	Paint & stain
Len Davis	\$	985	Build porch, materials, build 2 storm windows
Lowes	\$	3,608	Paint, primer, misc building materials
Mendoza Used Brick	\$	155	Stones
Pinnacle Tree Service	\$	1,810	Masonry, stonework
Powers Thermal Insul	\$	3,700	Insulation
PP Reg Bldg Dept	\$	292	Building permit, use tax
The Roof Depot	\$	363	Cedar shingles
Walgreens	\$	310	House pictures
Waste Management	\$	50	Building trash
Woodcraft 501	\$	26	Wood filler
Total	\$	54,565	

# South Elevation Before





# Southeast Elevation Before



# Part 2 Final Approval

## APPLICATION FOR COLORADO STATE INCOME TAX CREDIT FOR HISTORIC PRESERVATION

Pursuant to House Bill 90-1033 (CRS 39-22-514)

### PART 2 - FINAL APPROVAL

#### 1. PROPERTY INFORMATION

Name of Property Appugliese, V.  
Address 222 E. SAN MIGUEL ST.  
City/Town Colo. Spgs County El Paso Zip 80903  
Name of Registered Historic District  
Property Type: personal ☒ business ☐ investment (rental)  
Use of Property: Current  
After Rehabilitation  
Legal Description: E 50 FT OF W 90 FT LOTS 12, 13 EP TOWNS  
SUB OF E 190 FT OF BLK 215 AND 1  
Colo. Spgs.

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

Name VICTOR N. APPUGLIESE  
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): N/A  
Business address:  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone (\_\_\_\_\_) \_\_\_\_\_  
Residential address: 222 E. SAN MIGUEL ST.  
City/Town Colo. Spgs. State CO Zip 80903  
Telephone (\_\_\_\_\_) \_\_\_\_\_  
Taxpayer Identification Number \_\_\_\_\_  
(or Social Security Number): \_\_\_\_\_  
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 VIC APPUGLIESE  
Address 222 E. SAN MIGUEL  
City/Town Colo. Spgs. State CO Zip 80903  
Telephone \_\_\_\_\_

5. PROJECT STARTING DATE 1/1/2013  
PROJECT COMPLETION DATE 5/1/2014 (est.)

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

7. PROJECT COSTS  
Itemized: ENCLOSED AND @ OLD NORTH END. ORG AND  
OPEN FACEBOOK PAGE 'HISTORIC PRESERVATION'

please, see spread sheet (attached)  
previously added.

Total qualified costs

Total project cost

costs: TO DATE: \$35,256.43 (12/23/2013)  
8. APPLICANT'S SIGNATURE Project completion: \$55,000

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 (12)(e) and (g). 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.

Name VICTOR N. APPUGLIESE 12/23/2013

# Verification of Expenditures

## VERIFICATION OF QUALIFIED NATURE OF HISTORIC PRESERVATION EXPENDITURES

(To Be Filed With Tax Return)

### QUALIFIED PROPERTY

Name of Property

Appugliese Residence

Address

222 East San Miguel Street

City/Town

Colorado Springs

County

El Paso

Historic District Name (if applicable)

Weber/Wahsatch Historic District

### TAXPAYER

Colorado Taxpayer ID Number (or SSN)

Name Victor N. Appugliese

Address 222 E. San Miguel St.

Phone

City/Town

Colorado Springs

State

CO

Zip

80903

### QUALIFIED COSTS AND AMOUNT OF TAX CREDIT

Total Qualified Cost For Project \$35,256.43

Maximum Tax Credit for Project \$7,051.29

Maximum Tax Credit for this Taxpayer \$7,051.29

PROJECT COMPLETION DATE: 23 December 2015

### REVIEWING ENTITY

Name History Colorado/The Colorado Historical Society

Authorized Official Steve Turner, State Historic Preservation Officer

Address 1200 Broadway

Phone (303) 866-3392

City/Town

Denver

State

CO

Zip

80203

I, the duly, authorized official of the above named Reviewing Entity, hereby verify that the above named property is a qualified property pursuant to CRS 39-22-514(12)(h) and that the completed qualified rehabilitation meets the provisions of CRS 39-22-514(B)(a)(III)(A)(B)(C).

By:

(signature of official)

Date

4/4/16



# Restoration Details

1. Vinyl Siding – removed all and 1900 clapboards underneath
2. Insulation - the entire house via the outside walls
3. Monsanto Sheeting – replaced with plywood and re-nailed sheeting boards back into the houses' framing
4. Tar Paper & Tin Flashing - used 30 lbs tar paper and tin flashing around every window, door trim and bandboards for the entire house
5. Clapboards – replaced all with 6" Cedar boards with a 4 ½" reveal
6. Window & Door Trim – replaced all Poplar boards
7. Dentil Molding and Trim - salvaged from the 'Stearman House' and re-used on the house. Also made the remaining dentil molding and trim to complete the project
8. Foundation Stone – used 'Cut Stone' to differentiate the 1979-'80 extension foundation to that of the 1900's stone work
9. Foundation Pointing – all of the original 1900 house foundation and 1919 extension
10. Porch – new decking, ceiling, stairs, trim, added one column, installed three 3 ½" stones for base of staircases

# 1 Vinyl Siding Removal



All but a few sections of vinyl removed from the 1979- '80 north addition



All vinyl siding removed leaving the original clapboard siding. Notice all of the nail holes in the clapboards



## 2 Insulation



Insulation is pumped into the walls-  
goodbye high utility bills, the need  
for AC in the Summer & space  
heaters in the Winter!



Holes were drilled and insulation  
blown into the entire house. So  
long to the 'Meat Locker' feeling  
during the Winter months!



# 3 Monsanto Sheeting Replacement



Monsanto sheathing has been removed from the 1979-'80 addition and plywood is being nailed in it's place to match the 1900 sheathing boards



Plywood is in place and tar paper is nearing completion

## 4 Tar Paper and Tin Flashing



Tar papering in Charlie's Cove



Tar paper in place and all windows and doors outfitted with tin flashing



# 5 New Clapboards



New clapboard are being installed



Clapboards in Charlie's Cove are painted



## 6 Window & Door Trim



Tar paper and tin flashing in place  
as the wood trim goes on



All windows and doors have new tar paper,  
tin flashing and trim boards installed

# 7 Dentil Molding & Trim



A majority of the dentil molding came from the Stearman house while some had to be made, as seen here

Installing dentil molding

The finished dentil molding in place and painted





# 8 New Foundation Stone



Building the new foundation wall with 'Cut Stone' to differentiate from the 1900 foundation



The finished product- looking south into Charlie's Cove, 1979-'80 meets 1900



## 9 Foundation Pointing



Grinding old mortar out



Battery caulking gun to apply final material



The finished product

## 10a Porch Deck & Columns



New porch decking in progress. The columns were stripped in place as not to disturb them



Columns have been restored in place - are now ready for primer & painting



## 10b Porch Deck & Columns



The tree takes priority!



The porch is done!



## 10c Porch Ceiling



OSB in place – ready for primer & bead boards



Tongue & groove knotty pine bead boards in place – ready for primer & paint

Priming in progress by my buddy Mike





# South Elevation Final





# Southeast Elevation Final





# Northeast Elevation Final





# Northwest Elevation Final



# Southwest Elevation Final





# Southwest Elevation Final





# Questions ??

