

Loveland Historic Preservation Program

Frequently Asked Questions (FAQs)

How do I know if my house, commercial building, or site is eligible for a landmark designation?

To qualify as a landmark on the Loveland Historic Register, a building or site must be at least 50-years old, and meet one or more criteria for architectural, social/cultural, or geographic/environmental significance. These criteria can be found in the Historic Preservation Ordinance, Section 15.56.090.

How do I obtain a local landmark designation?

Requesting a landmark designation from the City of Loveland is voluntary, and is referred to as a “nomination”. Designation is a four (4) step process, which takes between 60-90 days.

Step 1: Pre-application conference with the Community and Strategic Planning Staff to determine the property's significance and discuss the designation process. Staff will outline the privileges and obligations of a local designation.

Step 2: Complete the form [Application for Designation of a Historic Landmark](#) provided in the Nomination Packet, and deliver it to the Community and Strategic Planning Office.

Step 3: Upon confirming that the application form is complete, Staff will publish notification, schedule a public hearing with the Historic Preservation Commission, and post the property with a sign indicating that the property has been nominated to become a landmark on the Loveland Historic Register.

Step 4: At a public hearing, the Historic Preservation Commission will review the application and determine if the criteria for designation have been met. If the Historic Preservation Commission recommends a landmark designation, then a public hearing will be scheduled with the City Council for a final decision and approval of an ordinance to designate the property as a local landmark.

What is the Loveland Historic Register?

The Loveland Historic Register is a prestigious list of properties within the municipal limits that have been designated as landmarks by the City Council because they exhibit unique architectural, social, cultural, geographic, or environmental significance. Properties on the Loveland Historic Register are eligible for preservation incentives, provided any changes made to them comply with the Secretary of Interior's Standards for Rehabilitation.

What are the Secretary of Interior's Standards for Historic Rehabilitation?

Loveland's historic preservation program has been approved for a unique status granted by the National Park Service and the Colorado State Historic Preservation Office. To maintain this status, the City of Loveland's historic preservation program follows the Sec. of Interior's Standards for Rehabilitation. These standards promote a process to return historic properties into a state of usefulness that meet today's needs, through repair or alteration, while preserving features of the property which are significant to its historic, architectural, and cultural values. Historic preservation commissions and planning commissions across the United States have adopted the Standards for Rehabilitation. An illustrated guide is available at <http://www.cr.nps.gov/hps/tps/standguide/> (click on "Rehabilitating.")

What are the benefits of having my property listed as a landmark on the Loveland Historic Register?

The list of benefits far exceeds the obligations. With a landmark designation comes recognition, protection, permanence, stability, potential for grant funds and zero interest loans, State and Federal income tax credits, increased property value, neighborhood renewal and pride of ownership. For more information on income tax credits, contact Community and Strategic Planning Staff.

What color can I paint my house if it is a historic landmark?

Basically, personal taste dictates what color you can paint your historic property. Loveland's Historic Preservation Ordinance only regulates exterior changes that require a building permit. If you choose, most major paint manufacturers have historic paint palettes available. Historic preservation requirements are often less stringent than most covenants and restrictions in contemporary housing developments.

What are my responsibilities as the owner of a landmark property?

You must apply to the Historic Preservation Commission to move or demolish a structure, or to make *any alterations to the exterior*. Apply to the Commission for an Alteration Certificate if you plan exterior alterations, repairs, rehabilitation, reconstruction or new construction. These alterations will be evaluated using a flexible set of standards and guidelines (see 4, above).

The Commission has no oversight over simple repairs, routine maintenance, landscaping, low fences or walls, painting, or interior modifications. If you are unsure, simply contact the Community and Strategic Planning Division to determine if an Alteration Certificate is required. Even if you do not require an Alteration Certificate, staff is happy to provide you with information on best practices for maintaining the architecture and materials of your home.

There is no obligation to restore or rehabilitate your property if it is designated as a local landmark.

What is a historic district?

A district is a geographically defined area with a concentration of buildings, structures or objects unified by past events, physical characteristics, architectural design, or common building materials. Properties whose owners chose not to join a Loveland Historic District are excluded from the district.

Can I build an addition onto my historic landmark?

Yes. New additions to historic homes are quite common, and are a perfectly acceptable method for helping a historic property owner meet today's need for more living space. However, a common misconception about new additions to historic buildings is that they should be constructed to be exactly identical to the original structure. New additions, according to the Standards for Rehabilitation, should be constructed in a manner that is sensitive to the scale and mass of the original structure, and with complimentary building materials, but not identical. It is important that the original structure can be easily distinguished from the new construction, and many inexpensive architectural design concepts and techniques are available to accomplish this desired trait.