

WHY PRESERVE OR LANDMARK YOUR HISTORIC STRUCTURE?

YOU HELP TO RETAIN THE CHARACTER OF LOUISVILLE

Your building is part of the character that makes Louisville unique. Every time a building is lost, more of that character irreparably vanishes.

These community landmarks are vital to a sense of community. Louisville's quality of life is in large part dependent on the character of Old Town.

The materials and craftsmanship used in your historic building may be impossible or too cost-prohibitive to duplicate today.

INCENTIVES TO ARE AVAILABLE TO REHABILITATE YOUR BUILDING

Historic Preservation Fund

Louisville voters approved the creation a tax funded preservation fund. Those funds may be used to for grants, loans, waivers, and other incentives. Contact the City for additional information.

Design Assistance

Design assistance is available from the Historic Preservation Commission for rehabilitation or additions to your building. For more information, see <http://www.ci.louisville.co.us/Boards/preservationcmsn.htm>.

Tax Credits

A 20% federal rehabilitation tax credit is available for

the rehabilitation of qualifying landmarked, income-producing structures, including rental properties. A 10% credit is available for the rehabilitation of qualifying landmarked, non-income, non-residential properties. For more information, see <http://www.nps.gov/history/hps/tps/tax/index.htm>.

A 20% Colorado tax credit is available for rehabilitation/restoration work over \$5,000 of the interior or exterior of structures that are locally landmarked. For more information, see <http://coloradohistory-oahp.org/programareas/itc/taxcredits.htm>.

State Historical Fund

For landmarked structures, the Fund is available on a competitive basis to governmental entities and non-profits, although applications for private projects can be made through governmental entities. For more information, see <http://coloradohistory-oahp.org/programareas/shf/shfindex.htm>

Zoning Incentives

Qualifying residences in Old Town may receive a 5% floor area ratio (FAR) Preservation Bonus, or a 10% FAR Landmark Bonus. For more information, see <http://www.ci.louisville.co.us/Boards/preservation/incentivesflyer.pdf>.

HISTORIC PRESERVATION IS GREEN

Historic buildings already contain the embodied energy that was used to produce them, and demolishing them wastes that embodied energy. Precious energy will be used to produce materials for new construction. *Donovan Rypkema speech to the National Trust for Historic Preservation Annual Conference, October 1, 2005, available at <http://www.preservationnation.org/issues/>*

transportation/additional-resources/rypkema-speech-sustainability-portland-10012005.pdf.

Demolished buildings take up one-quarter of landfills, see <http://www.preservationnation.org/issues/sustainability/additional-resources/sustainability-numbers.html>.

Historic buildings were generally built with better quality materials than more modern buildings.



1021 LaFarge Avenue

YOU HELP LOUISVILLE'S ECONOMY

Heritage tourism is an important part of the economy. People visit Louisville because of its character. Heritage tourism generated an estimated \$3.4 billion in Colorado in 2003 alone. *Clarion Associates, "The Economic Benefits of Historic Preservation in Colorado, 2005 Update", Colorado Historical Foundation (July 2005), p. 13. This publication is available at [*coloradohistory-oahp.org/publications/1620.htm.*](http://</i></p></div><div data-bbox=)*

Restoration of historic buildings employs local craftsmen and contractors.

Demolition and reconstruction is almost always more expensive than renovation, even if you are adding a sensitive addition.



839 McKinley Avenue

YOU HELP SUSTAIN PROPERTY VALUES



1116 LaFarge Avenue

Historic structures stabilize property values, providing homeowner security and a safe return for investors in historic properties. *Clarion Associates, "The Economic Benefits of Historic Preservation in Colorado, 2005 Update", Colorado Historical Foundation (July 2005), pp. 24-30.*

By preserving your home you are helping retain the character of your neighborhood. That character adds value to your block, the neighborhood, and the entire community.

YOUR HISTORIC HOME IS UNIQUE

Your home has architecture, history, and character that are unique. By preserving it you are

saving a part of history and a part of Louisville. Reusing and adapting your home to modern uses is

possible and encouraged. Help save the character of your hometown.

ASSISTANCE AVAILABLE

The *Historic Preservation Commission's Design Review Committee* is available to offer limited assistance and recommendations on your Old Town home remodel project. Architects on the committee are available to give you advice on addition location, height and massing, and second story step-backs.

Committee members are able to give you ideas that may help to maintain your old home's character as you plan your addition.

This assistance is best taken early in your planning process. More limited assistance is available once your design is complete.

To avail yourself of this assistance, please contact Sean McCartney at 303.335.4591 or seanm@louisvilleco.gov.

The Historic Preservation Commission advises the City Council and City staff on preservation issues. In addition, the Commission oversees the process for properties in Louisville to be designated as local landmarks of historical relevance.

To find out about preservation incentives that are available to owners of historic buildings, please contact Sean McCartney at 303.335.4591 or seanm@louisvilleco.gov.

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