City of Loveland, Ohio
Historic Preservation and Planning Commission

HISTORIC PRESERVATION & PLANNING DISTRICT DESIGN REVIEW GUIDELINES

January 25, 2021

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This project was made possible in part by a grant from the U.S. Department of the Interior's Historic Preservation Fund administered by the Ohio History Connection, Historic Preservation Office

CITY OF LOVELAND

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2 INTRODUCTION

What makes a place special? What sets it apart? While the answer to that is varied and diverse, the answer often starts with the architecture of a place and in our historic community, it starts with our downtown.

In America, downtown's are traditionally the heart of a community, and as such reflect an image of a community and its character. This remains true today. And it remains true in Loveland. The appearance of our historic downtown is what creates our sense of place and sets our community apart – otherwise we are interchangeable with the same strip malls, the same stores and the same chain restaurants.

In addition, if Loveland is going to thrive economically, we must highlight our unique characteristics in the marketplace – and how better to do that than by exemplifying both our historic buildings and our new architecture – from our gateways, to our commercial corridors, our residential neighborhoods and our downtown. All of these create an image of our community and tells the world how we see ourselves.

To create this image we must commit, as a community, to a design quality that projects a positive image that will attract investors, new businesses, residents and visitors. And that commitment is to be put into place by the adoption of these design guidelines for historic and new architecture that provide details, standards and illustrations to promote high-quality, context sensitive, market-competitive designs.

BACKGROUND

The 2017 fire in historic Loveland brought fresh appreciation for the precious few historic structures that remain in the City and an awareness of how little historic architecture has been preserved through the decades. Following the fire, the Loveland City Council, early in 2018, decided to pursue historic preservation for the City with the creation of the Historic Preservation and Planning Commission (HPPC) and the adoption of new historic preservation regulations. In addition to the fire, the impetus for creating the HPPC was concern for the quality and integrity of future building in Loveland, particularly in and around the historic downtown and several significant individual sites. As Loveland's momentum continues to build as a destination for dining, entertainment and recreation, it is anticipated that additional development of both residential and commercial structures will follow.

SUPPORTING THE CHARM

The **Historic Preservation and Planning District Guidelines** provide an opportunity to ensure future new construction and renovation supports, rather than detracts from, the charm of this area. It is important that property owners understand the community and economic benefit of preserving the important and significant aspects of the City's heritage.

ASSISTING IN HISTORIC PRESERVATION

To assist in its preservation efforts the City applied to the State of Ohio and has become designated as a **Certified Local Government (CLG)**.

The CLG Program is a nationwide initiative providing technical assistance and small grants to local governments seeking to preserve the important and significant aspects of their heritage. The CLG program fosters a unifying link between local, state and federal preservation organizations, creating a productive network and genuine partnership.

Preservation of historic buildings helps communities retain a distinct sense of identity, ultimately creating an authentic sense of place that is difficult, if not impossible, to replicate. With regard to new construction, the intent of these guidelines is not to limit the Historic Preservation and Planning District to architecture that is frozen in time or imitates specific historical styles. New buildings and new architecture are encouraged and should be designed to be compatible with neighboring structures, spaces and activities. Above all, timeless design principles and quality materials should be utilized for structures that fit the scale and context of Historic Loveland and will withstand the test of time.

DESIGN GUIDELINES

The purpose of these design guidelines is to:

GUIDE

Give guidance to property owners contemplating changes or additions to their building or lot;

DISTINCTIVE CHARACTER

Result in changes that reinforce the distinctive character of the district;

QUALITY

Encourage superior design quality of the City and strengthen civic pride in the aesthetic environment;

SAFEGUARD

Safeguard and enhance the visual and aesthetic character, diversity and quality of the city to protect and enhance the City's attractiveness to residents, tourists and visitors, and to stimulate business and industry by encouraging excellence in design; and,

VISUALLY HARMONIOUS

Ensure that the location, configuration, and architectural design of buildings and their materials and colors are visually harmonious on the planned site and with surrounding development and the environment.

Owners and long-term lessees of historically designated buildings who undertake a rehabilitation project may apply for the Ohio Historic Preservation Tax Credit. A building is eligible if it is individually listed on the National Register of Historic Places; contributes to a National Register Historic District, National Park Service Certified Historic District, or Certified Local Government historic district; or is listed as a local landmark by a Certified Local Government. Properties that will be used as a single-family residence or condominium are not eligible. See pages 76-77 for more information about available tax credits.

The Guidelines are enabled by the adoption of Chapter 1328, the City's Historic Preservation Regulations.

https://www.lovelandoh.gov/DocumentCenter/View/781/City-of-Loveland-Historic-Preservation-Ordinance?bidId=

The purpose of the regulations is to preserve, protect and perpetuate places, buildings, structures and other objects having special historical, community or aesthetic interest or value, all for the following reasons:

A. To safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, economic, political, archaeological history or architectural history;

B. To stabilize and improve property values;

C. To protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry;

D. To enhance the visual and aesthetic character, diversity and interest of the City;

E. To foster civic pride in the beauty and notable accomplishments that have occurred over time;

F. To promote the use and preservation of historic and archaeological sites and structures for the education and general welfare of the people of the City;

G. To strengthen the economy of the City;

H. Safeguard the property rights of the owners whose property is declared to be a Historic Structure, or is located in the area designated as a Loveland Historic District, and act in an advisory role to city officials and departments of Loveland's governmental system; and,

I. To review all certificates of appropriateness applications as defined by the Secretary of the Interior's Standards' for Rehabilitation.

Throughout 2019 and 2020, the HPPC met and worked with the City's consultants to develop these design guidelines and identify the Loveland Historic Preservation and Planning District to preserve and protect the historic heart of the community.

BRIEF HISTORY

Loveland was first settled by non-native people and Col. Thomas Paxton in 1795. It was then partially laid out by Paxton's son-in-law, William Ramsey, between 1848 and 1850 when Ramsey signed a contract to buy 189 acres of land in Warren and Clermont Counties for $7,300. The story recounted in *Loveland Passages Through Time* goes that the common phrase was, "Put it (the mailbag) off at Loveland's Store" and the name just stuck. The town's location on the Little Miami Railroad (built in 1853), which provided service from Cincinnati to Xenia, was a significant cause of population growth as Cincinnati commuters passed through the river town each day.

The Little Miami River, which separates Clermont and Hamilton Counties, was a limiting factor to growth in the area until the construction of a bridge in 1872. Due to this barrier, the areas on each side of the river were once referred to as "East" and "West" Loveland. On May 16, 1876, Loveland was incorporated as a village with a population of less than 800 residents.

The first brick building constructed in Loveland in the early 1800's was a 3-story structure erected by Lawren DeGoyler and it was reported to have served multiple purposes as a mercantile business, hotel and hall for civic and religious services. Many more followed that first building as Loveland boomed during the last two decades of the 19th century with the growth of the railroad. There were 40 passenger trains per day, and 12 scheduled freight trains between Loveland and Cincinnati. Commuting to Cincinnati took 37 to 55 minutes in 1906 and Loveland continued its growth until the late 1920's and the advent of the Great Depression in 1929.

After renewed post-World War II growth and a major population spike in the 1950s with the advent of the Baby Boomer generation, Loveland became a city with an adopted charter in 1961.

Sources include Historic Loveland, published 1984 and Loveland Passages Through Time, published 1992 by the Greater Loveland Historical Society

ARCHITECTURAL STYLES IN LOVELAND

Although the City of Loveland was founded in the late 18th century – it grew throughout the 19th century and into the early 20th century and several examples survive from this era particularly along West Loveland Avenue.

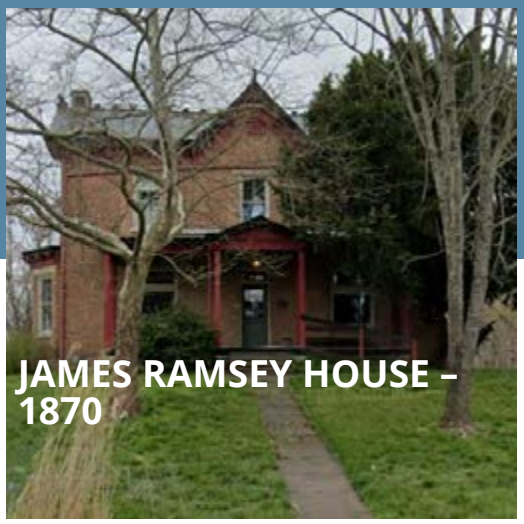
The character of Loveland is reflected in the various architectural forms and styles. Even within the same style, however, different budgets, tastes and building sites resulted in a variety of appearances. Some buildings exhibit elements from several styles that also varied according to the function of the building, such as commercial, institutional or residential uses.

Notable examples in the commercial core of Loveland's downtown include:

PAXTON'S GRILL – 1886

LOVELAND NATIONAL BANK – 1903

Surrounding the commercial core and in the residential neighborhoods



JAMES RAMSEY HOUSE – 1870

The character of Loveland for the most part is reflected in the architectural forms and styles of these periods. Even within the same style, however, different budgets, tastes and building sites resulted in a variety of appearances. Some buildings exhibit elements from several styles that also varied according to the function of the building, such as commercial, institutional or residential uses.

FEDERAL (1780 TO 1820)

The Federal style evolved in the early years of the American republic and was popular for the first two decades of the 19th century. The federal style is typified by tall proportions, symmetrical facades, ornate door surrounds, decorative fanlights, and simple gable roof designs.

GREEK REVIVAL (1825 TO 1860)

The Greek Revival style flourished in the United States in the 1830's and 1840's. It is typified by Doric or Ionic columns, pilasters, pedimented gables, and horizontal transoms over doors that are flanked by sidelights.

GOTHIC REVIVAL (1840 TO 1880)

Steeply pitched roof with decorated bargeboard and cross gables, arched gothic windows and doors with arched panels, first-floor porch. The style is often found on churches and residential buildings.

ITALIANATE (1840 TO 1885)

The Italianate style enjoyed popularity around the time of the Civil War. It is modeled after Northern Italian villas, and its elaborate features include low roofs, overhanging eaves with brackets, and arcaded porches.

SECOND EMPIRE (1855 TO 1885)

This style features a mansard roof with dormers set into it and patterned shingles, deep eaves with decorative brackets, 2 over 2 or 1 over 1 windows with elaborate hoods or pediments. The style is closely related to Italianate but is always characterized by its mansard roof.

QUEEN ANNE/VICTORIAN (1880 TO 1910)

These late 19th century dwellings are characterized by a complex roof, vertical proportions, asymmetrical facades, and a wraparound porch. More elaborate examples may be decorated with brackets, balusters, turrets, window surrounds, and other sawn millwork, and may use several surface materials like shingles, wood siding and brick. Roof turrets, decorative tall brick chimneys, and a variety of gable forms highlight the skyline of large residential dwellings.

COLONIAL REVIVAL (1880 TO 1950)

The popularity of the Colonial Revival period in American architecture spanned the years between 1880 and the 1950's. In a conscious return to elements of the earlier Georgian and Federal periods of American architectural history, these buildings often have a rectangular plan and a symmetrical façade. Roofs may be gable or hipped and details are often classical. Porticoes over the entrance are common. Techniques replicated colonial detailing exactly, as well as exaggerated them or combined them with other stylistic features.

NEOCLASSICAL (1895 TO 1950)

Features full-height porches with massive columns, Corinthian or Composite capitals, and large pediment; symmetrical façade. These buildings show a renewed interest in Greek and Roman architecture and the style shows up in both residential and commercial architecture.

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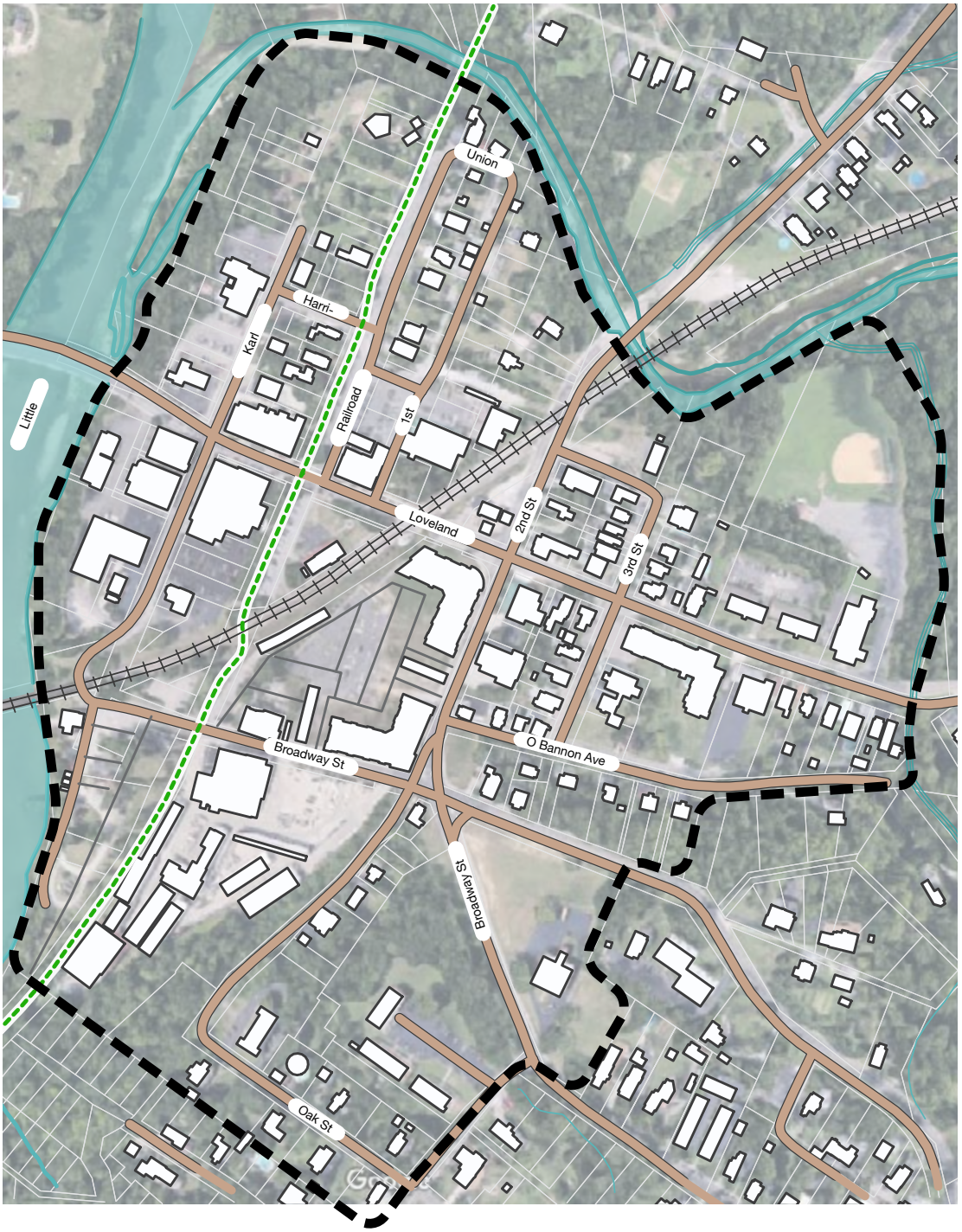
HISTORIC PRESERVATION & PLANNING DISTRICT & APPLICATION

DISTRICT DESIGNATION

Pursuant to Chapter 1328.07 the City has designated the following district to preserve the rich history and architectural legacy of the City of Loveland.

This district is centered around the earliest period of Loveland's growth and development in the downtown area and the buildings that remain from that period leading up to 1929 when growth slowed due to the Great Depression. These buildings all share a common character as reflected in the architectural forms and styles of the mid-1880's to mid-1920's. They reflect the historic core of Loveland and represent the City's heritage in a unique and profound way. The protection of these historically significant resources offers the City's residents significant cultural and social value and will enable the community to retain a tangible connection to generations that came before and that will come after. Pursuant to the intent of Chapter 1328 of the Code of the City of Loveland the designation of the Loveland Historic Preservation and Planning District (HPPD) safeguards the heritage of the City while also improving property values, promoting the City's attractions and strengthening the City's economy.



City of Loveland
Historic Preservation & Planning
District Designation

DESIGN REVIEW APPLICATION PROCESS (AND APPLICATION)

This guidelines publication is an official policy document that implements the intent of the Historic Preservation Ordinance by setting specific recommendations for the preservation and maintenance of historic structures. The guidelines provide design principles for rehabilitation and new construction; both additions to historic structures and new infill development. However, while the guidelines provide specific recommendations, particularly for historic structures, they cannot, and are not intended to, cover all circumstances. Rather, the structure and content of the guidelines are meant to give owners, developers, designers and reviewers the perspective to address the unique conditions of each project and the flexibility to develop designs that meet the intent, principles and spirit of the guidelines. In particular, the use of the building for commercial, residential, institutional or mixed-uses may dictate varying application of the guidelines.

The City of Loveland's Historic Preservation and Planning Commission, as designated in Chapter 1328.04 of the Code of Loveland, is responsible for reviewing applications for renovation or new construction within the Historic Preservation and Planning District to ensure they meet the design guidelines adopted for the district.

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission may delay a decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

GOING BEFORE THE HISTORIC PRESERVATION AND PLANNING COMMISSION

The rules of the Historic Preservation and Planning Commission and its procedures for processing applications for COAs are governed by the Code of Ordinances of the City of Loveland, its Charter and all applicable building codes. The applicant and/or the applicant's agent shall attend the scheduled Commission meeting to present the proposed project and answer any questions members of the Commission may have.

CHAPTER 1328.09(B)

The commission shall make a determination on an application for certificate of appropriateness (COA) within 30 days of filing of the action, unless the applicant approves an extension of time. The commission may also table the application for additional information or for lack of information or clarification until the next meeting or for a specific period of time. If the commission fails to render its decision within the specified time period, the COA shall be deemed approved.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Downtown Design Review District

Address of Property Affected ..... Date .....

Owner ..... Phone .....

Address .....

Applicant ..... Phone .....

Address .....

Have you reviewed the design guidelines? (Circle one) YES NO

CHECK ALL THAT APPLY TO THE PROPOSED PROJECT:

Residential

- ☐ New addition to an existing structure
- ☐ Building relocation
- ☐ New structure
- ☐ Demolition (circle one):
  full / partial
- ☐ Other: .....

Commercial

- ☐ New addition to an existing structure
- ☐ Building relocation
- ☐ New structure on vacant lot
- ☐ Demolition (circle one):
  full / partial
- ☐ Building wall material
- ☐ Windows
- ☐ Storefront
- ☐ Doors
- ☐ Signage
- ☐ Exterior Art and Murals
- ☐ Cornice, decorative trim
- ☐ Canopy/awning
- ☐ Roof repair/replacement
- ☐ Dormers, chimneys, cupolas, cresting
- ☐ Fencing, parking, driveway, sidewalks
- ☐ Exterior lighting
- ☐ Porch, balcony, patio, deck, fire escape, roof deck
- ☐ Other: .....

MINIMUM SUBMISSION REQUIREMENTS: The minimum submission requirements shall include a completed application for a Certificate of Appropriateness and the following:

A. Alterations, Additions & Signage
   1. Photographs of existing conditions (3x5 inches minimum). Historical photographs or drawings may be submitted but are not required.
   2. Drawings to scale indicating any changes to the physical appearance.
   3. An outline describing the work and the procedures to be performed.
   4. Material samples and/or manufacturer's literature for major materials and products to be incorporated in the building.

B. New Building
   1. Photographs of adjacent buildings (3x5 inches minimum)
   2. Site plan and exterior elevation drawings, to scale, showing the design indicating drives, roads, parking, walks, walls, fences, doors, windows, decoration, materials, finishes and other features accurately representing the proposed design.

C. Demolition & Building Relocation
   1. Photographs (3x5 inches minimum), of the existing building in detail and as it sits on the site.
   2. A written request from the owner/applicant indicating reasons for the demolition or relocation of the structure.
   3. For historic structures, an analysis of the feasibility of rehabilitation including the cost of rehabilitation, the market value for the property after rehabilitation, and in the case of income-producing properties, the income and expense likely to be produced by the property after rehabilitation.

SIGNATURE: the undersigned, does hereby certify that the information and statements contained herein and the accompanying materials are, to the best of their knowledge, true and correct.

Applicant ..... Date .....

Your application will be reviewed and you will be notified if your application will be processed by staff or placed on the agenda of the next scheduled meeting of the Historic Preservation and Planning Commission.

CITY OF LOVELAND
CERTIFICATE OF APPROPRIATENESS

Under the authority of the City of Loveland Section 1328.09 of the Loveland Code, a Certificate of Appropriateness is hereby granted by the Historic Preservation and Planning Commission to:

Owner: .....

Address: .....

Location of Project: .....

Description of Project and How this Work Meets the Requirements of the Guidelines: .....

.....

.....

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.....

.....

.....

Pursuant to the Downtown Design Review District approval of: .....

All work performed under this Certificate shall conform to the approved plans and amendments thereto.

....

Secretary of the Historic Preservation and Planning Commission Date

4 | RESIDENTIAL GUIDE: HISTORIC PRESERVATION & PLANNING DISTRICT

A RESIDENTIAL HOMEOWNER'S GUIDE & RESOURCE

The Historic Preservation and Planning Guidelines for preservation, improvement and new construction of residential properties have been developed to ensure the integrity of Loveland's historic downtown and to protect the rights and property values of homeowners in the Historic Preservation and Planning District (HPPD). Every effort and consideration have been given to support the preservation efforts of homeowners while making all related processes as simple and convenient as possible.

What needs approval?
Only projects that require a building permit are subject to review and approval by the Historic Preservation and Planning Commission (HPPC).

Examples of projects that require a permit/HPPC approval include:

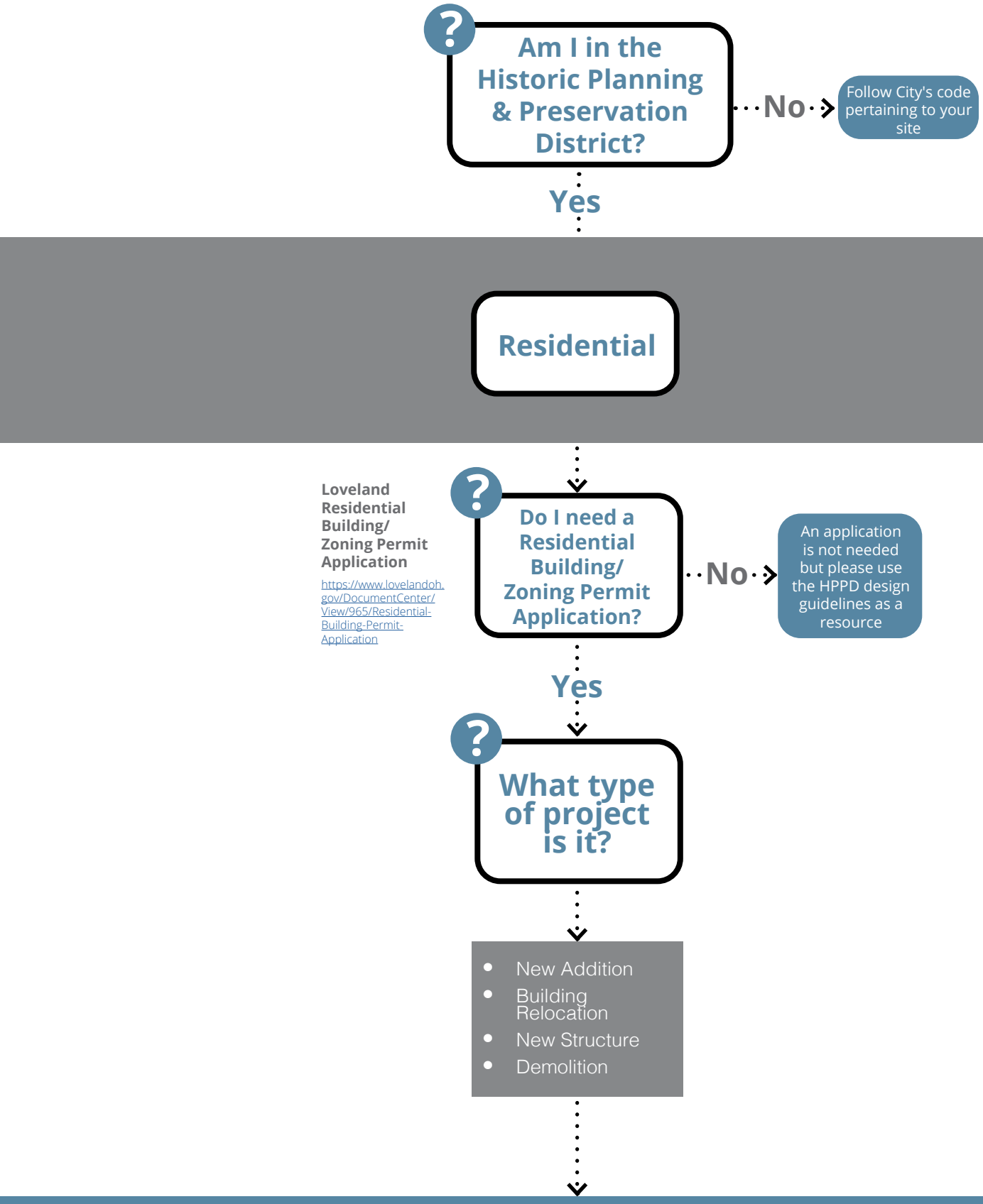
- New deck or deck expansion
- New porch or porch expansion
- Room addition
- Structural home alterations that are visible from the exterior of the house, such as the addition of a dormer or any structural change to the roofline
- Demolition

Examples of residential projects/improvements that DO NOT require a building permit or approval by the HPPC include:

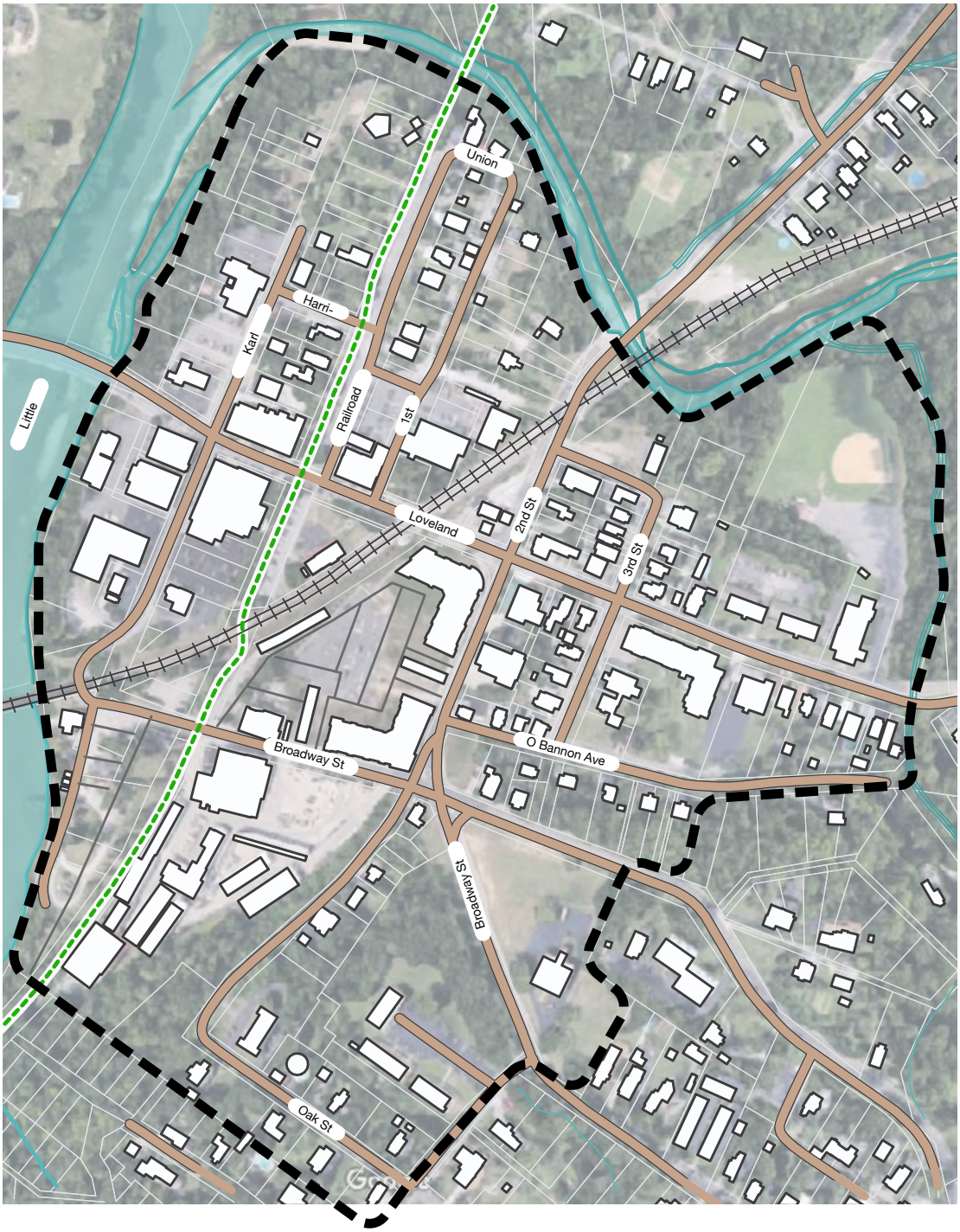
- New fencing
- Exterior painting
- New roof (on existing roof line)
- Landscaping
- Satellite dish installment
- Non-structural enhancements such as shutters or flower boxes

The Historic Planning and Preservation District Guidelines provide recommendations across a broad spectrum, including some improvements that do not require a permit or HPPC approval. These guidelines are intended as an informational resource for homeowners who are seeking to ensure the historic integrity of their home. For example, homeowners who wants to paint the exterior of their home are not required to get a permit or approval from the HPPC to do so. However, they may choose to take advantage of this Guide's reference and links to historic color palettes when selecting their new paint color(s). Or a homeowner in need of maintenance to their home's exterior brick would find the recommendations in the Brick and Masonry section to be helpful insight.

RESIDENTIAL APPLICATION PROCESS



Please refer to the appropriate section of the HPPD design guide for guidence, fill out the APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (pg16), and submit for review.



City of Loveland
Historic Preservation & Planning
District Designation

GUIDELINES FOR...

PRESERVATION AND REHABILITATION OF HISTORIC RESIDENTIAL STRUCTURES

The following guidelines are primarily for the benefit of property owners and design professionals that are responsible for the maintenance of historic buildings and materials or are contemplating a project that will directly impact a historic building.

These guidelines are organized by the primary material types found on the buildings in Loveland.

MASONRY

Masonry is used for cornices, pediments, lintels, stills, and decorative features as well as for wall surfaces. Details such as color, texture, mortar joints and in particular, the pattern of masonry, strongly influence the overall character of a building. Although masonry is one of the most durable historic buildings materials, it is also very susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods.

Guidelines for Maintenance, Repair and Change

1. Retain original masonry features. Although walls may be the primary masonry feature, elements such as piers, cornices, lintels and sills, steps, etc. are significant visual elements that should be preserved.

2. Avoid replacing the entire feature. Use materials that duplicate the original as closely as possible in making your repairs.

3. Masonry walls and other surfaces should be repaired by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.

4. Mix new mortar to match the existing in strength, composition, color and texture, and the mortar joints themselves must be tooled to match the existing in width and joint profile.

5. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Clean masonry using the gentlest means possible, such as low-pressure water less then 300psi with no special nozzle, masonry detergents if necessary and natural bristle brushes.

6. When it is determined that cleaning is necessary, a test should be carried out on a small area of the masonry surface to observe the effects of the cleaning method in order to select the gentlest method possible.

7. DO NOT SANDBLAST masonry surfaces using dry or wet grit or any other abrasive cleaning techniques, including walnut shells, etc. Doing so destroys the hard, protective outer layer of the brick and accelerates deterioration. The damage caused by sandblasting is irreversible.

8. Masonry that has historically been unpainted should not be painted, nor should paint be removed from historically painted masonry. Masonry which has been painted after original construction can either be repainted or the paint can be removed with appropriate chemical removers.

9. Do not cover masonry surfaces with any other material, such as siding and stucco.

WOOD

Wood is a common material for architectural features such as cornices, brackets, bulkheads and window framing. These features are important in defining the overall historic character of the building. Wood is a high-quality material that can last indefinitely but requires proper maintenance. The preservation of wooden architectural elements is of particular importance in rehabilitation projects.

Guidelines for Maintenance, Repair and Change

1. Keep wood siding and trim in good condition through a regular system of maintenance that includes repainting. Prepare wood properly by scraping and sanding it down to the next sound layer and applying the proper type of paint.

2. Paint should be removed with the gentlest of methods possible when it is necessary to do so. Wood surfaces should NEVER be sandblasted.

3. Deteriorated or damaged wooden architectural elements shall be repaired rather than replaced. Replacement should be limited to patching or piecing-in only the irreparable portions rather than removing the entire feature and replacing it with new, incompatible materials. Epoxy may be used to strengthen deteriorated wood.

4. Any wood feature that is too deteriorated to repair should be replaced with in-kind materials that convey the same visual appearance. Alternatives to wood may be acceptable when replacement is required. Since cement fiberboard is basically a stone-based material, it may not be suitable for all historic construction.

PAINT AND COLOR

Paint and color often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style houses which were often not white but a variety of colors and shades.

Guidelines for Maintenance, Repair and Change

1. Apply colors that were available at the time when the structure was originally built. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues.*

2. In general, limit the number of colors painted on a building and consider the architectural style. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne style houses, may incorporate three or more colors.

3. Paint buildings using matte, flat, or semi-gloss paint. Avoid high gloss paint.

4. NEVER paint a building, brick or wood, when it is wet or damp. Follow the temperature recommendations of the paint manufacturer.

5. Blend with and compliment a building's paint colors with the overall color schemes that exist on the rest of the street.

6. Painted brick is to remain painted and unpainted brick should not be painted unless the unpainted brick is in very poor condition and painting would protect the brick from further damage. Also, a new brick addition can be painted if the original brick is painted.

*** Please see the Appendix for recommendations for paint colors.**

ROOFS, CORNICES AND EAVES

Roofs, Cornices and Eaves are among the major distinguishing characteristics of a historic building. Roofs can be flat, pitched, hipped, curved or arranged in various combinations. The roofing material can also be a defining and distinguishing characteristic of a historic building. Historic roofing materials include standing seam metal, slate, wood or metal shingles, and clay tiles. Cornices and eaves are located at the top of exterior walls and are historically built in a decorative fashion. Eaves are normally an extension of the roof beyond the face of the building. Cornices are ornamental and built with wood, stone, cast iron or sheet metal. Cornices and eaves usually contain box gutters to shed water from the roof, thus protecting the walls and foundations from excess precipitation.

Guidelines for Maintenance, Repair and Change

1. Maintain and preserve the original roof shape of the building.

2. Do not add dormer windows, skylights, or other architectural features to a roof if they detract from the overall character of the building. Skylights should not be visible from facade-facing streets.

3. Roof decks are permitted on rear elevations when not visible from facade-facing streets or when it does not detract from the overall architectural character of the building.

4. Maintain and preserve the original roofing material.

5. New roofing shall be appropriate to the style and period of the building and neighborhood. New roofing should match the original roofing on surrounding structures. If the building has already had original roofing removed, alternate roofing materials may be installed.

6. Maintain and preserve architectural elements that are a part of the roof, such as dormer windows, chimneys, or cupolas.

7. Preserve chimneys that are highly visible from the street, are character defining, and are on the front roof slope of a building.

8. Maintain cornices and eaves. They are not to be removed, covered, or wrapped.

9. Use alternative materials, such as fiberglass and molded products, only if deterioration of original materials deems it necessary.

10. Preserve, repair, and maintain existing box gutters. If original box gutters must be replaced, a similarly designed box gutter shall be installed on front elevations and other facade-facing streets. Modern hanging gutters may be installed on elevations that are not highly visible from front or facade-facing streets when the original box gutters are not able to be repaired.

(continued on next page...)

ROOFS, CORNICES AND EAVES

11. On main buildings, new gutters should be half-round or ogee. New downspouts should be round.

12. Rain barrels should be placed at corners and are not to be placed on the front facade of a building.

13. Paint exposed gutters and downspouts the same color as the trim, unless they are copper. To prevent the paint from flaking and peeling, new metal gutters or downspouts should be coated with a galvanized steel primer before applying the finish coats of paint.

14. Repair, maintain, and clean cast-iron boots, scuppers, and other ornamental roof accessories.

15. Properly insulate roofs to prevent ice dams at box gutters and overhangs. Consider snow-birds or similar historic elements to slow the shedding of snow.

16. Mechanical systems, solar panel arrays, and other non-deck rooftop units must not be visible from facade-facing streets. Mechanical screening should be used when setback is not possible.

WINDOWS

Windows have great visual and functional importance, and they are the most frequent victims of neglect and insensitive alterations that are visually and physically destructive. Historic wood and metal windows should be preserved through repair and rehabilitation unless they are clearly proven to be deteriorated beyond repair. Storm windows are permitted and encouraged to be added to enhance energy efficiency. They should be installed so as to not obscure any historic detail. A weather-stripped wood window with an added storm window is as energy efficient as most new vinyl thermo-pane windows which cannot be installed on historic buildings without changing the appearance of the building. Repaired and maintained old windows will also have a longer life then many new replacement windows. Most vinyl windows do not look like historic wood windows; their texture and thinness are inappropriate for Loveland's historic buildings.

The shapes of upper-level windows often repeat, forming a pattern continued throughout the historic district. These windows often align vertically as well as horizontally, creating a rhythm along the street. To maintain this historic rhythm, upper story windows that are blocked in should be opened up and restored to their original appearance whenever possible and the shape of original openings should not be altered. Window frames and transoms align horizontally along the block as well, creating strong visual ties between the district's buildings.

Guidelines for Maintenance, Repair and Change

1. Keep older windows painted and in good repair to protect from water infiltration, which does the most damage.

2. If parts of a window are deteriorated, but other parts can be salvaged, consider replacing only those elements that are damaged. This type of "selective" replacement should be done with pieces milled to match the original as closely as possible.

3. Retain historic glass and protect it during repairs. If glass is cracked or missing, new glass panes can be installed. Replacement glass should be clear and without tint.

4. Retain original window sizes and locations, particularly on the main façade and visible side elevations. Avoid changing the structural dimensions of an opening by making it smaller or larger than it was historically.

5. If window units are being replaced, make sure that the new window fits the existing opening exactly. This typically requires special order windows sized specifically for the existing opening. Do not try to make windows "fit" by filling in the gaps with other materials.

6. If wood windows are deteriorated beyond repair, a more acceptable alternative are aluminum clad wood windows with baked enamel finishes.

7. If the historic window is multi-paned, the most authentic choice is true exterior, "through-the-glass" muntins, rather than sandwiched muntins between insulated glass.

8. The addition of picture windows, bay windows or other types of structural modifications to window openings should not be made to a building's primary façade (including sides that are visible from the street). Limit such changes to the rear of the building.

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9. Use exterior or interior storm windows to increase energy efficiency. Exterior storm windows are preferred since they help protect historic windows from the elements. Wood storm windows are encouraged, as they are most appropriate for older buildings. They are usually affixed inside the window frame, and are removable. Metal storm windows can also be used. Storm windows should include vent holes to assure some air circulation and prevent the build up of moisture on the inside of the storm. Choose a color that blends with the color of the building; however metallic or brushed-aluminum finishes should not be used.

10. In all cases, make sure that the storm window fits the opening exactly and maintains the original sight lines of the window. If the storm window is divided into upper and lower sashes, then the division should line up with that of the window behind it. Also acceptable is a full light storm window (without division).

11. Add window shutters only to buildings that originally had them. If shutters seem appropriate they should meet the following:

- Be made of wood or a close substitute.
- Be proportional to the window openings, so that they would fit the opening exactly when closed.
- Do not have to be operable but they should appear to be.

12. If the original windows have already been lost and the owner chooses to replace the non-historic windows, the first choice to replace non-historic windows is a recreation, either wood or metal, of the original window. However, since a non-historic window is being replaced, alternative materials may be used. A more acceptable alternative are aluminum clad wood windows with baked enamel finishes. Regardless of the material used, replacement windows should be dimensioned so that they are appropriate to the style and character of the building. The goal is to match historic and if historic appearance is not known, the new must be contemporary/ compatible.

13. Original stained glass should be retained whenever possible, even though it may be damaged. Repairs should only be undertaken after carefully evaluating the condition of the glass—and only by professionals. Minor cracks, sagging, and oxidation are part of the character of historic leaded glass. Though they should be closely monitored for additional deterioration, which may necessitate repair.

14. Sash packs can replace just the sash mechanism. Especially in the case of when decorative interior trim is present that owner may want to retain.

DOORS AND ENTRANCES

Doors and entrances present unique problems in historical buildings. While it is best to maintain and repair existing doors, their replacement may be required in certain situations, particularly where building codes govern door width, hardware, glass size and type, door swing and handicap accessibility.

Guidelines for Maintenance, Repair and Change

1. Original doors should be repaired whenever possible. Weather stripping can be added to block air infiltration.

2. If the door swings the wrong direction; consider reversing the door frame or rehanging the existing door.

3. If doors must be replaced entirely, the new door should convey the same visual appearance whenever possible, while complying with the building code. Match the size, height, proportion, shape and number of panels as well as the width of stiles and rails. Transom windows above doors should be retained.

4. Do not reduce or change openings to fit stock doors; doors for historic buildings will most likely need to be custom ordered.

UTILITIES AND ENERGY RETROFIT

Energy conservation, green technology, replacement or upgrading of old and inadequate utility services, and introduction or upgrading of mechanical services are a common concern of property owners. In order to make buildings useable for today's standards, but not compromise the historic integrity of a building, it is important to address these concerns and make allowances for utilities and mechanical services. When installing new services and equipment it is important to make sure historic material is not damaged and the historic character of the property and the site is not diminished.

There are a range of energy-conserving site and building features that can be utilized to make a historic building as energy efficient as possible. Historic buildings were constructed before the advent of central heating and air conditioning, but were designed to keep the building warm and cool through natural air flow and other means. For example, properly placed shade trees and a projecting porch can protect a building and its interior rooms from the sun while providing shaded outdoor space. Operable windows, shutters, and awnings allow occupants to control the amount of sun and breeze that enters a building. Utilizing the building's original design features, such as these, while also making sensitive changes will make a historic building extremely energy efficient.

The following guidelines are to assist the owner and designer in minimizing the visual impact of modern building equipment on the original historic character of the building.

Guidelines for Maintenance, Repair and Change

1. Retain and preserve inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, breezeways and operable windows, transoms, blinds, and shutters.

2. Use appropriate thermal efficiency techniques such as weather-stripping and caulking.

3. Introduce energy efficient features, such as awnings, operable shutters, and storm windows and doors.

4. Whenever possible, do not use externally placed wall or window air condition units on the front facade of a building.

5. Do not install utility and mechanical systems such as water, gas and electric meters, and central air conditioning units on the front façade of the building. If a building is a corner lot, both street façades should be avoided if possible. The use of a remote meter should be considered if it is an option provided by the utility service.

6. All types of equipment and contemporary devices shall not be visible on street-facing façades of the buildings. Television, radio, or other antennae (including satellite dishes), exhaust stacks or other mechanical ventilation equipment are to be placed on elevations other than the front façade and on roof slopes that do not face the street.

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UTILITIES AND ENERGY RETROFIT

7. Locate solar equipment in an inconspicuous location that cannot easily be seen from facade-facing streets, such as a rear slope of the roof or in a shed. Location should maximize the sun's energy and should not interfere with the building's characteristics. Camouflaging of screens should be incorporated into the design. This can be accomplished by having the roofing materials the same color as the solar panel.

8. In the case of flat roofs, consider installing a cool or green roof. Cool roofs consist of reflective metal material to radiate heat outward. Green roofs consist of thin layer of vegetation over a water-proof layer. It should not be visible from the street level or above the roof level and it shall not destroy historic roofing or building materials through the installation. However, careful consideration should be given before installing a green roof as the potential for structural or water damage can be high if not properly installed and designed by the proper architects and engineers.

GUIDELINES FOR...

NEW RESIDENTIAL CONSTRUCTION

As consumer interest in urban living has increased, real estate developers are seeking new infill development opportunities in downtowns to take advantage of this urban renaissance movement. Loveland has seen the benefit of this urban phenomenon first-hand with the on-going success of the bike trail which has served as a catalyst for downtown development.

Unfortunately, Loveland has lost a number of downtown buildings over the years; consequently it is imperative every effort is taken to preserve the remaining historic buildings to allow future generations to experience the character of Loveland's rich history.

As interest in urban development increases, developers will continue to explore creating new infill buildings when square footage or layout requirements for new uses cannot be accommodated within existing buildings.

New construction that compliments the existing historic character of Loveland will benefit our community and protect homeowners' rights and property values.

These guidelines provide a regulatory framework for ensuring that new construction occurs in a manner that preserves and protects the integrity of downtown Loveland's historic context. It is the intent of the guidelines to introduce property owners and developers alike to the critical design criteria important to the Historic Preservation and Planning Commission regarding the architecture of new construction projects.

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission is allowed to delay decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

Scale & Height

The scale of new construction refers to the building's overall size in terms of square footage and how it resides on a parcel both horizontally and vertically. The zoning code will guide this as it relates to the actual buildable area on a parcel sans setback requirements.

There is no mystery in the definition of the height of a building. This is the vertical dimension of the façade of a building and is typically measured from the sidewalk to the top of the roof excluding parapet walls on flat roofs and to the average height of a sloped/pitched roof. Again, reference to the zoning code is recommended. However, as it relates to these design guidelines, new construction should be influenced by and designed to be consistent with the surrounding context. Of concern in this regard is the new construction project on a sloped site that might incorporate an exposed lower level in addition to an allowable additional upper story and possible roof terrace. This would appear to be a five story structure and completely out of scale with the typical 2-3 story buildings within the downtown.

Large projects incorporating more than two typical land parcels should be designed to break down the massing and scale of the new construction to visually relate to the surrounding context. Facades should integrate vertical breaks in either material or face alignment to help break down the length of the building form and create a complimentary scale of the architecture compared to the surrounding buildings. When new construction incorporates an acceptable additional story, consideration should be given to stepping the additional story back on street-facing facades as a means to visually reducing the vertical height and scale.

1. Prior to beginning the design process for a new construction project, the owner should document the existing context to understand the existing buildings and neighborhood or district character. This documentation should include;
   - Massing of existing buildings within a 1-block radius around your site.
   - Photographs of existing buildings within a 1-block radius around your site.
   - Heights of buildings within the 1-block area.
   - Primary materials used in the surrounding buildings.

2. New buildings should not be higher than 1 story above the tallest building within the 1-block radius area with a three story maximum height.

3. Street-facing elevations shall be designed with materials echoing those used elsewhere in downtown Loveland.

NEW CONSTRUCTION

RESIDENTIAL DESIGN FACTORS

New buildings and building additions in the Historic District do not need to imitate or replicate historic styles; rather, the priority for new construction is compatibility with adjacent structures and spaces, as well as the use of timeless design principles and quality materials.

"...additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

ADDITIONS

INCLUDING DECKS, PORCHES & BALCONIES

Additions tell a story of the life of a building as forms evolve as additional space, both interior and exterior, is needed for the continued function of the building. Historical additions should be honored and new additions should not overwhelm the elevation of the structure. New additions should be built in a way that does not damage the historic building and constructed in a way that if removed would not harm the building.

Guidelines

1. Design and construct new additions so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed by the addition.

2. Create new structures that are products of their own time in terms of style and features. Do not attempt to duplicate the architectural style of the existing building.

3. Design new construction to complement existing buildings in the area.

4. Construct new additions in a manner that blends with the scale, massing, building materials, window spacing, and general color scheme of the original building, as well as surrounding buildings.

5. Additions, decks, and exterior stairs should be located on the rear or an inconspicuous side of a secondary façade of the building. These structures are not to overwhelm the historic building.

6. When additions, porches, decks, exterior stairs, awnings or balcony additions are located in areas where they are visible to the public right-of-way, such as the street or sidewalk, they should be designed and constructed to compliment the existing building.

SITE FEATURES AND GROUND SURFACES

Site features and ground surface treatments not only provide the context for the buildings, but they also contribute significantly to the overall character of the district. These features help define outdoor spaces and rooms, vistas and views of the streets and neighborhoods.

Guidelines

1. Site improvements should compliment the structure, and be compatible with structures surrounding it.

2. Preserve walkways or garden ornaments that are original, or near-original to the site and building.

3. Match ground surface covering, such as driveways, with surrounding surfaces. Attempt to blend new ground surface covering with the existing public sidewalk in color, texture, and design.

4. Blend ground surface coverings, including ground plantings and landscaping, with surrounding surfaces. If surrounding properties have mostly grassy front yards, retain the grass on the front yard. If surrounding properties have a varied landscape of paving and plantings, a more flexible plan may be appropriate.

Complimentary Landscaping

111 S. 3rd Street

Complimentary Landscaping

124 S. 3rd Street

WALLS AND FENCES

Fences and walls are commonplace and provide a definition of public and private space. Fences and walls in the front of properties should be generally low and transparent. In side yards, fences may reinforce the building setback while taller privacy fences are appropriate at the rear of most properties.

Guidelines

1. Existing wrought-iron or cast-iron fences and masonry walls should be repaired and retained whenever possible.

2. All fences must meet zoning and building codes.

DRIVEWAYS AND OFF-STREET PARKING

Historically, off-street parking areas for multiple cars were not common in either residential or commercial neighborhoods. Initially, on-street parking met the demand for parking in traditional neighborhoods. Today off-street parking is desired and sometimes necessary for a property to be marketable. However when driveways, parking pads, or parking lots are built, they are to be secondary to the neighboring buildings and should be designed in a way to not detract from the character of the district.

Guidelines

1. Design parking pads and driveways so as to not detract from the visual quality of the neighborhood. This includes landscaping, paving materials, and screening materials should take their cues from adjacent properties or enhance the quality of adjacent properties.

LIGHTING

The choice of lighting design, while often a small element, can have a dramatic effect on a building. An oversized or inappropriate style can cause an entire building to look wrong. However, this does not mean that contemporary lighting cannot be used and sometimes the simplicity of contemporary lighting may be more complimentary to the style of the building than recreating historical lighting without documentation of what existed.

The level of light and the selection of fixtures shall be appropriate with the character of the neighborhood. General street lighting is presently provided by pole lights. Pedestrian scale street lighting is also recommended. Fixtures are to be a consistent design, appropriate to the character of the neighborhood and street type. For example, overly ornate light poles are not to be used.

Guidelines

1. Choose a design for exterior lighting that is complimentary to the style, character, scale, and design of the original building and surrounding buildings.

2. Select lighting fixtures that are in proportion to the building, and are not too large or too small.

3. Based on lighting known to exist, contemporary, authentic reproductions, and restored original lighting fixtures are encouraged.

4. Avoid inauthentic historic lighting fixtures.

5. Avoid harsh or colored lighting.

6. Install lighting that provides warm illumination.

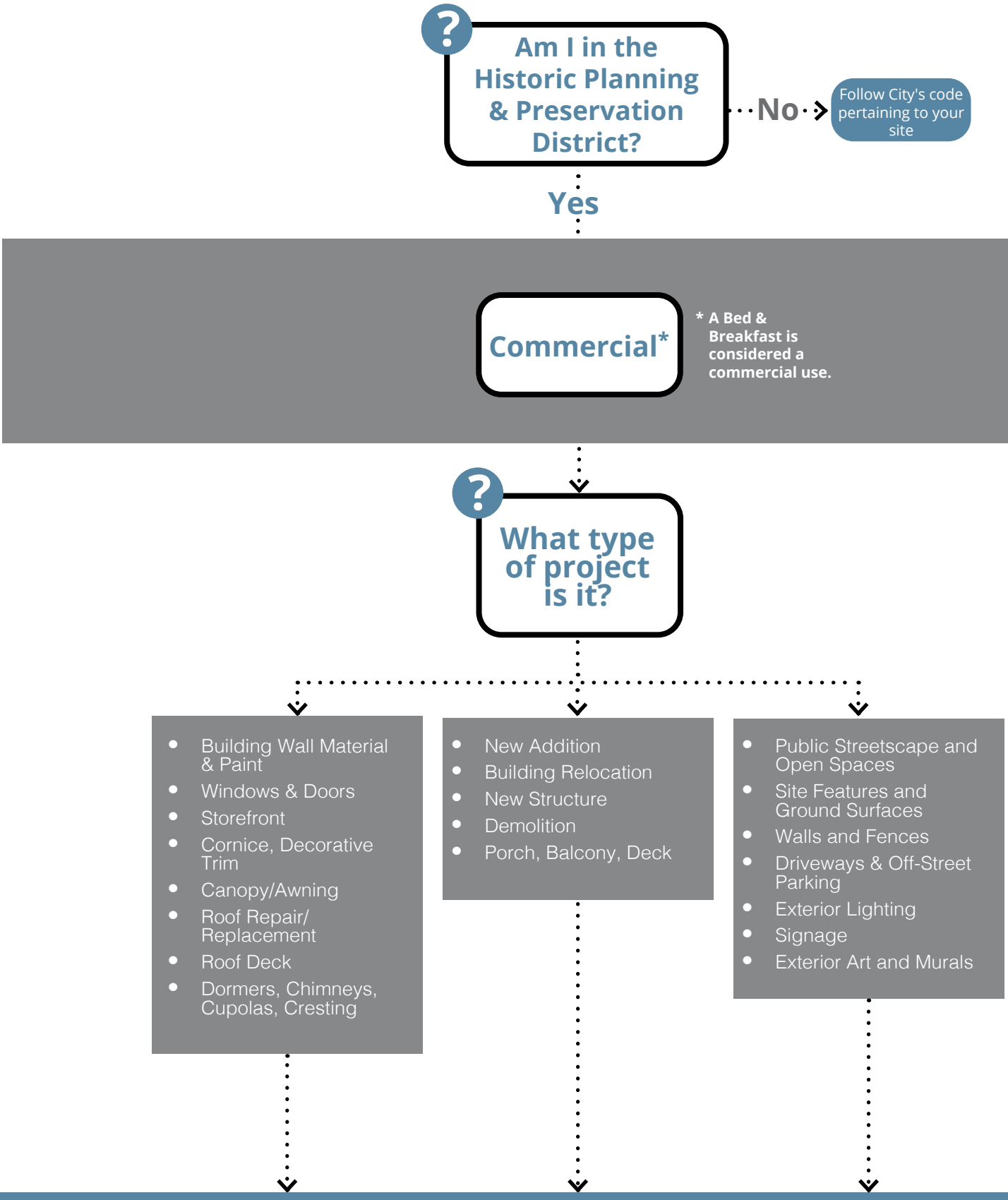
7. Provide lighting that gives a sense of safety for pedestrians.

8. Select lighting that highlights the architectural details of the building.

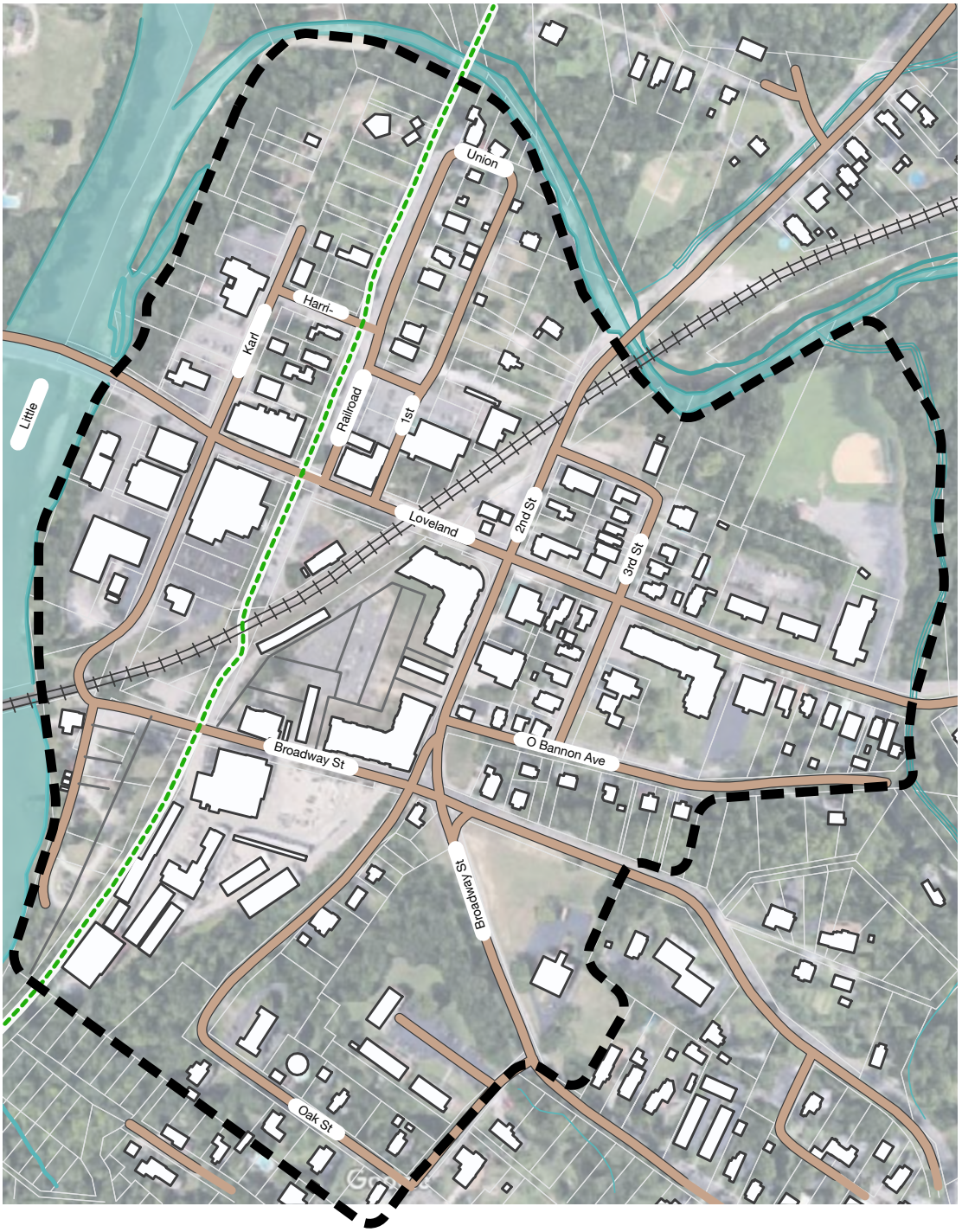
9. Lighting shall not detract attention away from the building.

5 | COMMERCIAL GUIDE: HISTORIC PRESERVATION & PLANNING DISTRICT

COMMERCIAL APPLICATION PROCESS



Please refer to the appropriate section of the HPPD design guide for guidence, fill out the APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (pg16), and submit for review.



City of Loveland
Historic Preservation & Planning
District Designation

MINOR REVIEW

Minor exterior changes may be reviewed and approved by city staff without review/ approval of the Historic Preservation and Planning Commission, including the following:

Commercial

1. Alterations to a structure that do not substantially change the architectural character or are substantially hidden from view of the street right-of-way, including the construction of accessory buildings and structures on properties where none of the structures are Historic Structures and where the construction would be in keeping with the character of the principal structure and surrounding area.

2. Reconstruction of a portion of an existing structure performed to restore or replace the same as, or nearly the same as practical, a structure to its original documented historical design.

3. Banner signs, window signs, and other minor or temporary signs that comply with the established standards of review and any adopted and published design guidelines.

4. Maintenance of exterior architectural features, including repair and replacement, with the same design, color and material if the City finds that such maintenance:

    a. Does not result in the substantial removal of an exterior feature that is considered to have historic and/or architectural significance.

5. Addition or deletion of HVAC mechanical equipment, antennas, skylights, or solar collectors in locations not visible from a facade-facing street.

GUIDELINES FOR...

PRESERVATION AND REHABILITATION OF HISTORIC COMMERCIAL STRUCTURES

The following guidelines are primarily for the benefit of property owners and design professionals that are responsible for the maintenance of historic buildings and materials or are contemplating a project that will directly impact a historic building.

RETAIL/COMMERCIAL FORM

Traditional retail/commercial buildings have one or two stories with a large transparent area for display of merchandise on the first floor. This display may be a traditional glass storefront with a recessed entry or a prominent entry flanked by very large windows as exhibited by the original construction of 126 West Loveland (Paxton's Grill).

Additional light may enter the storefront through transom windows above the entryway and display windows. Upper stories originally were used for storage, office, or residences and generally have traditional windows in the upper facade. Cornices are the decorative element located at the roof line and often above the storefront as well.

126 WEST LOVELAND

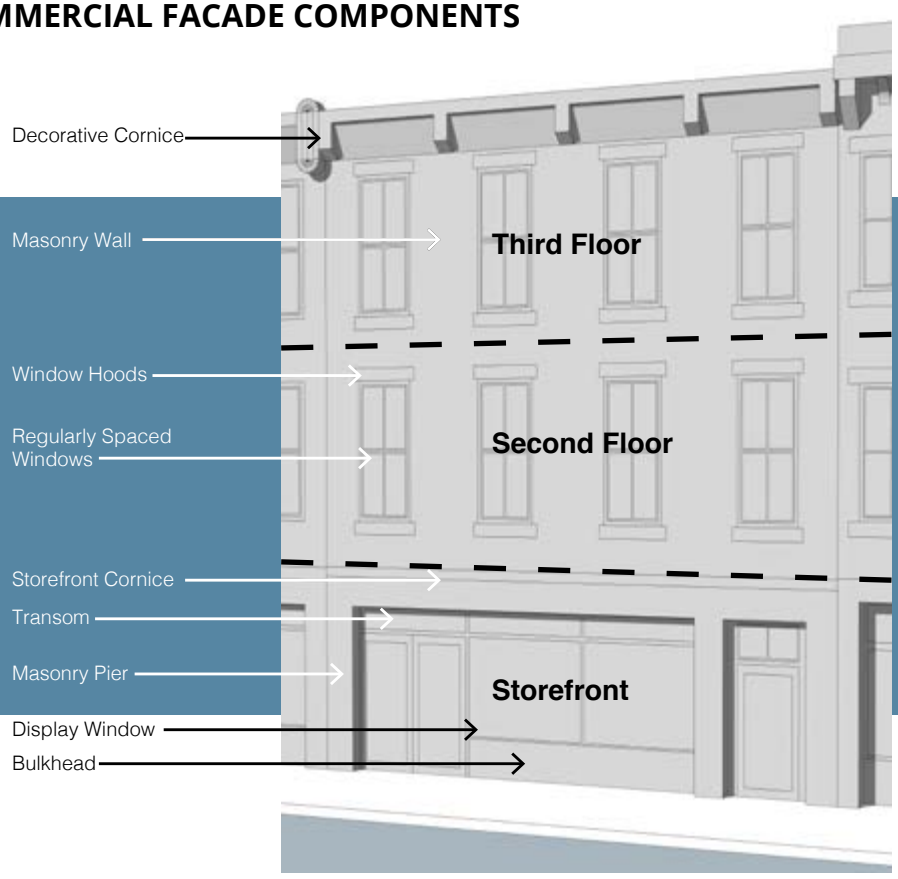
212 WEST LOVELAND

MAINTENANCE, REPAIR AND ALTERATIONS

The following guidelines are primarily for the benefit of property owners and design professionals that are responsible for the maintenance of historic buildings and materials or are contemplating a project that will directly impact a historic building.

These guidelines are organized by the primary material types found on the buildings in Loveland.

TRADITIONAL COMMERCIAL FACADE COMPONENTS



MASONRY

Masonry is used for cornices, pediments, lintels, stills, and decorative features as well as for wall surfaces. Details such as color, texture, mortar joints and in particular, the pattern of masonry strongly influence the overall character of a building. Although masonry is one of the most durable historic buildings materials, it is also very susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods.

Guidelines for Maintenance, Repair and Change

1. Retain original masonry features. Although walls may be the primary masonry feature, elements such as piers, cornices, lintels and sills, steps, etc. are significant visual elements that should be preserved.

2. Avoid replacing the entire feature. Use materials that duplicate the original as closely as possible in making your repairs.

3. Masonry walls and other surfaces should be repaired by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.

4. Mix new mortar to match the existing in strength, composition, color and texture, and the mortar joints themselves must be tooled to match the existing in width and joint profile.

5. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Clean masonry using the gentlest means possible, such as low-pressure water less then 300psi with no special nozzle, masonry detergents if necessary and natural bristle brushes.

6. When it is determined that cleaning is necessary, a test should be carried out on a small area of the masonry surface to observe the effects of the cleaning method in order to select the gentlest method possible.

7. DO NOT SANDBLAST masonry surfaces using dry or wet grit or any other abrasive cleaning techniques, including walnut shells, etc. Doing so destroys the hard, protective outer layer of the brick and accelerates deterioration. The damage caused by sandblasting is irreversible.

8. Masonry that has historically been unpainted should not be painted, nor should paint be removed from historically painted masonry. Masonry which has been painted after original construction can either be repainted or the paint can be removed with appropriate chemical removers.

9. Do not cover masonry surfaces with any other material, such as siding and stucco.

WOOD

Wood is a common material for architectural features such as cornices, brackets, bulkheads, storefronts and window framing. These features are important in defining the overall historic character of the building. Wood is a high-quality material that can last indefinitely but requires proper maintenance. The preservation of wooden architectural elements is of particular importance in rehabilitation projects.

Guidelines for Maintenance, Repair and Change

1. Keep wood siding and trim in good condition through a regular system of maintenance that includes repainting. Prepare wood properly by scraping and sanding it down to the next sound layer and applying the proper type of paint.

2. Paint should be removed with the gentlest of methods possible when it is necessary to do so. Wood surfaces should NEVER be sandblasted.

3. Deteriorated or damaged wooden architectural elements shall be repaired rather than replaced. Replacement should be limited to patching or piecing-in only the irreparable portions rather than removing the entire feature and replacing it with new, incompatible materials. Epoxy may be used to strengthen deteriorated wood.

4. Any wood feature that is too deteriorated to repair should be replaced with in-kind materials that convey the same visual appearance. Alternatives to wood may be acceptable when replacement is required. Since cement fiberboard is basically a stone-based material, it may not be suitable for all historic construction.

PAINT AND COLOR

Paint and color often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style houses which were often not white but a variety of colors and shades.

Guidelines for Maintenance, Repair and Change

1. Apply colors that were available at the time when the structure was originally built. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues.*

2. In general, limit the number of colors painted on a building and consider the architectural style. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne style houses, may incorporate three or more colors.

3. Paint buildings using matte, flat, or semi-gloss paint. Avoid high gloss paint.

4. NEVER paint a building, brick or wood, when it is wet or damp. Follow the temperature recommendations of the paint manufacturer.

5. Blend with and compliment a building's paint colors with the overall color schemes that exist on the rest of the street.

6. Painted brick is to remain painted and unpainted brick should not be painted unless the unpainted brick is in very poor condition and painting would protect the brick from further damage. Also, a new brick addition can be painted if the original brick is painted.

*** Please see the Appendix for recommendations for paint colors.**

ROOFS, CORNICES AND EAVES

Roofs, Cornices and Eaves are among the major distinguishing characteristics of a historic building. Roofs can be flat, pitched, hipped, curved or arranged in various combinations. The roofing material can also be a defining and distinguishing characteristic of a historic building. Historic roofing materials include standing seam metal, slate, wood or metal shingles, and clay tiles. Cornices and eaves are located at the top of exterior walls and are historically built in a decorative fashion. Eaves are normally an extension of the roof beyond the face of the building. Cornices are ornamental and built with wood, stone, cast iron or sheet metal. Cornices and eaves usually contain box gutters to shed water from the roof, thus protecting the walls and foundations from excess precipitation.

Guidelines for Maintenance, Repair and Change

1. Maintain and preserve the original roof shape of the building.

2. Do not add dormer windows, skylights, or other architectural features to a roof if they detract from the overall character of the building. Skylights should not be visible from facade-facing streets.

3. Roof decks are permitted on rear elevations when not visible from facade-facing streets or when it does not detract from the overall architectural character of the building.

4. Maintain and preserve the original roofing material.

5. New roofing shall be appropriate to the style and period of the building and neighborhood. New roofing should match the original roofing on surrounding structures. If the building has already had original roofing removed, alternate roofing materials may be installed.

6. Maintain and preserve architectural elements that are a part of the roof, such as dormer windows, chimneys, or cupolas.

7. Preserve chimneys that are highly visible from the street, are character defining, and are on the front roof slope of a building.

8. Maintain cornices and eaves. They are not to be removed, covered, or wrapped.

9. Use alternative materials, such as fiberglass and molded products, only if deterioration of original materials deems it necessary.

10. Preserve, repair, and maintain existing box gutters. If original box gutters must be replaced, a similarly designed box gutter shall be installed on front elevations and other facade-facing streets. Modern hanging gutters may be installed on elevations that are not highly visible from front or facade-facing streets when the original box gutters are not able to be repaired.

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ROOFS, CORNICES AND EAVES

11. On main buildings, new gutters should be half-round or ogee. New downspouts should be round.

12. Paint exposed gutters and downspouts the same color as the trim, unless they are copper. To prevent the paint from flaking and peeling, new metal gutters or downspouts should be coated with a galvanized steel primer before applying the finish coats of paint.

13. Repair, maintain, and clean cast-iron boots, scuppers, and other ornamental roof accessories.

14. Properly insulate roofs to prevent ice dams at box gutters and overhangs. Consider snow-birds or similar historic elements to slow the shedding of snow.

15. Mechanical systems, solar panel arrays, and other non-deck rooftop units must not be visible from facade-facing streets. Mechanical screening should be used when setback is not possible.

WINDOWS

Windows have great visual and functional importance, and they are the most frequent victims of neglect and insensitive alterations that are visually and physically destructive. Historic wood and metal windows should be preserved through repair and rehabilitation unless they are clearly proven to be deteriorated beyond repair. Storm windows are permitted and encouraged to be added to enhance energy efficiency. They should be installed so as to not obscure any historic detail. A weather-stripped wood window with an added storm window is as energy efficient as most new vinyl thermo-pane windows which cannot be installed on historic buildings without changing the appearance of the building. Repaired and maintained old windows will also have a longer life then many new replacement windows. Most vinyl windows do not look like historic wood windows; their texture and thinness are inappropriate for Loveland's historic buildings.

The shapes of upper-level windows often repeat, forming a pattern continued throughout the historic district. These windows often align vertically as well as horizontally, creating a rhythm along the street. To maintain this historic rhythm, upper story windows that are blocked in should be opened up and restored to their original appearance whenever possible and the shape of original openings should not be altered. Window frames, transoms, and first floor display windows align horizontally along the block, as well, creating strong visual ties between the district's buildings.

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7. If the historic window is multi-paned, the most authentic choice is true exterior, "through-the-glass" muntins, rather than sandwiched muntins between insulated glass.

8. The addition of picture windows, bay windows or other types of structural modifications to window openings should not be made to a building's primary façade (including sides that are visible from the street). Limit such changes to the rear of the building.

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11. Add window shutters only to buildings that originally had them. If shutters seem appropriate they should meet the following:

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- Be proportional to the window openings, so that they would fit the opening exactly when closed.
- Do not have to be operable but they should appear to be.

12. If the original windows have already been lost and the owner chooses to replace the non-historic windows, the first choice to replace non-historic windows is a recreation, either wood or metal, of the original window. However, since a non-historic window is being replaced, alternative materials may be used. A more acceptable alternative are aluminum clad wood windows with baked enamel finishes. Regardless of the material used, replacement windows should be dimensioned so that they are appropriate to the style and character of the building. The goal is to match historic and if historic appearance is not known, the new must be contemporary/ compatible.

13. Original stained glass should be retained whenever possible, even though it may be damaged. Repairs should only be undertaken after carefully evaluating the condition of the glass—and only by professionals. Minor cracks, sagging, and oxidation are part of the character of historic leaded glass. Though they should be closely monitored for additional deterioration, which may necessitate repair.

14. Sash packs can replace just the sash mechanism. Especially in the case of when decorative interior trim is present that owner may want to retain.

DOORS AND ENTRANCES

Doors and entrances present unique problems in historical buildings. While it is best to maintain and repair existing doors, their replacement may be required in certain situations, particularly where building codes govern door width, hardware, glass size and type, door swing and handicap accessibility.

Guidelines for Maintenance, Repair and Change

1. Original doors should be repaired whenever possible. Weather stripping can be added to block air infiltration.

2. If the door swings the wrong direction; consider reversing the door frame or rehanging the existing door.

3. If hardware does not meet code; consider retrofitting existing door with new hardware, and use automatic door openers with push plate activators to meet accessibility requirements.

4. If doors must be replaced entirely, the new door should convey the same visual appearance whenever possible, while complying with the building code. Match the size, height, proportion, shape and number of panels as well as the width of stiles and rails. Transom windows above doors should be retained.

5. Commercial grade doors are recommended for non-residential structures.

6. Do not reduce or change openings to fit stock doors; doors for historic buildings will most likely need to be custom ordered.

STOREFRONTS AND COMMERCIAL FACADES

For commercial buildings, the storefront is the most prominent architectural feature. Traditionally, commercial buildings have a well-defined opening that contains the original storefront and is usually confined to the first floor of the building. Typical functional and decorative features of a storefront include display windows, doors, transoms, signs, awnings, columns, pilasters, entablatures, and bulkhead panels. Typical storefronts also have recessed entrances with tiled floors and decorative exterior ceilings. The traditional storefront façade always has the same basic components, although the size, shape, style, materials, and details may vary depending on when the building was constructed.

When changes are made to a storefront, the basic elements as described above need to be represented.

Guidelines for Maintenance, Repair and Change

1. Storefronts cannot be enlarged or expanded to additional floors unless it was determined that this was the original design of the building.

2. Preserve piers, columns, or pilasters that separate a storefront into distinctive bays.

3. Preserve cornices that separate first floor storefronts from the remainder of the building.

4. Preserve existing storefronts, including all unique architectural features. Do not cover or obscure original façade elements. Uncover the original storefront if it has been covered with insignificant additions.

5. If a storefront must be replaced or installed due to heavy damage or if the original storefront has been removed, the new design will be constructed with respect to the existing architectural style of the building, including: scale, materials, proportion, color, and number and size of window and transom openings.

6. Maintain original window openings and preserve their original size and shape.

7. Retain and repair all window transoms, doors, and storefront ornamentation whenever possible.

8. Replace original materials where needed. Where no original materials exist, work should be compatible with the original character of the building.

9. Rear entrances may be approved but must not be as decorative as the street side original entrance.

10. Retain and repair all non-original storefronts that have historic integrity.

11. Avoid inaccurate replicas. Lights, doors, shutters and other design elements should be appropriate to the architectural style of the building.

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STOREFRONTS AND COMMERCIAL FACADES

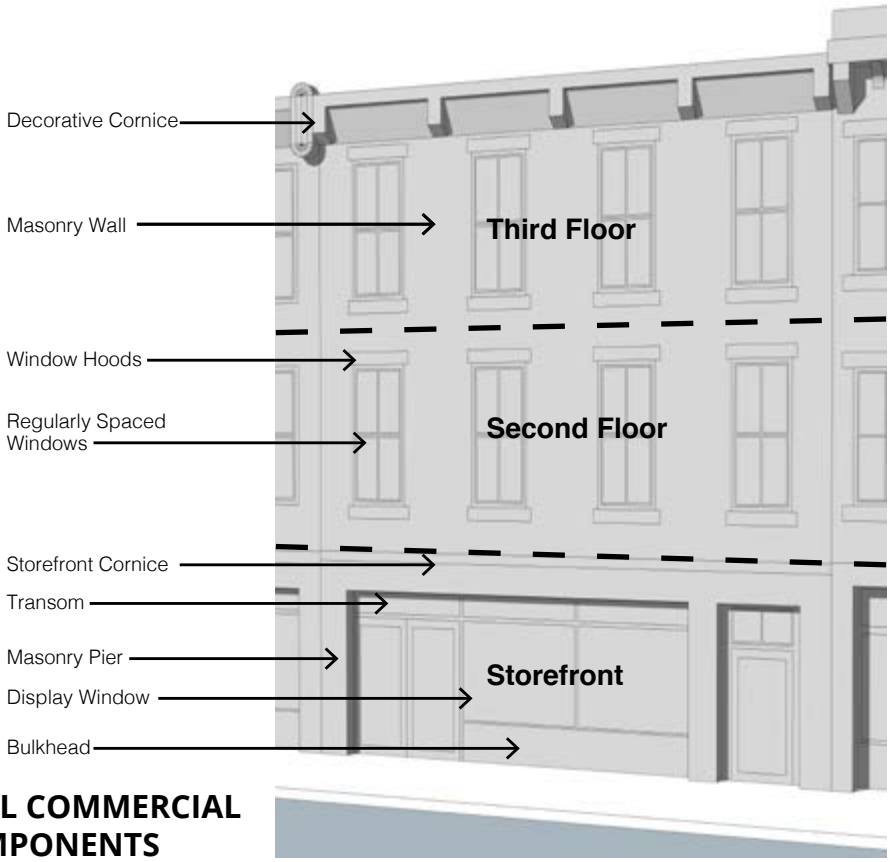
12. Avoid materials such as rough textured wood siding and fake brick or stone for use on storefronts.

13. Avoid the use of false mansard roofs on storefronts

14. Storefronts are to be comprised of about 75% clear glass. Mirrored or shaded glass should not be used.

15. Use appropriate materials to repair and replace storefronts. Vinyl or aluminum siding or vinyl windows are not appropriate. Wood siding, trim, and wood or aluminum windows are to be used on storefronts. Where aluminum window frames are used to replace those that were originally wood, the exterior frames should either be anodized aluminum or painted.

16. Storefronts should not be placed on buildings that were not originally designed to be commercial buildings.



TRADITIONAL COMMERCIAL FACADE COMPONENTS

UTILITIES AND ENERGY RETROFIT

Energy conservation, green technology, replacement or upgrading of old and inadequate utility services, and introduction or upgrading of mechanical services are a common concern of property owners. In order to make buildings useable for today's standards, but not compromise the historic integrity of a building, it is important to address these concerns and make allowances for utilities and mechanical services. When installing new services and equipment it is important to make sure historic material is not damaged and the historic character of the property and the site is not diminished.

There are a range of energy-conserving site and building features that can be utilized to make a historic building as energy efficient as possible. Historic buildings were constructed before the advent of central heating and air conditioning, but were designed to keep the building warm and cool through natural air flow and other means. For example, properly placed shade trees and a projecting porch can protect a building and its interior rooms from the sun while providing shaded outdoor space. Operable windows, shutters, and awnings allow occupants to control the amount of sun and breeze that enters a building. Commercial buildings utilize daylight through storefront transoms, light wells, and skylights as well as provide shade during summer months with awnings. Utilizing the building's original design features, such as these, while also making sensitive changes will make a historic building extremely energy efficient.

The following guidelines are to assist the owner and designer in minimizing the visual impact of modern building equipment on the original historic character of the building.

Guidelines for Maintenance, Repair and Change

1. Retain and preserve inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, breezeways and operable windows, transoms, blinds, and shutters.

2. Use appropriate thermal efficiency techniques such as weather-stripping and caulking.

3. Introduce energy efficient features, such as awnings, operable shutters, and storm windows and doors.

4. Whenever possible, do not place externally placed wall or window air condition units on the front facade of a building.

5. Do not install utility and mechanical systems such as water, gas and electric meters, and central air conditioning units on the front façade of the building. If a building is a corner lot, both street façades should be avoided if possible. The use of a remote meter should be considered if it is an option provided by the utility service.

6. All types of equipment and contemporary devices shall not be visible on street-facing façades of the buildings. Television, radio, or other antennae (including satellite dishes), exhaust stacks or other mechanical ventilation equipment are to be placed on elevations other than the front façade and on roof slopes that do not face the street.

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UTILITIES AND ENERGY RETROFIT

7. Locate solar equipment in an inconspicuous location that cannot easily be seen from facade-facing streets, such as a rear slope of the roof or in a shed. Location should maximize the sun's energy and should not interfere with the building's characteristics. Camouflaging of screens should be incorporated into the design. This can be accomplished by having the roofing materials the same color as the solar panel.

8. In the case of flat roofs, consider installing a cool or green roof. Cool roofs consist of reflective metal material to radiate heat outward. Green roofs consist of thin layer of vegetation over a water-proof layer. It should not be visible from the street level or above the roof level and it shall not destroy historic roofing or building materials through the installation. However, careful consideration should be given before installing a green roof as the potential for structural or water damage can be high if not properly installed and designed by the proper architects and engineers.

GUIDELINES FOR...

NEW COMMERCIAL CONSTRUCTION

As consumer interest in urban living and entertainment has increased, real estate developers are seeking new infill development opportunities in downtowns to take advantage of this urban renaissance movement. Loveland has seen the benefit of this urban phenomenon first-hand with the on-going success of the bike trail which has served as a catalyst for downtown development.

Unfortunately, Loveland has lost a number of downtown buildings over the years; consequently it is imperative every effort is taken to preserve the remaining historic buildings to allow future generations to experience the character of Loveland's rich history.

As interest in urban development increases, developers will continue to explore creating new infill buildings when square footage or layout requirements for new uses cannot be accommodated within existing buildings.

New construction that compliments the existing historic character of Loveland will benefit our community.

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission is allowed to delay decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

NEW CONSTRUCTION

These guidelines provide a regulatory framework for ensuring that new construction occurs in a manner that preserves and protects the integrity of downtown Loveland's historic context. It is the intent of the guidelines to introduce property owners and developers alike to the critical design criteria important to the Historic Preservation and Planning Commission regarding the architecture of new construction projects.

LOCATION IS KEY

Building placement is especially important in urban settings. Where the new building is located in relation to the adjacent building effects the surrounding area.

THE FORM

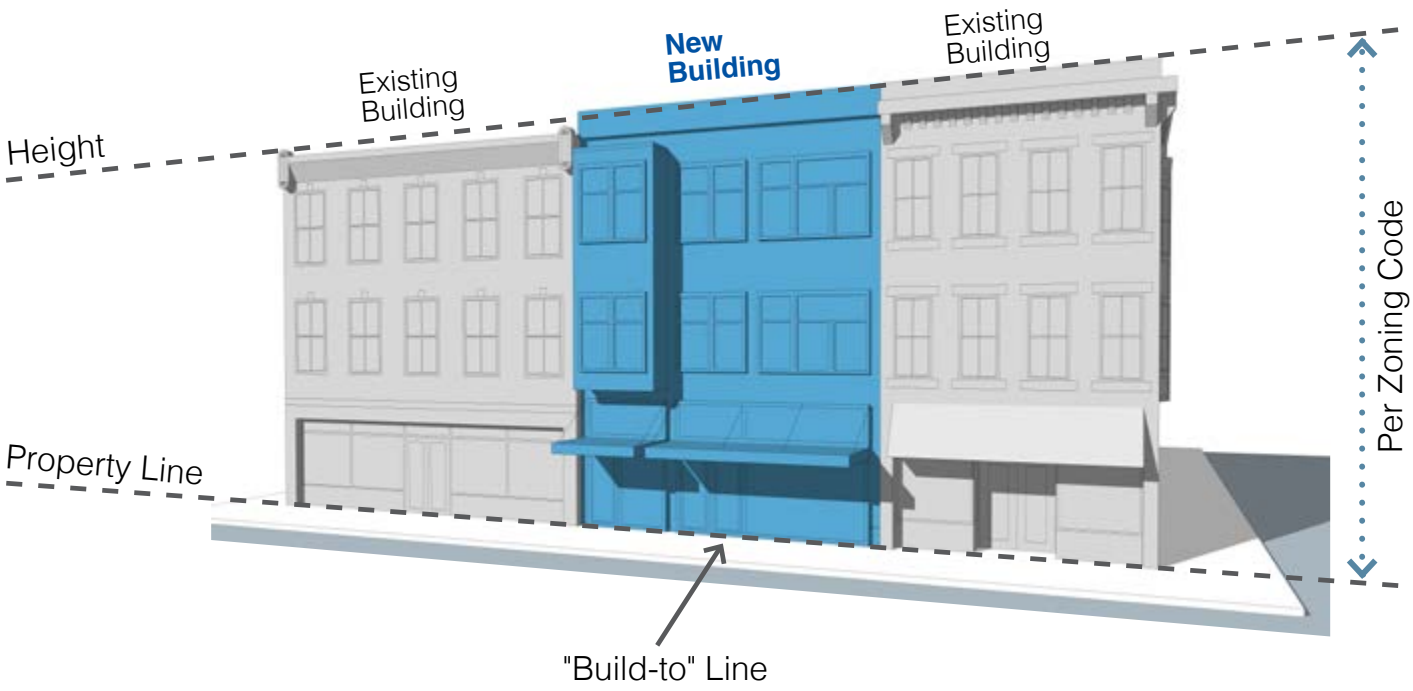
The volume and shape of the building make up the massing. The building massing should be similar to adjacent properties.

TALL BUT NOT TOO TALL

The height is a significant factor in determining the impact of a new building to its surrounding environment. New buildings should be designed with a 1 block radius area in mind.

PROPORTION

It is a balance between math and art. This is the connection between the objects that make up a building. This includes height and width of a building as well as the materials that make up a building.



On-Site Building Placement

Urban environments are typically defined by the architectural style and size of the predominant buildings within the district. Another important character defining element is the “build-to” property line alignment where buildings are built directly on the street-fronting property lines without setbacks. This rule can be modified for large sites however; a minimum of 60 percent of the building façade must be built directly on the property line.

Massing

The massing of new construction should take it’s cues from the adjacent historic building’s siting, scale & height. Rectilinear building forms are more appropriate than curvilinear or angular forms unless along a diagonal street, rail line or other influential context element. The siting and massing of new construction should also be cognizant of adjacent properties and the outdoor gathering areas, fenestration patterns, and façade features to help protect these important features. The overall massing can be broken down by architectural elements and windows.

Scale & Height

The scale of new construction refers to the building's overall size in terms of square footage and how it resides on a parcel both horizontally and vertically. The zoning code will guide this as it relates to the actual buildable area on a parcel sans setback requirements.

There is no mystery in the definition of the height of a building. This is the vertical dimension of the façade of a building and is typically measured from the sidewalk to the top of the roof excluding parapet walls on flat roofs and to the average height of a sloped/pitched roof. Again, reference to the zoning code is recommended. However, as it relates to these design guidelines, new construction should be influenced by and designed to be consistent with the surrounding context. Of concern in this regard is the new construction project on a sloped site that might incorporate an exposed lower level in addition to an allowable additional upper story and possible roof terrace. This would appear to be a five story structure and completely out of scale with the typical 2-3 story buildings within the downtown.

Large projects incorporating more than two typical land parcels should be designed to break down the massing & scale of the new construction to visually relate to the surrounding context. Facades should integrate vertical breaks in either material or face alignment to help break down the length of the building form and create a complimentary scale of the architecture compared to the surrounding buildings. When new construction incorporates an acceptable additional story, consideration should be given to stepping the additional story back on street-facing facades as a means to visually reducing the vertical height & scale.

1. Prior to beginning the design process for a new construction project, the owner should document the existing context to understand the existing buildings and neighborhood or district character. This documentation should include;
   - Massing of existing buildings within a 1-block radius around your site.
   - Photographs of existing buildings within a 1-block radius around your site.
   - Heights of buildings within the 1-block area.
   - Primary materials used in the surrounding buildings.

2. New buildings should not be higher than 1 story above the tallest building within the 1 block radius area with a three story maximum height.

3. Windows shall be designed as punched openings in the facade. Ribbon windows are not permitted.

4. Street-facing elevations shall be designed with materials echoing those used elsewhere in downtown Loveland.

5. Street-facing facades should be designed with historic building proportions in mind. A 3-part facade composition is strongly encouraged; storefront, middle (body), and top with a cornice.

Fenestration
Storefronts

New storefronts should be designed with similar scale and proportions found in other historic commercial buildings in downtown.

Integrating visual interest into the storefront design is of particular interest to the Historic Preservation and Planning Commission. The storefront materials, signage and lighting all contribute to the visual experience of the building and th entire downtown. Designing an inviting transparent storefront that is consistent with the Loveland retailing and restaurant experience is also an important consideration.

Tano Bistro

204 W. Loveland Avenue

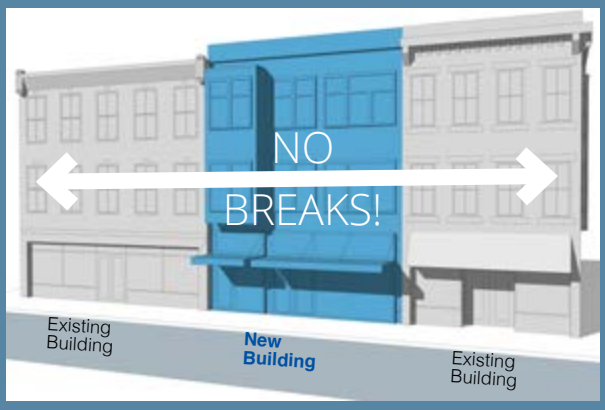
This building was renovated after a fire consumed much of the building in May 2017.

NEW IN-FILL KEY

DESIGN FACTORS

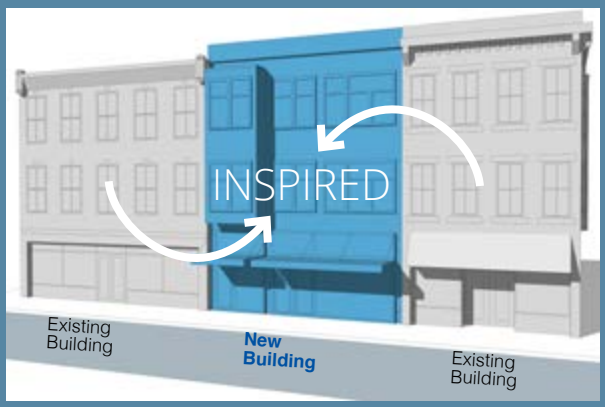
New buildings and building additions in the Historic District do not need to imitate or replicate historic styles; rather, the priority for new construction is compatibility with adjacent structures and spaces, as well as the use of timeless design principles and quality materials.

STREET WALL RELATIONSHIP



New in-fill buildings should not break from the street wall geometry.

CONTEXT SENSITIVE DESIGN



New in-fill buildings should draw design inspiration from adjacent historic buildings (height, mass, fenestration, materials)

"...additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

From Secretary of Interior Standards 10 Federal Standards

GROUND FLOOR USES & TRANSPARENCY

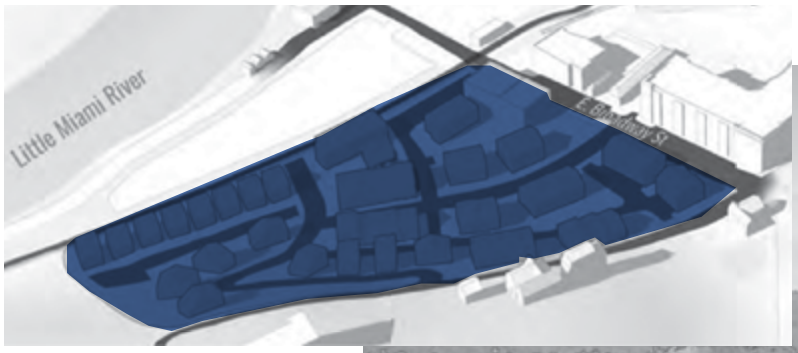
Ground floor uses for new in-fill buildings should be designed for retail and/or hospitality occupants. The majority of the storefront material should be clear glass.

CREATURE COMFORTS

Ground Floor facades / storefronts should be designed with human scale and pedestrian exploration, function, and comfort in mind. Buildings should incorporate high quality materials and interesting elements (awnings, heavy profile / trim windows & doors (aluminum storefront discouraged), transom windows, and unique signing and lighting. Appropriate exterior landscape planters and seating should be considered where outdoor dining is permitted.

NEW IN-FILL KEY

DESIGN FACTORS



CONTEXT SENSITIVE DESIGN

CREATURE COMFORTS

GROUND FLOOR USES & TRANSPARENCY

STREET RELATIONSHIP

LARGE PROJECTS

Large multi-parcel in-fill projects were pointed out in multiple areas in Downtown in the latest Downtown Strategic Development Plan adopted in 2019. These types of projects should follow the same principles as the in-fill design factors on the previous pages including context sensitive design, creature comforts, ground floor uses and street wall relationship. Context sensitive design is especially important as shown on the Trailside Development above*. Large projects incorporating more than two typical land parcels should be designed to break down the massing and scale of the new construction to relate more appropriately with the surrounding context.

**Downtown Strategic Development Plan - 2019 - Yard and Company*

ADDITIONS

INCLUDING DECKS, PORCHES & BALCONIES

Additions tell a story of the life of a building as forms evolve as additional space, both interior and exterior, is needed for the continued function of the building. Historical additions should be honored and new additions should not overwhelm the elevation of the structure. New additions should be built in a way that does not damage the historic building and constructed in a way that if removed would not harm the building.

Guidelines

1. Design and construct new additions so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed by the addition.

2. Create new structures that are products of their own time in terms of style and features. Do not attempt to duplicate the architectural style of the existing building.

3. Design new construction to complement existing buildings in the area.

4. Construct new additions in a manner that blends with the scale, massing, building materials, window spacing, and general color scheme of the original building, as well as surrounding buildings.

5. Additions, decks, and exterior stairs should to be located on the rear or an inconspicuous side of a secondary façade of the building. These structures are not to overwhelm the historic building.

6. When additions, porches, decks, exterior stairs, awings or balcony additions are located in areas where they are visible to the public right-of-way, such as the street or sidewalk, they should be designed and constructed to compliment the existing building.

GUIDELINES FOR...

COMMERCIAL

SITE & SETTING

It is important to consider a building's entire site when rehabilitating it or when you are undertaking new construction. Site features include parking lots, driveways, walkways, garages and other outbuildings, lighting, fences, walls, benches, terraces, trees and plantings. These site elements should reflect the nature of the principal structure and the context of the neighborhood around it.

Additionally, the elements of the public environment are important in helping define the overall character of the district or neighborhood. Critical elements of the public environment include streets, alleys, paving, sidewalks, streetlights, signs, street furniture, outdoor dining, trees, plantings, and utilities. Private commercial development should clearly relate to the public environment in order to create a cohesive design and enhance economic vitality.

The relationship between buildings and site features, both public and private, helps define both historic character and the sense of place in the design district. It is what makes a place special or unique, as well as foster a sense of authentic human attachment and belonging. The site environment is what pulls the buildings together, both historic and new, to create Loveland as its own special and unique place.

PUBLIC STREETSCAPE AND OPEN SPACES

All public streetscape improvements are to be compatible with the character of the existing areas with the purpose of contributing to the continuity of character in the district. When streetscape improvements in the public right-of-way are being considered, the following criteria should guide the design. Note that private developments and new construction projects are responsible for all frontage improvements in the public right-of-way.

Guidelines

Street Paving & Sidewalks

1. Maintain consistency with the street paving, especially where historic materials may still remain.

2. Maintenance of the sidewalk in front of private homes is the homeowner's responsibility and specifications are provided by the City. In general, maintain consistency with the sidewalk paving, especially where historic materials remain. Sidewalk materials vary widely by type and location.

Street Trees, Landscaping & Open Space

3. Street trees are major elements along the residential and commercial streets providing a continuous "avenue" effect and much needed tree cover resulting in a cooling effect for areas that may be predominately pavement. In general, existing landscaping should be retained if possible and new trees should be planted to replace dead or diseased trees and fill in spaces in the continuous ordered rows. New trees should be selected in consultation with the City Engineer and be at least 1 ½ inch caliber.

4. Develop public or private open space that adjoins the street in scale with the neighborhood. Use compatible and well-maintained landscaping.

Street Furniture and Outdoor Dining

5. Street furniture, such as benches, planters, trash cans and outdoor dining furniture should be metal, wood or composite. Plastic is not recommended.

SITE FEATURES AND GROUND SURFACES

Site features and ground surface treatments not only provide the context for the buildings, but they also contribute significantly to the overall character of the district. These features help define outdoor spaces and rooms, vistas and views of the streets and neighborhoods.

Guidelines

1. Site improvements should compliment the structure, and be compatible with structures surrounding it.

2. Preserve walkways or garden ornaments that are original, or near-original to the site and building.

3. Match ground surface covering, such as driveways, with surrounding surfaces. Attempt to blend new ground surface covering with the existing public sidewalk in color, texture, and design.

4. Blend ground surface coverings, including ground plantings and landscaping, with surrounding surfaces. If surrounding properties have mostly grassy front yards, retain the grass on the front yard. If surrounding properties have a varied landscape of paving and plantings, a more flexible plan may be appropriate.

Complimentary Landscaping

111 S. 3rd Street

Complimentary Landscaping

124 S. 3rd Street

WALLS AND FENCES

Fences and walls are commonplace and provide a definition of public and private space. Fences and walls in the front of properties should be generally low and transparent. In side yards, fences may reinforce the building setback while taller privacy fences are appropriate at the rear of most properties.

Guidelines

1. Existing wrought-iron or cast-iron fences and masonry walls should be repaired and retained whenever possible.

2. When visible from a public right-of-way, fence materials shall be masonry (stone or brick), wrought iron, black powder coated metal, or wood. New fences shall be compatible with existing fences.

3. Wood plank privacy fences should be stained or painted when easily seen from the public right of way.

4. Vinyl and plastic fences and cultured stone are not permitted.

5. Chain-link, split rail, or stockade-type fences and concrete or concrete block walls are not permitted. Incompatible walls and fences should be removed, where possible.

6. All fences must meet zoning and building codes.

7. Recycling and trash fence enclosures should follow the same guidelines.

DRIVEWAYS AND OFF-STREET PARKING

Historically, off-street parking areas for multiple cars were not common in either residential or commercial neighborhoods. Initially, on-street parking met the demand for parking in traditional neighborhoods. Today off-street parking is desired and sometimes necessary for a property to be marketable. However when driveways, parking pads, or parking lots are built, they are to be secondary to the neighboring buildings and should be designed in a way to not detract from the character of the district.

Guidelines

1. Design parking lots and driveways so as to not detract from the visual quality of the neighborhood. This includes landscaping, paving materials, and screening materials should take their cues from adjacent properties or enhance the quality of adjacent properties.

2. Parking pads and new lots are never to be placed in the front yard of a lot unless historically appropriate.

3. Provide sufficient screening to minimize the view of parked vehicles from other properties, the street, and other public areas. Use landscaping to reinforce the building massing and setback common in the district. Screening may employ masonry walls, landscaping, and fencing. The design of this screening should be compatible with the district.

4. Following the City's code, provide complimentary landscaping within the parking lot to provide shade and to break up large areas of paving between bays.

LIGHTING

The choice of lighting design, while often a small element, can have a dramatic effect on a building. An oversized or inappropriate style can cause an entire building to look wrong. However, this does not mean that contemporary lighting cannot be used and sometimes the simplicity of contemporary lighting may be more complimentary to the style of the building than recreating historical lighting without documentation of what existed.

The level of light and the selection of fixtures shall be appropriate with the character of the neighborhood. General street lighting is presently provided by pole lights. Pedestrian scale street lighting is also recommended. Fixtures are to be a consistent design, appropriate to the character of the neighborhood and street type. For example, overly ornate light poles are not to be used.

Necessary utilities and other elements as power poles and transformer vaults should be placed where they are least visible and should be screened by landscaping, fences, or walls when possible. Overhead wires should be placed underground whenever possible.

Guidelines

1. Choose a design for exterior lighting that is complimentary to the style, character, scale, and design of the original building and surrounding buildings.
2. Select lighting fixtures that are in proportion to the building, and are not too large or too small.
3. Based on lighting known to exist, contemporary, authentic reproductions, and restored original lighting fixtures are encouraged.
4. Avoid inauthentic historic lighting fixtures.
5. Avoid harsh or colored lighting.
6. Install lighting that provides warm illumination.
7. Provide lighting that gives a sense of safety for pedestrians.
8. Select lighting that highlights the architectural details of the building.
9. Lighting shall not detract attention away from the building.

SIGNS

On-premise business signs serve several important functions including serving as a communication device and prompting a purchase. Advertising is important and particularly necessary for independent businesses to compete against nationally recognized retailers. Independent businesses generally rely on their on-premise signage to attract attention and customers. In a historic downtown, the viability of the business is directly linked to the quality of its signage. It is the duty of these guidelines to balance the needs of the business with the integrity of the historic district and to determine compatibility between the sign and the specific building and the historic district as a whole.

Guidelines

1. Wood, metal, MDO, acrylic, sign foam and any number of other materials that can be painted or finished in some manner may be used if the finish is deemed compatible with the historic district on the specific building.

2. Sign colors should be consistent with the nature of the business and logo colors are important for branding businesses. Business owners are encouraged to add whimsy to their signs so that the signs showcase the nature of the business. Multiple colors are appropriate when they complement the color scheme of the building and fit the character of the business.

3. Letters may be individually manufactured and applied directly to the side of a building or applied to a sign face, window or awning. Again, the material is less important than the finished look which should not look like plastic or be shiny. Therefore applied letters or painted letters may both be appropriate.

4. The size of each sign and the total area of signs should be appropriate in scale to the building within the restrictions of the City of Loveland Zoning Ordinance. In general, while signs at or below eye-level should be 12-inch high letters for commercial structures and 6-inch high for residential structures, taller buildings may require taller letters or symbols.

EXTERIOR ART AND MURALS

The purpose of regulating public art such as sculptures and murals is to ensure the continued visual aesthetic of the historic district while allowing for compatible artistic and creative expression in appropriate locations and designs. The established review criteria provide guidance concerning the compatibility and appropriateness of the placement, massing, scale and materials of public art with minimal intrusion into the artistic expression and content of the work.

Murals vs. Signage

Content distinguishes mural art from signage. While a sign specifically advertises a business, product or service through graphics or text, murals are solely artistic in nature. Murals may not include trademarks, service marks, or other markings, colors, or patterns identifying or associated with a business, profession, trade, or occupation. When an official interpretation is deemed necessary, the Zoning Administrator will determine if a proposal is a mural or a sign. Mural art that constitutes a sign shall conform to the signage regulations of the zoning ordinance and applicable design guidelines.

Guidelines

1. Avoid public sculpture that dominates the areas where they are placed, except where they are designed to accentuate a focal point. Sculpture which is not consistent with the scale of the neighborhood or block is to be avoided.

2. The number and placement of multiple works of art shall be considered to discourage visual clutter.

3. Historically significant murals (including historic advertisements) may not be painted over, even if faded.

4. Murals should be sensitive to the context and color of surrounding buildings. The surrounding paint colors on existing buildings are to be the basis for the color pallette. Murals should not be painted on brick that has not previously been painted.

5. Murals in general should not be on the front facade of contributing historic buildings.

6. Sponsor and artist names may be incorporated but should not exceed 5% of the design or 2 square feet in area, whichever is less.

7. Reflective, neon and fluorescent paints or materials should not be used.

8. The property owner is responsible for maintenance of any art works.

AN OVERVIEW OF...

HISTORIC TAX CREDIT PROGRAMS

FEDERAL TAX CREDITS

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings. The credit equals 20% of the qualifying expenses of the rehabilitation.

These buildings are determined by the Secretary of the Interior, through the National Park Service, that are "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

https://www.nps.gov/tps/tax-incentives.htm

STATE TAX CREDITS

The Ohio Historic Preservation Tax Credit Program was enacted by the Ohio General Assembly in December 2006 and is administered by the Ohio Development Services Agency, in partnership with the Ohio State Historic Preservation Office and the Ohio Department of Taxation. The program provides a tax credit for the rehabilitation expenses of owners of income producing, historically significant buildings. A building is eligible if it is individually listed on the National Register of Historic Places, is located in a registered historic district, is certified by Ohio's State Historic Preservation Officer as being of historic significance to the district, or is listed as a historic landmark by a certified local government.

TAX CREDIT PROGRAM

The Ohio Historic Preservation Tax Credit Program provides a state tax credit up to 25 percent of qualified rehabilitation expenditures incurred during a rehabilitation project.

Applicants are eligible for no more than $5 million in tax credits. The tax credit can be applied to applicable financial institutions, foreign and domestic insurance premiums or individual income taxes. The program is structured to allow projects to also leverage the 20% Federal Historic Tax Credit which carries similar benefits.

6

APPENDIX

DESIGN GUIDELINE

DEFINITIONS

ADDITION
Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure.

ALTER OR ALTERATION
Any material change in external architectural features of any existing structure, but not including demolition or removal.

BUILDING
Any structure created for the support, shelter or enclosure of persons, animals, or property of any kind and which is permanently affixed to the land.

CERTIFICATE OF APPROPRIATENESS
A certificate issued by the Historic Preservation and Planning Commission indicating that a proposed change, alteration, new construction or demolition of a historic building or structure within a historic site or district, is in accordance with the provisions of Chapter 1328 of the Code of the City of Loveland or these design guidelines

CHANGE
Any alteration, demolition, removal or construction involving any property subject to the provisions of this chapter.

CONTRIBUTING
Any building constructed within the period of significance of the Historic Preservation and Planning District that contributes to its historic associations and architectural qualities.

CONSTRUCTION
The act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

DEMOLISH OR DEMOLITION
Means the razing or removal, in whole or in part, of any structure.

EXTERIOR ARCHITECTURAL FEATURE
Means the architectural treatment in general arrangement of such scale and portion of the exterior of a structure as is designated to be exposed to public view, including the kind and texture of the building materials, and the type of all windows, window lights, doors, structure massing, lights, signs and any other fixtures appurtenant to such portion.

HISTORIC PRESERVATION & PLANNING DISTRICT
Any area designated by ordinance of the city council which may contain within definable geographic boundaries, buildings, structures or sites of historic, architectural or archaeological significance.

HISTORIC PRESERVATION & PLANNING COMMISSION
The commission established under the provisions of Chapter 1328 of the Code of the City of Loveland.

HISTORIC PRESERVATION REGULATIONS ORDINANCE
The enabling legislation adopted by the City of Loveland; Chapter 1328.

(continued on next page...)

DEFINITIONS CONTINUED

HISTORIC SITE

A premises that contains something of archaeological or historical significance, which may or may not include a historic structure or be wholly within an historic district. A historic site may comprise the property owned by more than one person and include planned landscape features.

HISTORIC STRUCTURE

Any building or structure which has historic, architectural or archaeological significance and has been so designated according to the provisions of the Chapter 1328.

INFILL/NEW CONSTRUCTION

Any buildings constructed after the adoption of the historic district whose architecture should be guided by these guidelines.

NON-CONTRIBUTING STRUCTURES

Any building constructed after the period of significance of the historic district but prior to the adoption of the historic district and where modifications or redevelopment are in keeping with the intent of the design guidelines to enhance the visual and aesthetic character of the community.

OWNER

The owner or owners of record.

PRESERVATION

The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property.

RECONSTRUCTION

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

SECRETARY OF THE INTERIOR 10 FEDERAL STANDARDS

Secretary of Interior Standards (SOI) - The following 10 Federal Standards determine whether a rehabilitation project qualifies as a "certified rehabilitation" under federal and state tax incentives for income producing historic buildings. These standards are simple to understand and widely used to guide all types of rehabilitation projects in the downtown design district but ARE REQUIRED to be followed for projects seeking the state or federal tax credits.

1 COMPATIBLE USE

Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2 DISTINCTIVE QUALITIES

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3 PRODUCTS OF THE TIME

All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which to seek to create an earlier appearance shall be discouraged.

4 RECOGNIZE & RESPECT

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5 CRAFTSMANSHIP

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6 REPAIR FIRST

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7 GENTLE

The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be undertaken.

8 PROTECT & PRESERVE

Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9 CONTEMPORARY

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10 FORM & INTEGRITY

Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

RESOURCES FOR PRESERVING, REHABILITATING & RESTORING

U.S GOVERNMENT BOOKSTORE

This website provides downloadable documents at low prices about guidance for property maintenance for historic properties
https://bookstore.gpo.gov/catalog/preservation-briefs
https://bookstore.gpo.gov/products/preservation-briefs-recognizing-and-resolving-common-preservation-problems-1-14.

NATIONAL TRUST FOR HISTORIC PRESERVATION

This website provides guidance and tips for current or becoming owners/renters of historic places such as how to protect historic properties, how to prepare for natural disaster, etc.
https://savingplaces.org/preservation-at-home#.Xjg7cmhKjIU.

There is also a place where anyone can be a member and join a forum
https://savingplaces.org/preservation-leadership-forum#.Xjg8x2hKjIU

OHIO STATE HISTORIC PRESERVATION OFFICE

https://ohiohistory.org/shpo
https://ohiohistory.org/buildingdoctor

CITY OF LOVELAND HISTORIC PRESERVATION REGULATIONS

https://www.lovelandoh.gov/DocumentCenter/View/781/City-of-Loveland-Historic-Preservation-Ordinance?bidId=

NATIONAL PARK SERVICE

Understanding that property owners, developers & architects needed technical advise on historic rehabilitation of structures, The National Trust for Historic Preservation created the "Preservation Briefs" program. The program provides technical bulletins on nearly every subject surrounding appropriate materials & methods for rehabilitating historic buildings. These bulletins are available on-line through the web-site below.
https://www.nps.gov/tps/how-to-preserve/briefs.htm.

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Rehabilitation of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings
48. Preserving Grave Markers in Historic Cemeteries
49. Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
50. Lightning Protection for Historic Buildings

RESOURCES FOR HISTORIC PAINT COLOR OPTIONS

SHERWIN WILLIAMS

Collection: America's Heritage
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-collection/exterior-color-schemes/americas-heritage

VALSPAR

Collection: Traditional Heritage
https://www.valsparpaint.com/en/explore-colors/find-ideas/styles/traditional-heritage/traditional-heritage-1.html

VALSPAR

Collection: Victorian
https://www.valsparpaint.com/en/explore-colors/find-ideas/styles/victorian-1/victorian-1.html

BENJAMIN MOORE

Collection: Historical Collection
https://www.benjaminmoore.com/en-us/color-overview/color-palettes/historical-collection

BEHR

Collection: Clonial
https://www.behr.com/consumer/inspiration/exterior/house-exterior/colonial-house-exteriors

BEHR

Collection: Craftsman
https://www.behr.com/consumer/inspiration/exterior/house-exterior/craftsman-house-exteriors