



Loveland Historic Preservation and Planning Initiative Key Facts and Information

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Early in 2018, Loveland City Council decided to pursue historic preservation for the city with the creation of the Historic Preservation and Planning Commission (HPPC). The impetus for creating the HPPC was two-fold:

- 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.
- Concern for the quality and integrity of future building in Loveland, particularly in and around the historic district. As Loveland's momentum continues to build as a destination for dining, entertainment and recreation, it is anticipated that development of both residential and commercial structures will follow. An opportunity exists to improve the guidelines as a means to ensure future new construction and renovation supports, rather than detracts from, the historic charm of this area. Better understanding the inventory and profile of existing historic assets will facilitate guidelines for future building, restoration and renovation.

What are the benefits of creating a Historic Preservation and Planning District (HPPD) and related Guidelines?

- Protect the integrity of Loveland's historic downtown
- Ensure future new construction and renovation support, rather than detract from, the charm and historic nature of this area
- Protect the rights and property values of homeowners and commercial property owners in the district
- Support existing and future businesses in the historic downtown area

How will the Historic Preservation and Planning District and related guidelines affect homeowners in this designated area?

- One of the primary objectives of this initiative is to protect the rights and property values of homeowners in the district.
- The guidelines are designed as a resource to homeowners to support their preservation efforts.
- The review and approval process is designed to be as simple and convenient as possible for homeowners. For example, only projects that require a building permit are subject to review and approval by the Historic Preservation and Planning Commission. Improvements such as exterior painting, fencing, landscaping, satellite dish installation and non-structural enhancements (window boxes, shutters, etc.) will not require review or approval.

What does the process of historic preservation look like and where is Loveland in the process?

The Loveland Historic Preservation and Planning Commission (HPPC) was created in spring 2018. Since that time, the five-member commission has been working with City Manager Dave Kennedy to:

- Determine boundaries for the Historic Preservation and Planning District (HPPD)
- Select and work with an urban design and preservation consultant (The Gossman Group)
- Work with Gossman Group to assess property inventory within the district
- Develop specific guidelines for renovation and new construction within the district
- Determine the approval process for residential and commercial property owners when undertaking renovation or new construction

What is the role of Loveland's Historic Preservation and Planning Commission?

1. Establish boundaries for the Historic Preservation and Planning District
2. Determine the scope and process for initiating historic preservation in Loveland
3. Recommend a consultant to develop historic preservation design guidelines
4. Recommend to Loveland City Council approval of Historic Preservation and Planning District Design Review Guidelines
5. Develop the application and approval process for property owners in the designated district
6. Moving forward, this commission will be responsible for reviewing applications for renovation or new construction to ensure they meet the design guidelines adopted for the Historic Preservation and Planning District.

Why all the attention and effort on historic downtown, versus other areas of need like the Loveland Madeira corridor?

- Historic downtown contains an inventory of historic structures that warrant preservation, more so than other commercial areas within the city. The Loveland Madeira corridor simply does not have the inventory of historic buildings to qualify for historic designation by the state.
- Historic downtown Loveland has become a destination for dining, entertainment and recreation, so this is currently a site of keen interest to developers for both residential and commercial development. Focus on this area for development creates a precious window of opportunity for historic preservation and thoughtful planning, with processes in place to support each.

Key to designation of a historic district and guidelines was Loveland's designation as a Certified Local Government. What is a Certified Local Government (CLG)?

The Certified Local Government (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.

Why did Loveland seek CLG designation?

Becoming a Certified Local Government (CLG) puts in place a valuable partnership between the State Historic Preservation Office and the Loveland community, and entitles Loveland to apply for Certified Local Government matching grants. A portion of the historic preservation funds that Ohio receives from the federal government each year is set aside for these grants, available only to CLG communities. The State Historic Preservation Office encourages communities to apply for certification and grants. As a Certified Local Government, Loveland was able to apply for and receive grant funding to be used for development of architectural design review guidelines for the HPPD.

Other CLG Communities

More than 40 communities in the State of Ohio have been awarded CLG certification, including nearby communities like the City of Cincinnati, Glendale, Mariemont, Montgomery, New Richmond and Oxford, Ohio. The City of Cincinnati has approximately 25 separate Historic Preservation Districts, including Over-the-Rhine, Main Street, Northside, Columbia Tusculum, Hyde Park Observatory, Betts Longworth and College Hill.

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