

Registering Your Property as a Historic Landmark

Why should I landmark my property?

Listing your property on the Lafayette Register of Historic Properties recognizes and protects the historic character of your property. This recognition and protection remains even after you leave, and preserves your piece of Lafayette history for generations to come. In addition, landmark status offers several benefits to you and the Lafayette community.



Financial Benefits

- Owning a landmarked property makes you eligible for certain tax credits, including a state tax credit of 20% for the rehabilitation of owner-occupied residences and income-generating buildings.
- Owning a landmarked property may also make you eligible for grant money for costs associated with rehabilitation or preservation.
- Landmarked properties often increase in value after receiving their landmark designation.
- You may seek a variance from Lafayette zoning regulations if enforcement of the regulations would adversely impact the historical significance of your property.

Social Benefits

- Landmark status connects you and your property to the rich and vibrant history of our community.
- A large and active list of historic properties helps build a strong community by protecting the character of our town and its history.

Environmental Benefits

- Landmark status helps the environment by encouraging the reuse and recycling of historic materials in place of new construction.

Does landmark status limit my ability to use and enjoy my own property?

No. Landmark status does not prevent you from using and enjoying your property in a manner consistent with its ordinary use. You can also make any changes you wish to the interior of your building, and you are never required to undertake any restoration or other changes to your property.

You can also make certain changes to the exterior of your building regardless of the landmark designation. For example, you can repaint the exterior of your house whenever you wish. Only *major alterations* to the exterior of your landmarked property (e.g., a new roof, or removal of or addition to part of the building) must be submitted to and approved by the Lafayette Historic Preservation Board (HPB). The reason for this is simple: to ensure that the historic character of your building—the very quality that led you to landmark it in the first place—is preserved.

Frequently Asked Questions

Q: Is my property eligible for landmark status?

A: To be eligible for landmark status, the property you wish to landmark must be (1) at least 50 years old and (2) show historical significance. A property can have historical significance in different ways, including through its architecture, its connection to important people or events, its visually prominent place in the town, and/or its potential to yield archaeological information.

Q: How do I landmark my property?

A: Just fill out and submit an application. The application is available on the city website, at <http://cityoflafayette.com/DocumentCenter/Home/View/157>. The HPB will review your application and make a recommendation for landmarking to City Council.

Q: What does it cost to obtain landmark status?

A: Nothing! In fact, the HPB will pay you \$100 for landmarking your property.

Q: How does the rehabilitation tax credit work?

A: Landmarked properties are eligible for a 20% state tax credit for any rehabilitation projects that cost \$5,000 or more and help to maintain or protect the property. For example, say you wish to put a new roof on your landmarked building. If you seek to replace the roof with the same type of material (e.g., asphalt shingles), you will be eligible for the tax credit. You are also eligible for a tax credit if you have your building re-painted (color of your choice) to help protect its historical wood siding.

If the new roof costs \$10,000, for example, you will receive a \$2,000 credit on your state income tax. For more information, visit History Colorado's website at <http://www.historycolorado.org/oahp/preservation-tax-credits>.

Q: What renovations can I make to my property if it is landmarked?

A: You can make any changes you want to the interior of your building. You can also repaint the exterior, fix broken porch railings, replace broken shutters, and undertake any other ordinary maintenance.

Q: So what *can't* I do to my property if it is landmarked?

A: Only *major alterations* to the exterior of your building (e.g., removal or addition of structural elements) need to be approved by the HPB. This is designed to ensure that the proposed work meets the criteria established by the City for maintaining the historic character of your property.

Q: Are there other landmarked properties in Lafayette?

A: There are currently 25 landmarked properties in the city of Lafayette! To see a map and pictures of these properties, please visit <http://cityoflafayette.com/658/Landmarked-Properties>.