



FORT COLLINS HISTORIC PROPERTIES QUICK REFERENCE

Aerial View of Downtown, June 26, 1968, Coloradoan Collection, Local History Archive at the Fort Collins Museum of Discovery.

Are you the owner of a historic property in Fort Collins? Learn about the benefits and obligations of owning a Historic Resource in Fort Collins. Questions? Get in touch with Historic Preservation Services staff at preservation@fcgov.com!

Sign up to receive preservation updates monthly by toggling on the “Historic Preservation Matters” newsletter at https://www.fcgov.com/subscriptions/#group_id_2!

PROJECT REVIEW FOR HISTORIC PROPERTIES

Exterior work on designated properties in Fort Collins requires historic preservation review, as does building-permitted exterior work on any commercial or multi-unit property considered a “historic resource” under the City’s Land Use Code.

		HISTORIC RESOURCE TYPE			
		Local Landmark	State Register	National Register	Eligible* (commercial & multi-unit housing)
REVIEW REQUIRED	Land Use Code Sec. 5.8.1	X	X (commercial & multi-unit)	X (commercial & multi-unit)	X
	Municipal Code Ch. 14, Art. IV	X	Report only (single-unit residences)	Report only (single-unit residences)	

*Although eligibility for listing on the National Register or as a Fort Collins Landmark does not mandate that a property be designated, it does establish the property as a Historic Resource under Land Use Code Sec. 5.8.1. To ensure the property’s historic character is retained, exterior work is reviewed using the Secretary of the Interior’s Standards.

Secretary of the Interior’s Standards (The “Standards” – <http://www.nps.gov/tps/standards.htm>)

The U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties are federal standards that guide alterations to historic properties. The City has adopted these Standards as the basis for project review on historic resources in city limits. The Standards help to maintain historic character and integrity, even when new uses or construction are proposed. The Standards allow for renovations or additions as long as the work is compatible with the property’s historic character. If you are planning an addition or alteration and have questions about compatibility, staff and the City’s Historic Preservation Commission are always available to help.

Demolition of historic portions of a property does not align with the Standards. Demolition of non-designated single-unit residences over 50 years old requires a notification process; contact staff for more information.

FINANCIAL INCENTIVES

FINANCIAL INCENTIVES FOR DESIGNATED HISTORIC PROPERTIES

Public and private financial incentives help offset costs related to the preservation, stabilization, and/or adaptive reuse of historic properties. Designation, and these benefits, continue even after a property is sold.

NOT SURE IF YOUR PROPERTY IS DESIGNATED?

Check out the interactive map [here!](https://www.fcgov.com/historicresourcesmap)
(fcgov.com/historicresourcesmap)

	DESCRIPTION	DESIGNATION		
		Local	State	National
Colorado State Historic Tax Credits	<ul style="list-style-type: none"> • 20-35% of qualified rehabilitation expenses as credit that dollar-for-dollar reduces state income taxes owed • Credits for projects for income-producing properties are transferable • Owners/long-term tenants can apply • Applies to both interior and exterior work • https://www.historycolorado.org/preservation-tax-credits 	X	X	X
Federal Historic Tax Credits	<ul style="list-style-type: none"> • 20% of qualified rehabilitation expenses as credit to owner that dollar-for-dollar reduces federal income taxes owed • Applies to both interior and exterior work • National Park Service approves applications, but initiated through the State Historic Preservation Office (https://www.historycolorado.org/preservation-tax-credits) • Federal credits can be taken together with State credits, as well as certain other federal tax incentives such as the Low Income Housing Tax Credit (LIHTC) or New Markets Tax Credits (https://www.nps.gov/tps/tax-incentives/before-you-apply.htm) 			X*
2025 Fort Collins Landmark Rehab 0% Interest Loan Program	<ul style="list-style-type: none"> • Apply for matching funds up to \$7,500 each year for approved exterior work as a 0% interest loan • Loans paid back only when the property is sold • Funding for qualifying and complete applications considered on a first-come-first-served basis • Program availability depends on funds authorized by City Council each budget cycle • Applications accepted until funds run out • https://www.fcgov.com/historicpreservation/landmark-rehabilitation.php 	X		
Fort Collins Design Assistance Program**	<ul style="list-style-type: none"> • Mini-grants typically up to \$2,000 per property per project to help with project planning costs • Once application approved, City staff selects a qualified contractor who develops a project plan or concept consistent with the City's building codes and historic preservation standards • Program availability depends on funds according to the City budget. • https://www.fcgov.com/historicpreservation/design-assistance.php 	X	X	X

*Income-producing properties only, including rental properties; contributing properties in National Register districts eligible

**Design Assistance may be available for other historic properties – Contact Historic Preservation Services staff

Other Financial Programs for Historic Preservation Projects

PROGRAM NAME	WEBSITE
State Historical Fund (SHF)*	https://www.historycolorado.org/grants-financial-incentives
Downtown Development Authority Façade Funds	http://www.downtownfortcollins.org/
Community Development Block Grants	http://www.fcgov.com/affordablehousing/cdbg.php
Affordable Housing Tax Credits	https://www.fcgov.com/socialsustainability/more

*SHF grants only available for publicly owned or non-profit designated historic properties; private property can qualify if public/non-profit applies on owner's behalf.