

AGENDA ITEM SUMMARY

City Council



STAFF

Yani Jones, Historic Preservation Planner

SUBJECT

Second Reading of Ordinance No. 130, 2026, Amending the Landmark Designation of the Marsh/Geist House and Garage, 1006 Laporte Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Garage and Rename the Landmark as the Walker/Geist Property.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on September 15, 2026, requests amendments to the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of the garage as a contributing building on the historic property and the change of the historic property name to the Walker/Geist Property.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

Staff has undertaken a project to review existing landmark nominations to improve their accuracy. In some cases, that might mean adding new areas of significance based on supplementary research, removing an area of significance that is not well supported, adjusting landmark boundary descriptions, or determining and clarifying if different structures on the property are "contributing" or "not contributing" to the historic property's significance.

The Marsh/Geist House and Garage located at 1006 Laporte Avenue was designated as a Fort Collins landmark on August 15, 2000, via Ordinance 85, 2000, under City Code Section 14-22(a) Standard (3) Design/Construction, for the house's Craftsman architecture, with both the house and garage listed as contributing resources on the historic property.

For an outbuilding to be considered a historic resource eligible for designation, it must meet either or both of the following criteria outlined by the National Park Service in the guidance document "Evaluating Garages and Outbuildings in Historic Districts": (1) It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; and/or (2) It independently meets the criteria for designation. The

garage at 1006 Laporte Avenue does not meet either of these criteria because it does not reflect the Craftsman architecture for which the property is significant. The original nomination for this property does not assert that the garage is individually eligible for designation, and staff concur with that finding.

Historic homes are typically named for their first resident, the person who lived there the longest, or the important person associated with the property. Researchers made an understandable error during this property's landmark nomination process by misidentifying the first residents of 1006 Laporte Avenue. For many years, what is now the 1000 block of Laporte Avenue was part of the 1100 block of Laporte Avenue, which crossed over North Shields Street. The houses in this block were readdressed in about 1950. Originally, this property was known as 1106 Laporte Avenue, and the first residents were James and Mary Walker, who took out a building permit to construct the Craftsman bungalow on April 3, 1924. William and Bessie Geist were the longest residents of this house, from the 1940s until 1970. It is therefore appropriate to change the historic name of this property to the Walker/Geist Property.

CITY FINANCIAL IMPACTS

Designation as a Fort Collins landmark qualifies property owners for certain financial incentives for repairs and modifications that meet national preservation standards. These include the Colorado State Historic Tax Credits and any additional support programs that may be available from the City when funding is available.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

At its August 19, 2026, regular meeting, the Commission passed a resolution on a vote of 7-0 to recommend that City Council adopt an ordinance amending the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue to remove references to the garage as a contributing building on the property and to change the historic property name to the Walker/Geist Property.

PUBLIC OUTREACH

Because this designation amendment was supported by the property owners, public notice described under City Code Section 14-34 was not required. However, to inform members of the public of this proposal, a sign was posted at the property, and the agenda item was also shared through the monthly Historic Preservation Matters e-newsletter.

ATTACHMENTS / LINKS

First Reading attachments available in September 15, 2026, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 130, 2026