



RESOLUTION 1, 2026
OF THE CITY OF FORT COLLINS
HISTORIC PRESERVATION COMMISSION
RECOMMENDING AMENDMENT OF THE LANDMARK DESIGNATION OF THE
J.M. MORRISON HOUSE AND CARRIAGE HOUSE,
718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
PURSUANT TO CHAPTER 14 OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, it is a matter of public policy that the protection, enhancement, and perpetuation of sites, structures, objects, and districts of historic, architectural, archeological, or geographic significance, located within the City, are a public necessity and are required in the interest of the prosperity, civic pride, and general welfare of the people; and

WHEREAS, it is the policy of the City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historic, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets; and

WHEREAS, the J.M. Morrison House and Carriage House, located at 718 West Mountain Avenue in Fort Collins, was designated as a Fort Collins Landmark by Ordinance No. 019, 2006, adopted on February 21, 2006, under Municipal Code Section 14-22(a) Standard 1 (Events), for the property's reflection of growth and development patterns in Fort Collins, and Standard 3 (Design/Construction), for its Edwardian architecture, with the carriage house noted for its integrity and significance but not particularly defined; and

WHEREAS, City of Fort Collins Historic Preservation Division staff have found it necessary to amend some Landmark designations to better reflect historic preservation best practices in the evaluation of historic properties, particularly the evaluation of outbuildings, the reassessment of applicable significance standards, or other amendments based on supplemental historical or architectural research; and

WHEREAS, the property owners have requested or agreed to amendments to the existing designation, specifically: removing the carriage house from the structures named in the Landmark Ordinance, removing the carriage house from the property name, and removing references to significance Standard 1 (Events) under the area of community planning and development; and

WHEREAS, the Historic Preservation Commission has determined that the amendment to the property's Landmark designation is consistent with the City's Policies in Municipal Code Section 14-1 and Purposes in Municipal Code Section 14-2 and would not result in adverse effects to the property's significance or integrity.

NOW, THEREFORE, be it resolved by the Historic Preservation Commission of the City of Fort Collins as follows:

City of Fort Collins Historic Preservation Commission
Resolution No. 1, 2026

Section 1. That the Historic Preservation Commission hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Historic Preservation Commission hereby incorporates the following findings of fact:

a. That the amendment proposed will continue to advance the City of Fort Collins Policies and Purposes for Historic Preservation; and

b. That the property is significant under Municipal Code Section 14-22(a) and will continue to convey that significance after this amendment; and.

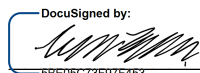
c. That the property possesses integrity under Municipal Code Section 14-22(b) and will continue to possess integrity after this amendment.

Section 3. That references to the carriage house should be stricken from the Landmark designation of 718 West Mountain Avenue, including amending the name of the historic property to the “J.M. Morrison Property.”

Section 4. That the description of the significance in the Landmark designation of 718 West Mountain Avenue be updated to remove references to significance under Standard 1 for community planning or development.

Section 5. That the criteria contained in Chapter 14, Article IV of the Municipal Code will continue to serve as the standards by which alterations, additions and other changes to buildings and structures located upon the above described property will be reviewed.

Passed and adopted at a regular meeting of the Historic Preservation Commission of the City of Fort Collins held August 19, 2026.

DocuSigned by:

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Michael Thomas, Vice Chair

ATTEST:

Signed by:

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Secretary/Staff