

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



Historic Preservation Commission REGULAR MEETING

[August 19, 2026 – 5:30 PM](#)

[Council Chambers, City Hall 300 Laporte Ave](#)

[Also via Zoom](#)

- **CALL TO ORDER**

Vice Chair Thomas called the meeting to order at 5:30 p.m.

- **ROLL CALL**

- Commission Members Present –
 - Michael Thomas (Vice Chair)
 - Jeff Gaines
 - Jerry Gavaldon
 - Jim Rose
 - David Woodlee
 - Gretchen Farrell
 - Aaron Hull
- Commission Members Absent –
 - Bonnie Gibson (Chair)
 - Jenna Edwards
- Staff Members Present –
 - Maren Bzdek, Historic Preservation Division Manager
 - Jim Bertolini, Senior Historic Preservation Planner
 - Heather Jarvis, Assistant City Attorney
 - Yani Jones, Historic Preservation Planner
 - Krista Kidwell, PZC Admin
 - Rebecca Bayetti, Assistant City Attorney
- Guest(s) –
 - None

- **AGENDA REVIEW**

Maren Bzdek, Historic Preservation Manager, reviewed the published agenda.

- **COMMUNITY PARTICIPATION ON ITEMS ON OR NOT ON THE AGENDA**

None.

- **CONSENT AGENDA REVIEW**

No items were pulled from consent.

- **CONSENT AGENDA**

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MAY 20, 2026.

The purpose of this item is to approve the minutes from the May 20, 2026 regular meeting of the Historic Preservation Commission.

The Commission moved directly to a roll call vote to approve the Consent Agenda. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

- **STAFF REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **COMMISSIONER REPORTS ON ITEMS NOT ON THE AGENDA**

None.

- **CONSENT AGENDA FOLLOW UP**

None.

- **DISCUSSION AGENDA**

2. REPORT ON STAFF ACTIVITIES SINCE THE LAST MEETING

Staff is tasked with an array of different responsibilities including code-required project review decisions on historic properties, support to other standing and special work groups across the City organization, and education & outreach programming. This report will provide highlights for the benefit of Commission members and the public, and for transparency regarding decisions made without the input of the Historic Preservation Commission (HPC).

Yani Jones, Historic Preservation Planner, provided a design review highlight for 259 South College Avenue, the Armstrong Hotel, for its installation of a ductless mini-split heat pump to provide cooling for the building.

Jim Bertolini, Senior Historic Preservation Planner, provided a development design charette for the Montezuma Fuller House and neighboring apartment buildings. He also provided some historic survey highlights.

Jones showed some images from some recent educational and outreach programs, including the Pride Month proclamation and Juneteenth table set up. She announced some upcoming education and outreach events, including a walking tour hosted by Historic Larimer County related to the impact of the iron horse on the early development of Larimer County, the Poudre Landmark Foundation's Historic Homes Tour and associated pre-tour lecture on September 12th, the continuing Year of Conversations events, and Women's Equality Day presentation and virtual walking tour. She also provided a reminder about the monthly Historic Preservation newsletter.

Commissioner Gavaldon noted the Museo de las Tres Colonias and other homes will be on the Historic Homes Tour and encouraged people to attend.

3. LANDMARK DESIGNATION AMENDMENT PROPOSALS – 718 WEST MOUNTAIN AND 1006 LAPORTE

DESCRIPTION: Proposed amendments to Landmark designations for 718 W. Mountain Ave. and 1006 Laporte Ave. to correct content.

APPLICANT/
OWNER: Shawn and Bo Bowman (owners 718 W. Mountain Ave.)
Nicole and Matt Ross (owners 1006 Laporte Ave.)

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated this item would make amendments to the landmark designations for the properties at 718 West Mountain Avenue and 1006 Laporte Avenue to correct some errors in the original nominations. She stated some of the amendments may include adding an area of significance based on staff research, removing an area of significance, which is not well supported, reevaluating out buildings to designate them as contributing or non-contributing, or correcting factual errors.

Jones outlined the role of the Commission and provided information about each of the properties, beginning with 718 West Mountain Avenue, which was dedicated as a landmark in 2006 as being a reflection of Fort Collins' development and building use changes and as a great example of Edwardian architecture. Jones stated the proposed amendments to this designation include removing references to the carriage house from the designation, including changing the historic property name to the J.M. Morrison Property, removing references to significance under standard one in the area of community planning and development, and keeping references to significance under standard three for the home's architecture.

Jones noted the National Park Service provides some best practices for evaluating outbuildings for historic eligibility, and one or both of the criteria must apply: the outbuilding must have been present during the period of significance of the property, relate to its significance, and possess integrity, or the outbuilding could be independently eligible under one of the four significance standards. She noted the outbuilding was present during the period of significance, though it does not reflect the characteristics of Edwardian architecture, and it has lost some of its original materials and changes have been made to the design. Additionally, one structurally significant wall was removed from the interior. In terms of the carriage house's independent eligibility for designation, it has the same historical significance as the house under standards one and two, and the same likelihood of archeological significance under standard four; however, there are issues with integrity related to materials and design.

Jones stated the other amendment to the designation of 718 West Mountain that staff is proposing is the removal of significance under standard one in the area of community planning and development as it is quite rare for an individual property to be eligible under this standard as it must be specifically connected to the history of the community's development, per the National Park Service.

Jones stated staff is recommending approval of the proposed amendments to the designation of 718 West Mountain Avenue.

Jones provided information regarding 1006 Laporte Avenue, which was designated in 2000 under standard three for its Craftsman Architecture. She stated the proposed designation amendment requests include the removal of references to the garage from the designation, changing the historic property name to the Walker/Geist Property, which staff is recommending, and keeping the designation for the house's Craftsman Architecture.

Jones noted the same criteria outlined by the National Park Service mentioned earlier would apply to the garage. In terms of the period of significance, Jones stated it is likely the garage matches that of the house; however, the garage does not reflect the Craftsman Architecture of the house, and it has lost some historic materials, including the entire south wall. She noted the existing landmark nomination does not assert the garage is independently eligible, and staff concurs with that assessment.

Jones stated staff is recommending approval of the proposed amendments to the designation of 1006 Laporte Avenue.

Jones discussed questions from the work session, noting staff is initiating these amendments, and it is likely more of these will be coming forward in the future. Additionally, she noted staff did not have the resources for in-depth analysis when the original landmark nominations were written and generally considered outbuildings as being contributing structures. She stated research and work is now being done to properly evaluate outbuildings. Jones noted it could be possible for designations to be split if there is a significant difference between the two resources on a property, though that would most likely not apply to accessory structures.

APPLICANT PRESENTATION

None.

COMMISSION QUESTIONS/COMMENTS

Commissioner Gavaldon asked about the condition of the carriage house at the 718 West Mountain property when it was designated in 2006. Jones replied that it was in similar condition based on the description and photos included in the landmark nomination, though there was a bracket on the alley-facing side above the door which suggested the former presence of a door hood, which was the main change observed between the nomination condition and current condition. She noted the structural condition of the carriage house was not described in the nomination materials, but there have been few changes in terms of integrity.

Commissioner Gavaldon stated there was a reason to bring the carriage house into the designation in 2006 and he believes it should remain as it seems to hold a level of significance greater than the Laporte property as that outbuilding is a garage. He expressed concern about setting a precedent regarding carriage houses.

Jones stated the reason staff brought the amendment forward to remove the carriage house as a contributing structure is to conform with the aforementioned best practices from the National Park Service, and the determining factor is whether the carriage house or outbuilding reflects the significance of the historic property, or if it is independently eligible as a historic structure. She noted the carriage house does not reflect the Edwardian Architecture of the house, which is why the property was designated, it does not meet the first criterion, and due to the loss of historic material and changes to the historic design, the carriage house is not independently eligible. She noted there are other better examples of carriage houses.

Commissioner Gavaldon asked if the criteria for designating outbuildings includes character, extent, condition, and historical presence. Jones replied the first consideration is the reason for designation of the historic property from its existing nomination, then the outbuilding is considered within that context and as an individual building to look for additional or alternative significance. Additionally, integrity and the ability to convey significance is also considered.

Commissioner Gavaldon stated he could be inclined to change his position based on the explanation, but noted concerns about removing buildings from historic designation. He commended Jones on her work.

Commissioner Farrell stated the home at 718 West Mountain is a pristine example of Edwardian Architecture; however, that architecture is not present in the carriage house structure; therefore, she is inclined to approve the proposed amendment. She noted there was a structural engineering report done on the carriage house in 2023 to see if it could be moved, and that report showed the structural integrity of the building to be quite compromised. She asked if there could possibly be a resource for donation of the materials that could be of value to other projects. Bo Bowman, 718 West Mountain owner, thanked the Commission for its consideration and commented on the upgrades he has made to the property since purchasing it about five years ago. He commented on concerns that a large weather event could cause the carriage house to come apart and stated he would be open to reuse or donation of the materials.

Commissioner Farrell stated it is important to consider the name change for the 1006 Laporte Property to honor the original owners. She also commented on the integrity issues with the garage and stated she would also support the proposed amendments for that property.

PUBLIC INPUT

None.

COMMISSION DISCUSSION

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the J.M. Morrison house and carriage house at 718 West Mountain Avenue to strike the landmark designation from the carriage house, change the historic property name to J.M. Morrison Property, and strike the references to significance standard one related to community planning and development. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

Commissioner Gavaldon made a motion, seconded by Commissioner Farrell, that the Fort Collins Historic Preservation Commission adopt the resolution recommending that City Council adopt an ordinance to amend the designation of the Marsh/Geist house and carriage house at 1006 Laporte Avenue to strike the landmark designation from the garage, change the historic property name to Walker/Geist Property. Further, the Commission finds that the proposed amendment is supported by the analysis provided in the staff report and the presented evidence at the meeting that such a modification would not diminish the historical significance or historical integrity of the property, and finding that the amendment design would allow for preservation of the property and remain consistent with the policies and purposes of the City as specified in Chapter 14 of the Municipal Code. Yeas: Farrell, Gaines, Gavaldon, Rose, Woodlee, Hull, and Thomas. Nays: none.

THE MOTION CARRIED.

4. DESIGN REVIEW POLICY DRAFT REVIEW – WINDOWS AND DOORS

DESCRIPTION: Discussion and opportunity for public input related to a draft design review policy for window and door projects on designated historic buildings.

STAFF: Yani Jones, Historic Preservation Planner

STAFF PRESENTATION

Yani Jones, Historic Preservation Planner, stated the design review policy considerations are intended to help applicants through their project planning and to increase predictability and clarity of historic preservation regulations. She stated the Commission's role would be to pass a motion approving the policy as written, to pass a motion approving the policy with modifications, or to continue to the item to direct staff to make more substantial revisions or to request more information. Jones reviewed the past discussions on this design review policy.

Jones stated this policy is important for several reasons, including improving customer service, aligning with other City policies related to climate action, supporting property owners' right to repair, providing flexibility while maintaining historic character, and presenting an opportunity for education. She discussed the existing policy noting it does not acknowledge doors at all.