

ORDINANCE NO. 129, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LANDMARK DESIGNATION OF THE J.M. MORRISON HOUSE AND
CARRIAGE HOUSE, 718 WEST MOUNTAIN AVENUE, FORT COLLINS, COLORADO,
A FORT COLLINS LANDMARK PURSUANT TO CITY CODE CHAPTER 14, TO
REMOVE THE CARRIAGE HOUSE AND RENAME THE LANDMARK AS THE J.M.
MORRISON PROPERTY

A. 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.

B. It is the policy of City Council that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historical, architectural, archeological, and geographical heritage of the City and by ignoring the destruction or defacement of such cultural assets.

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

D. Staff of the City Historic Preservation Division 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. Based on these best practices, it has been determined that amendments to the Property's landmark designation are necessary.

E. The Property owners have agreed to amendments to the landmark designation, specifically to remove the carriage house from the structures named in the landmark designation, remove the carriage house from the Property's landmark name, and remove references to significance, under City Code Section 14-22(a) Standard (1) Events, in the area of community planning and development.

F. The Historic Preservation Commission has determined that amending the Property's landmark designation is consistent with the City's Declaration of Policy in City Code Section 14-1 and Purpose in City Code Section 14-2 and would not result in adverse effects to the Property and, therefore, recommends adoption of this Ordinance amending the Property's landmark designation.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. References to the carriage house are stricken from the Property's landmark designation under Ordinance No. 019, 2006.

Section 2. The name of the historic Property is amended to be the "J.M. Morrison Property."

Section 3. References to significance Standard (1) and community planning or development are stricken from the description of significance in the Property's landmark designation under Ordinance No. 019, 2006.

Section 4. The criteria contained in City Code Chapter 14, Article IV, will continue to serve as the standards by which alterations, additions, and other changes to buildings and structures located upon the Property will be reviewed.

Section 5. In compliance with City Code Section 14-36, the City shall, within fifteen days of the effective date of this Ordinance, record among the real estate records of the Larimer County Clerk and Recorder a certified copy of this Ordinance amending the landmark designation of the Property.

Introduced, considered favorably on first reading on September 15, 2026, and approved on second reading for final passage on October 6, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 16, 2026

Approving Attorneys: Heather N. Jarvis
Rebecca Bayetti

Exhibit: None