



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
**970.224.6078**  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS**

**ISSUED: March 27, 2025**

**EXPIRATION: March 27, 2026**

Shawn and Bo Bowman  
750 Jerome St. Unit 2  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the J.M. Morrison House & Carriage House at 718 W. Mountain Ave., have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Removal of non-original, small portico-style front porch
- 2) Partial restoration of front porch according to attached plans and concept sketch from architect Per Hogestad matching historic photo with minor alterations based on physical conditions (porch will not extend as far east as shown in historic photos due to the location of a mature tree; 3 half-column supports at porch back against wall of house to camouflage needed supports [Note: although columns like these are not shown on concept sketch, the historic photo does appear to show half or full columns located against the house – See attached Tax Assessor photo]). Existing stone steps (believed to be original) and handrail to be retained. Materials and paint colors detailed in attachment.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at 970-224-6078.

Sincerely,  
Yani Jones, Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p><b>This porch project will not change the residential use of this historic home.</b></p>	Y
SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p><b>The J.M. Morrison House is recognized as a Fort Collins Landmark property under Significance Standards 1 and 3, for its Edwardian architecture and detailing and also for its demonstration of development patterns in Fort Collins. The 1904 home was built by James M. Morrison, a local carpenter and contractor. He also constructed the historic carriage house at the rear of the property. Morrison and his family, according to City Directory records, shared the home with Oskar and Lizzie Beringer; Oskar was a plasterer, and so it is possible that he was responsible for plaster work inside the home. Morrison's original design included a full-width porch with a shed roof supported by Tuscan columns; this porch was removed in 1950 by Josephine and Henry Blum and was replaced by the small portico-style porch that is there at present.</b></p> <p><b>Although the existing porch is old, it is not considered a character-defining feature related to the significance of the property, and so its removal is allowable under this Standard. Because the design of this porch is based on a historic photo, the character of the property will be preserved.</b></p>	Y
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p><b>The proposed porch project does not create a false sense of historical development and is not a conjectural feature. Although the porch's design was necessarily modified to avoid removal of a mature tree on site, it is based on a historic Tax Assessor photograph from 1948, which shows the original Morrison design of the front porch. This Standard is met.</b></p>	Y

<b>SOI #4</b>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p><b>The existing front porch, constructed in 1950, is aged, but it does not have known significance in its own right and is therefore not considered a character-defining feature of this property. Its removal still meets this Standard.</b></p>	<b>Y</b>
<b>SOI #5</b>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>This porch project removes only the small, existing, portico-style front porch, which is non-original to the design. The steps to this porch, believed to be historic, will be reused to serve the new porch. Distinctive materials, features, finishes, construction techniques, and examples of craftsmanship will not be impacted by this project, meeting this Standard.</b></p>	<b>Y</b>
<b>SOI #6</b>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p><b>The existing porch has a significant pitch that negatively impacts its safety; it is also non-original to the design of the house and not considered a character-defining feature of this home, which makes its removal permissible. The proposed porch design is substantiated by historic photo evidence, and the materials and paint color scheme proposed are also compatible with the historic home, which meets this Standard.</b></p>	<b>Y</b>
<b>SOI #7</b>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<b>N/A</b>
<b>SOI #8</b>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p><b>It is unlikely that archaeological resources will be uncovered for any needed excavation for the footings of this front porch or the demo of the existing porch, but should anything be found, the applicant/owners are advised to immediately contact Historic Preservation Services at <a href="mailto:preservation@fcgov.com">preservation@fcgov.com</a> and 970-224-6078.</b></p>	<b>Y</b>

<b>SOI #9</b>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>Again, the removal of the existing front porch does not destroy material characteristic to this historic house because it was added in 1950, not part of the original design. This exterior alteration was intentionally designed using historic photo evidence with modifications to protect an existing mature tree, which protects the historic integrity of the property as well as its environment. Most of the materials proposed are wood (typically fir or pine), which are compatible with the historic home, and the fiberglass column wrap material allows for the structural stability of the new porch due to the interior wood post support system while simulating the appearance of a typical Tuscan column. The paint colors selected for the porch also have sufficient contrast to avoid camouflaging or overwhelming architectural elements while also complementing the rest of the historic home.</b></p>	<b>Y</b>
<b>SOI #10</b>	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p><b>Although it would not be advised to remove this porch in the future due to its partial restoration of a historic feature of the home, because of its semi-freestanding in design, it could be removed in the future with little impact on the main part of the house if necessary.</b></p>	<b>Y</b>





## Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

### Applicant Information

Shawn Bowman	503-4700087		
Applicant's Name	Daytime Phone	Evening Phone	
750 Jerome St Unit 2, Fort Collins		co	80524
Mailing Address (for receiving application-related correspondence)		State	Zip Code
shawn@twobeeindustries.com			
Email			

### Property Information (put N/A if owner is applicant)

718 W Mountain Ave	503-470-0087		
Owner's Name	Daytime Phone	Evening Phone	
Shawn Bowman			
Mailing Address (for receiving application-related correspondence)		State	Zip Code
shawn@twobeeindustries.com			
Email			

### Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

The project is to remove the existing small porch and restore the historic full porch. Original stairs and stair handrails will remain. Stage 1 will be demo-ing the front porch (2-3 days). Stage 2 will be setting the concrete footers (7) per engineered plans (5 days). Stage 3 is installing the porch and roof structural elements-posts, beams, connectors, house attachments( 7-14 days). Stage 4 City Inspections ( 1 day). Stage 5 install exterior finishes (7-days). 2023 architectural concept sketch by Per Hogestad. Stage 6 City Inspections. Stage 7 painting (2 days).

#### The following attachments are REQUIRED:

- ☐ Complete Application for Design Review
- ☐ Detailed Scope of Work (and project plans, if available)
- ☐ Color photos of existing conditions

#### Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

*Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application may need to be approved.*

*Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).*

**Detail of Proposed Rehabilitation Work (\*Required)**

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
Describe property feature and its condition:  Current porch. Small and not historical. Stairs are original.	Describe proposed work on feature:  Demo current porch. Keep original stairs and hand rail.

Feature B Name:	
Describe property feature and its condition: Build new porch to match historical porch shown in pictures from the 1950s.	Describe proposed work on feature: Construct semi free-standing porch and roof. Pour new footer foundations. Install new porch and roof post supports. Install new deck framing porch and historical handrails. Use outer shell column covers to match historical look. Build roof to current code matching existing roof asphalt shingles. Use the architectural drawing approved by the City to complete trim and finishing work (2023 architectural concept sketch by Per Hogestad). Paint and colors as provided in attached list.

Use Additional Worksheets as needed.

## Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.


- ☐ At least one current photo for each side of the building. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- ☐ Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work." Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.


Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this application.

- ☐ Drawing with dimensions.
- ☐ Product specification sheet(s).
- ☐ Description of materials included in the proposed work.
- ☐ Color sample(s) or chip(s) of all proposed paint colors.

☐ **Partial or full demolition** is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
Date





## BUILDING PERMIT APPLICATION

FOR OFFICE USE

APPLICATION NUMBER:

APPLICATION DATE:

Job Site Address 718 W. Mountain Ave. Ft. Collins, CO 80521 Unit# \_\_\_\_\_

**PROPERTY OWNER INFO:** (All owner information is required – NOT optional)

Last Name Bowman First Name Rudolph Middle A

Street Address 750 Jerome ST. Unit 2 City FT. Collins State CO Zip 80524

Phone # 720-653-0213 Email \_\_\_\_\_

Name of Business (COMMERCIAL USE ONLY) \_\_\_\_\_

**CONTRACTOR INFO:** Company Name Bristlecone Custom Carpentry, Inc.

License Holder Name Davis Glasscock LIC # D2-253 CERT # 5011-D2

**LEGAL INFO:**

Subdivision/PUD Loomis Addition Filing # \_\_\_\_\_ Lot # 32 Block # 281 Lot Sq Ft \_\_\_\_\_

**CONSTRUCTON INFO:** Total Building Sq Ft (NOT including basement) 145 Total Garage Sq. Ft. \_\_\_\_\_

Residential Sq Ft \_\_\_\_\_ Commercial Sq Ft \_\_\_\_\_ # of Stories \_\_\_\_\_ Bldg Ht \_\_\_\_\_ # of Dwelling Units \_\_\_\_\_

1st Floor Sq Ft \_\_\_\_\_ 2nd Floor Sq Ft \_\_\_\_\_ 3rd Floor Sq Ft \_\_\_\_\_ Unfinished Basement Sq Ft \_\_\_\_\_

Finished Basement Sq Ft \_\_\_\_\_ # of Bedrooms \_\_\_\_\_ # of Full Baths \_\_\_\_\_

¾ Baths \_\_\_\_\_ ½ Baths \_\_\_\_\_ # Fireplaces \_\_\_\_\_

**ENERGY INFORMATION: (CHECK ONE)**

Prescriptive ☐ Performance ☐ U/Arescheck ☐ ERI ☐ ASHRAE ☐ Component/Comcheck ☐ IDAP ☐

**Air Conditioning?** YES ☐ NO ☐

City of Fort Collins Approved Stock Plan # SPO List Option #s \_\_\_\_\_

**Utilities INFO:**

New Electric Service ☐ Electric Service Upgrade ☐ Electric Meter Relocation ☐

Electric Main Breaker Size (Residential Only): 150 amps or less ☐ 200 amps ☐ Other: ☐

Gas ☐ Electric ☐ Electric Temp Pedestal? Yes ☐ No ☐

**ZONING INFO: (COMMERCIAL USE ONLY)**

Proposed Use: (i.e. medical, office, bank, retail, etc.) \_\_\_\_\_

**For Commercial remodels and tenant finishes, please answer the following questions:**

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☐ No ☐

If yes, please describe: \_\_\_\_\_



**Value of Construction (materials and labor):**     \$ \_\_\_\_\_

**Description of Work:** Demo existing porch, keeping stone stairs and hand rail.

Install new 7' 3" by 17' 7" free standing porch as per attached plans.

**JOBSITE SUPERVISOR CONTACT INFO:** Name Jack Alyward Phone 970-980-6328

**SUBCONTRACTOR INFO:** Electrical \_\_\_\_\_ Mechanical \_\_\_\_\_

Plumbing \_\_\_\_\_ Framing \_\_\_\_\_ Roofing \_\_\_\_\_

Fireplace \_\_\_\_\_ Solar \_\_\_\_\_ Other \_\_\_\_\_

**ASBESTOS STATEMENT DISCLOSURE:** *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- ☒ I do not know if an asbestos inspection has been conducted on this property.
- ☐ An asbestos inspection has been conducted on this property on or about (enter date) \_\_\_\_\_
- ☐ An asbestos inspection has not been conducted on this property.

**Applicant:** I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature \_\_\_\_\_ Type or Print Name \_\_\_\_\_

Phone # \_\_\_\_\_ Email \_\_\_\_\_

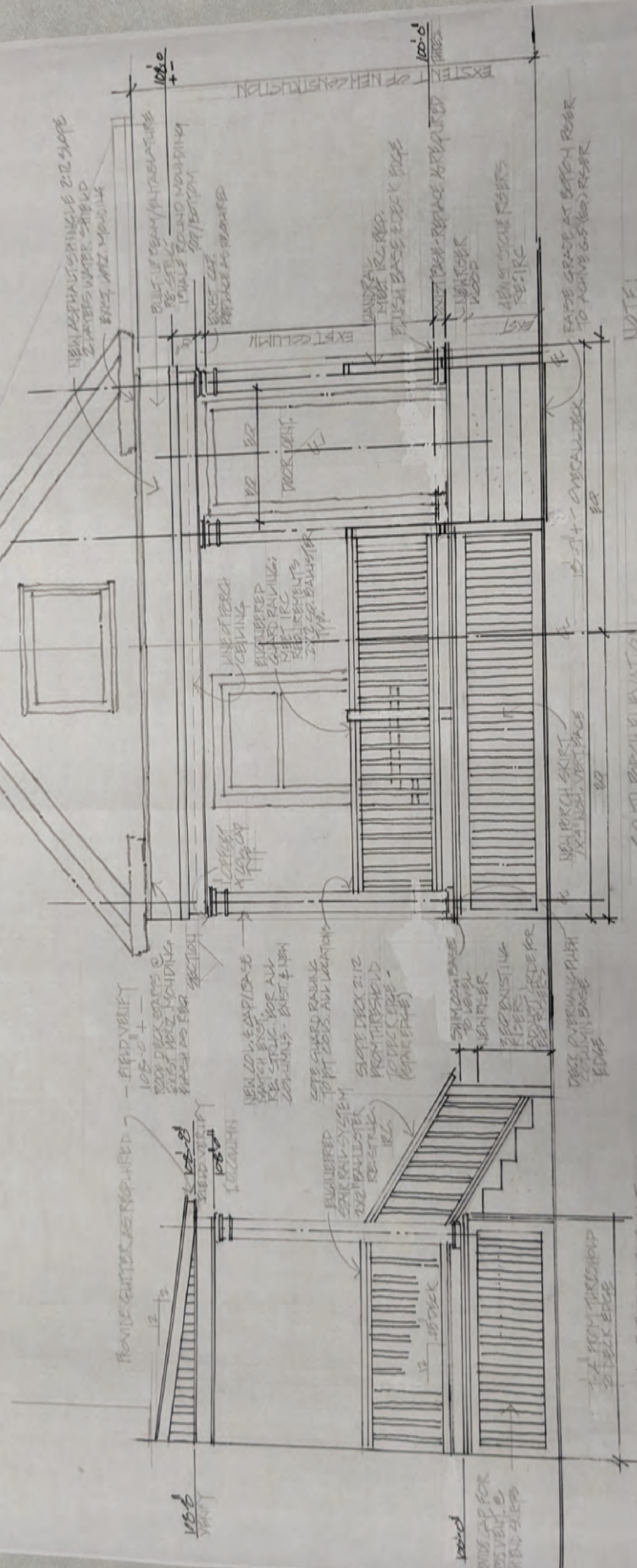
**THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE**





*Handwritten signature*

TER HÖGSTAD - ARCHITECT, LEED AP - PINE ART. 970-451-4467 PER HOEGSTAD & COMPANY, INC.



WEST PORCH ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH PORCH ELEVATION  
SCALE: 1/8" = 1'-0"

718 WEST MOUNTAIN AVE. PORCH RE CONSTRUCTION  
NOT FOR CONSTRUCTION







718 W Mountain Porch, Landmark Design Review

#	Members	Exposed	Description	Color	Materials
1	Framing	No-Interior	Headers Top Plates Joists	Pine	Southern Yellow Pine Pressure treated
2	Framing	No-Interior	Studs	Brown	Hem Fir Studs Less than 10'
3	Framing	Yes-Exterior	Roof Structure	Brown	Hem Fir
4	Deck Porch	Yes-Exterior		Gloss yellow pine	CVG Douglas Fir tongue and groove, sealed clear
5	Handrail	Yes-Exterior		Benjamin Moore White Opulence	Redwood, painted
6	Columns	No-Interior	Interior	Brown	4x4 timber columns Hem Fir
7	Columns	Yes-Exterior	Exterior	Benjamin Moore Swiss Coffee	HB&G 8" Round, Tapered, Fiberglass Column, painted to match
8	Ceiling	Yes-Exterior		Benjamin Moore Sharkskin	beadboard, likely painted
9	Wrap and fascia	Yes-Exterior		Benjamin Moore White Opulence	Hardie Board siding
10	Skirt under Porch	Yes-Exterior		Benjamin Moore Swiss Coffee	Painted wood
11	Roofing	Yes-Exterior			asphalt shingles to match

Note: Painted items shall compliment current color schemes



TO: Whom It May Concern

FROM: Christopher Berven, ISA Arborist: RM7551-AT, Ft Collins Arborist License: #128

CC: Shawn Bowman

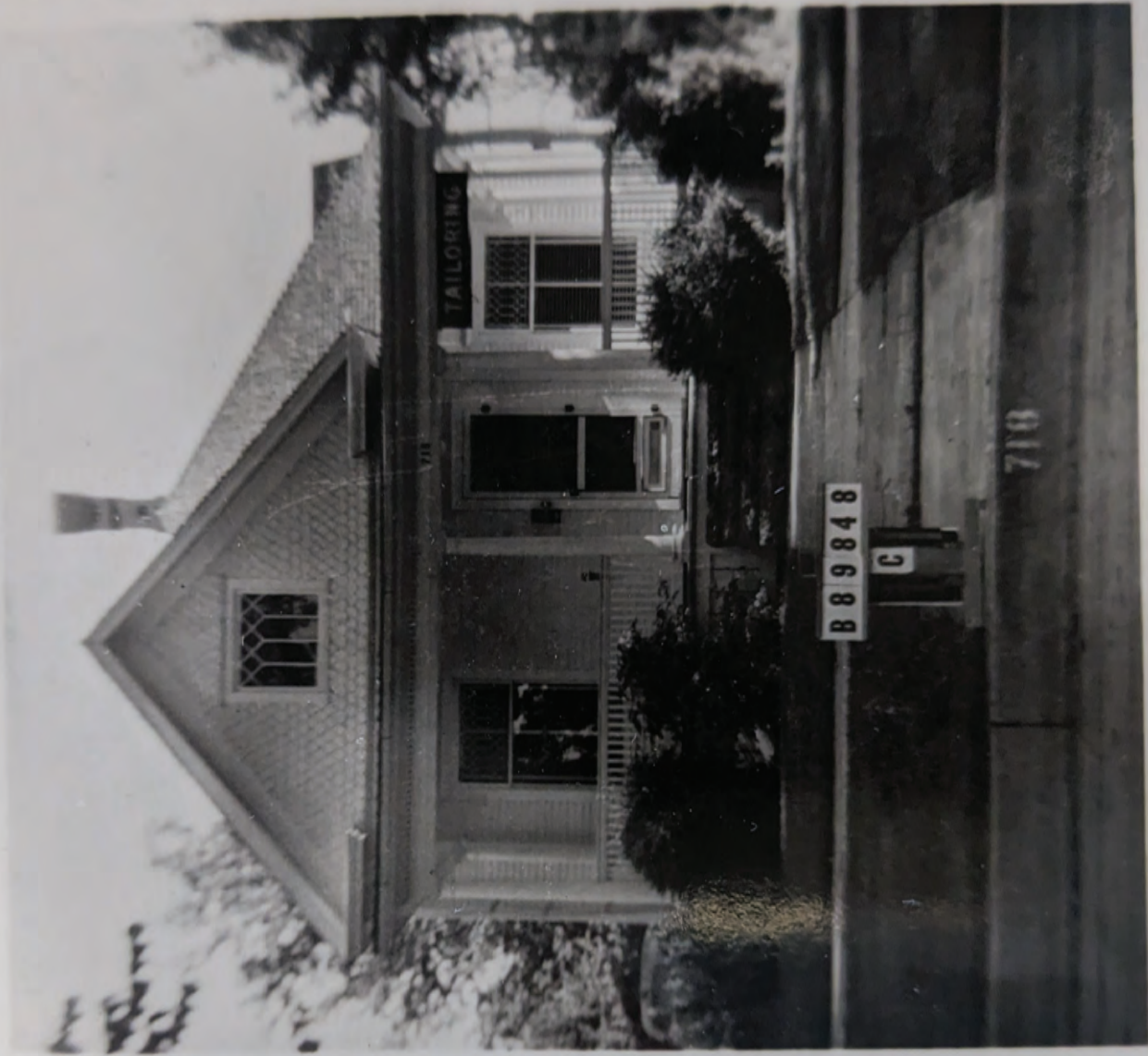
DATE: March 1, 2023

SUBJECT: Front Blue Spruce Tree @ 718 W Mountain Ave, Fort Collins CO 80521

In January 2023, I conducted some pruning of the trees located at 718 Mountain Ave, including the mature Blue Spruce tree located in the front yard of the house located at 718 West Mountain Ave. At that time, I lifted the canopy of the spruce tree above the roof of the house and also conducted an assessment of the tree. From the assessment I determined that the Blue Spruce tree in question is currently in good health and appears to be structurally sound, both above and below ground with no cause for concern at this time. If you have any questions or concerns about this tree, please feel free to reach out to me. Thank you.

Sincerely,

Chris Berven  
Berven Forestry  
chris@bervenforestry.com  
970-402-4951



Compu















