

Memorandum

REPORT TO: Bozeman Historic Preservation Advisory Board

FROM: Rebecca Harbage, Deputy Director of Community Development
Erin George, Director of Community Development

SUBJECT: Work Session to Discuss Neighborhood Conservation Overlay District (NCOD) Design Guidelines Project

MEETING DATE: April 15, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Participate in Discussion and Provide Input to Project Team

STRATEGIC PLAN: 1.2 Community Engagement: Broaden and deepen engagement of the community in city government, innovating methods for inviting input from the community and stakeholders.

BACKGROUND: The Historic Preservation Advisory Board (HPAB) will continue discussing updates to the *Bozeman Guidelines for Historic Preservation and the Neighborhood Conservation Overlay District (NCOD)*. The NCOD has been in place since 1991 and contains over 4,000 properties and nine National Register Historic Districts located in and around Bozeman's historic downtown core. The NCOD was created to stimulate the restoration and rehabilitation of structures while also inviting new construction that enhances the character and function of the area.

The City recently kicked off a project to update the design guidelines that apply to all exterior modifications in the NCOD. The current design guidelines were adopted in 2006 and had a minor update in 2015. The purpose of this project is to ensure that NCOD design standards reflect current best practices in historic preservation, respond to community goals and priorities, guide new construction and infill, and are clear, accessible, and easy to use. Learn more about the project on the City's website at <https://engage.bozeman.net/ncodupdate>

We are currently in the information gathering phase of the project. Community input is an essential part of updating the design guidelines. It's important for the project team to hear from stakeholders about their experiences working with the current design guidelines - what's working well and what can be improved? The City's consultants, the Lakota Group, will be visiting Bozeman in mid-April for an intensive week of community engagement. During their visit, the Lakota Group will be engaging broadly with the community to learn about the NCOD and its unique historic

elements and gather input to guide updated design standards. The team will be touring the NCOD, reviewing newer development to understand the current design review process, holding a Community Open House, and attending two public walking tours of unique areas within the NCOD. More information about these events can be found on the project's Engage webpage at the link above. In addition, the Lakota Group is hosting a series of listening sessions with key stakeholder groups including neighborhood associations within the NCOD, downtown businesses, realtors, design professionals, and city staff.

At this meeting, the Lakota Group will share project updates, including their first impressions from community engagement, and facilitate a discussion to gather the HPAB's input on key topics. The attached slides will be used to facilitate stakeholder listening sessions and include discussion prompts that board members are encouraged to consider in advance of the meeting.

UNRESOLVED ISSUES: None

ALTERNATIVES: None

FISCAL EFFECTS: Funding for this project was included in the FY25-26 biennial budget.

Attachments:

[Bozeman_DesignGuidelines_DiscussionQuestions.pdf](#)

Report compiled on: April 7, 2026