

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 Continue Discussion of Landmark Program Eligibility Criteria and Demolition Regulations

MEETING DATE: June 17, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Consider and discuss information from the project team and public comments and provide feedback.

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 City of Bozeman is updating its Historic Preservation Program, including development of a new Local Landmark Program and revision of Municipal Code sections related to the Neighborhood Conservation Overlay District (NCOD). In 2023, after a competitive procurement process, the City selected Community Planning Collaborative (CPC) to assist with the project. The Local Landmark Project was divided into two phases. Phase I consisted of research, community engagement, and data analysis culminating in a final report outlining recommendations. The Phase I Report was reviewed and discussed by HPAB before being adopted by City Commission in May 2025. The full report may be viewed online through the [Local Landmark Project page on Engage Bozeman](#).

The project team is now in Phase II, which focuses on implementing some of the Phase I recommendations. At the June 17 meeting, the Historic Preservation Advisory Board (HPAB) will review discuss and provide input regarding two of the recommendations:

1. **Development of a Local Landmark Program.** The Program is intended to provide criteria and a process through which property owners may nominate and the City may recognize places of local importance that may not qualify for national designation. The project team will discuss draft code language (included in this agenda packet) addressing program purpose statements as well as the criteria that must be met to be eligible for recognition as a landmark.
2. **Demolition Code Revisions.** Demolition regulations are part of

Bozeman's current Historic Preservation Program and are located within 38.240.020.H through L. Such regulations must balance constitutionally-protected property rights with the need to ensure historic buildings are safe and preserved when possible. The project team will share an overview of the purpose and limitations of demolition policy, provide an update on the number and type of demolitions within the NCOD in recent years, and hear feedback from HPAB and the public about what's working and what could be improved in the City's existing regulations. To prepare, HPAB members and attendees are encouraged to read the existing demolition regulations (included in this agenda packet) prior to the meeting.

The City's consultant CPC will participate virtually to address questions and provide context based on their research of historic preservation programs in other municipalities.

UNRESOLVED ISSUES: None

ALTERNATIVES: As provided by the Board.

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

Attachments:

[Draft Landmark Purpose & Criteria.pdf](#)

[Current Chapter 38 Demolition Regulations.pdf](#)

Report compiled on: June 9, 2026