

# **AGENDA ITEM SUMMARY**

## **FORT COLLINS CITY COUNCIL**

**ITEM NUMBER: 12**

**DATE: June 3, 2008**

**STAFF: Karen McWilliams**

### **SUBJECT**

---

Second Reading of Ordinance No. 058, 2008, Designating the George W. and Estella Bell House and Garage, 1108 West Mountain Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

### **RECOMMENDATION**

---

Staff recommends adoption of this Ordinance on Second Reading.

### **EXECUTIVE SUMMARY**

---

Ordinance No. 058, 2008, unanimously adopted on First Reading on May 20, 2008, designates the George W. and Estella Bell House and Garage, 1108 West Mountain Avenue, as a Fort Collins Landmark. The owner, Gillian Bowser, is initiating this request.

### **ATTACHMENTS**

---

1. Copy of First Reading Agenda Item Summary - May 20, 2008.  
(w/o original attachments)

**AGENDA ITEM SUMMARY**  
**FORT COLLINS CITY COUNCIL**

ITEM NUMBER: 20

DATE: May 20, 2008

STAFF: Karen McWilliams

**COPY**

**SUBJECT**

First Reading of Ordinance No. 058, 2008, Designating the George W. and Estella Bell House and Garage, 1108 West Mountain Avenue, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

**RECOMMENDATION**

Staff recommends adoption of the Ordinance on First Reading.

At a public hearing held on April 23, 2008, the Landmark Preservation Commission voted unanimously to recommend designation of these buildings.

**COPY**

**EXECUTIVE SUMMARY**

The Bell House, 1108 West Mountain Avenue, was constructed in the late 1800s or early 1900s. The home is a good example of late 19th – early 20th century Vernacular Domestic Architecture, with classical details. The home and its associated front gable wood frame garage retain a preponderance of integrity, and the property significantly portrays the architectural characteristics predominant in Fort Collins at the turn of the last century.

**BACKGROUND**

The Bell House, at 1108 West Mountain Avenue, was constructed in the late 1800s or early 1900s. Larimer County Assessor's records provide a construction date of 1900 for this property. The earliest owners are not known. By 1908, the property belonged to George W. and Estella (Stella) Bell. George Bell was the junior member of the livery and feed firm Bell and Son. It is likely that George and Estella purchased this Mountain Avenue dwelling circa 1907, following the couple's wedding in November of 1906. The residence is a good example of late 19th – early 20th century Vernacular Domestic Architecture, with classical details. The home is a wood frame home with a hipped-with-gable roof. The steeply pitched asphalt-shingled roof has boxed eaves. The house features narrow wood clapboard siding, and rests on a rusticated sandstone foundation. A hipped roof dormer is prominently featured on the front elevation, clad with square cut wood shingles. A canted bay window with three one-over-over windows is located on the east elevation. This bay window is surmounted by a gable roof joined to the main, hip roof. The open front porch has a balustrade railing and classical Doric columns. A single column adjacent to the porch steps is a

squared half column, topped with a squared cap design. This column serves to anchor the hand rail. While different from the Doric columns, this half column is more than 50 years old, and is a contributing element of the home's historical and architectural importance. The home's entry is offset. It is accessed by four steps, leading to a historic single light door. The front window is a nice example of a sash-and-transom window, with diamond light patterned transom. Other windows are primarily a combination of narrow and wider one-over-one double-hung wood windows, with surrounds and stepped-molding lintels. The home features an interior chimney with corbelled collar.

The only notable alterations to the house have occurred on the rear elevation. Circa 1990, the house was modified to convert attic space into living space. This alteration impacted the rear of the house by altering the hip-roof to a gable, and the addition of a second floor non-historic door with triangular transom. This door may have been intended to lead to a small balcony or railing; however, that structure was never built. The mud porch now contains a non-original slider window, and rear entry door with metal storm. Two flat skylights were added to the roof, one on each of the side elevations. With the exception of the fairly unobtrusive skylights, the alterations to the rear are not visible from any other elevation. As demonstrated by historic photographs, the house retains a preponderance of its architectural integrity, and along with its associated front gable wood frame garage, significantly portrays the architectural characteristics predominant in Fort Collins at the turn of the last century.

COPY

**ATTACHMENTS**

1. Historic Landmark Designation Nomination Form.
2. Staff Report - April 23, 2008.
3. Photos.
4. Resolution 8, 2008 of the Landmark Preservation Commission, Recommending Landmark Designation of the George W. and Estella Bell House and Garage.

COPY

ORDINANCE NO. 058, 2008  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE GEORGE W. AND ESTELLA BELL HOUSE AND GARAGE  
FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14 OF  
THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of landmarks within the City; and

WHEREAS, by Resolution dated April 23, 2008, the Landmark Preservation Commission (the "Commission") has determined that the George W. and Estella Bell House and Garage have significance to Fort Collins under Landmark Designation Standard (3), for the buildings' good representation of late 19th – early 20th century Vernacular Domestic Architecture in Fort Collins; and

WHEREAS, the Commission has further determined that said property meets the criteria of a landmark as set forth in Section 14-5 of the Code and is eligible for designation as a landmark, and has recommended to the City Council that said property be designated by the City Council as a landmark; and

WHEREAS, the owner of the property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to approve such recommendation and designate said property as a landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the property known as the George W. and Estella Bell House and Garage, and the adjacent lands upon which the historical resources are located, in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

LOT 5, BLOCK A, TOGETHER WITH THE SOUTH HALF OF THE VACATED  
ALLEY ADJACENT TO SAID LOT, GRAND VIEW SUBDIVISION, also known  
as 1108 West Mountain Avenue


be designated as a Fort Collins Landmark in accordance with Chapter 14 of the Code of the City of Fort Collins. In addition to the historic dwelling, the property also contains a historic front gable garage, which also contributes to the significance of the property.

Section 2. That the criteria contained in Section 14-48 of the City Code will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 20th day of May, A.D. 2008, and to be presented for final passage on the 3rd day of June, A.D. 2008.

  
Mayor

ATTEST:

  
City Clerk / Chief Deputy

Passed and adopted on final reading on the 3rd day of June, A.D. 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk