

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 9

DATE: November 15, 2005

STAFF: Karen McWilliams

SUBJECT

Second Reading of Ordinance No. 122, 2005, Designating the Beebe Clinic, 605 South College Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on Second Reading. At a public hearing held on September 28, 2005 the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its historical and architectural significance to Fort Collins.

EXECUTIVE SUMMARY

The owner of the property, William Lightfoot, and contract owner, Jay Stoner, are initiating this request for Fort Collins Landmark designation for the Beebe Clinic. The building retains excellent physical integrity and is judged to be both architecturally and historically significant under Fort Collins Landmark Standards (1), (2), and (3). The building is an excellent and locally rare example of the Art Moderne Style in Fort Collins. Character defining features include its flat roof with parapet, stucco wall material, and glass block and corner steel casement window details. In addition to its outstanding architectural value, the building served from 1939 to 1987 as the Beebe Clinic, a well-recognized and much noted element of Fort Collins' mid-town landscape. Dr. Nathan L. Beebe, himself, was also a noteworthy Fort Collins resident, contributing his services to the medical, business, and civic communities for more than a half-century.

Ordinance No. 122, 2005, was unanimously adopted on First Reading on October 18, 2005.

ORDINANCE NO. 122, 2005
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE BEEBE CLINIC, 605 SOUTH COLLEGE AVENUE,
FORT COLLINS, COLORADO, AS A 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 September 28, 2005 the Landmark Preservation Commission (the "Commission") has determined that the Beebe Clinic has individual significance to Fort Collins under Landmark Designation Standards (1), (2) and (3), as an excellent and locally rare example of the Art Moderne Style in Fort Collins; for its contributions to the history of our community as the Beebe Clinic, serving residents from 1939 to 1987; as a well-recognized and much noted element of Fort Collins' mid-town landscape; and for the contributions of its founder, Dr. Nathan L. Beebe, who contributed to the medical, business, and civic communities in Fort Collins for more than a half-century; 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 and contract owner of the property have 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:

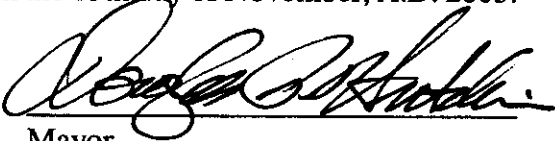
Section 1. That the property known as the Beebe Clinic and the adjacent lands upon which the historical building(s) is located, except for the single-story stucco garage at the rear of this property (which garage is not a part of this designation proceeding), in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

Lot 6, Block 116, Harrison Addition
also known as 605 South College Avenue

is hereby designated as a Fort Collins landmark pursuant to Chapter 14 of the Code of the City of Fort Collins.

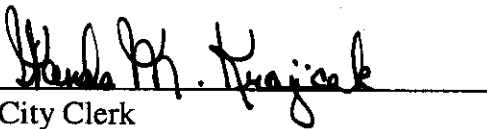
Section 2. That the Secretary of the Interior's standards and guidelines for the treatment of historic properties will serve as the standards by which alterations, additions and other changes to the buildings and structures located upon the above described property will be reviewed for compliance with Chapter 14, Article III, of the Code of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 18th day of October, A.D. 2005, and to be presented for final passage on the 15th day of November, A.D. 2005.



Mayor

ATTEST:


City Clerk

Passed and adopted on final reading this 15th day of November, A.D. 2005.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 13

DATE: October 18, 2005

STAFF: Karen McWilliams

SUBJECT

First Reading of Ordinance No.122, 2005, Designating the Beebe Clinic, 605 South College Avenue, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the City Code.

RECOMMENDATION

The Landmark Preservation Commission and staff recommend adoption of the Ordinance on First Reading. At a public hearing held on September 28, 2005 the Landmark Preservation Commission voted unanimously to recommend designation of this property as a landmark for its historical and architectural significance to Fort Collins.

EXECUTIVE SUMMARY

The owner of the property, William Lightfoot, and contract owner, Jay Stoner, are initiating this request for Fort Collins Landmark designation for the Beebe Clinic. The building retains excellent physical integrity and is judged to be both architecturally and historically significant under Fort Collins Landmark Standards (1), (2), and (3). The building is an excellent and locally rare example of the Art Moderne Style in Fort Collins. Character defining features include its flat roof with parapet, stucco wall material, and glass block and corner steel casement window details. In addition to its outstanding architectural value, the building served from 1939 to 1987 as the Beebe Clinic, a well-recognized and much noted element of Fort Collins' mid-town landscape. Dr. Nathan L. Beebe, himself, was also a noteworthy Fort Collins resident, contributing his services to the medical, business, and civic communities for more than a half-century.

The property contains a small garage, apparently constructed at the same time as the clinic. Fronting onto the alley, the building utilizes the same wall material and simplified stylistic elements as the clinic. However, there is some concern about the building's structural stability, and the garage is not a part of these designation proceedings.

BACKGROUND

Commissioned by Dr. Nathan L. Beebe in 1939, the Beebe Clinic remained a functioning medical office for nearly fifty years, in continuous operation until the spring of 1987. When he opened his clinic in 1939, Dr. Beebe had already been practicing in Fort Collins for eleven years. Born in Sandprairie, Wisconsin in 1895, Beebe graduated from the College of Medical Evangelists – now the University of Loma Linda, California – in 1921. The following year, Dr. Beebe married Agnes

Waneck, and the couple had two children, Charles and Evelyn (Korgan). In 1928, after working for six years at the Boulder Sanitarium, the Beebes moved to Fort Collins. Dr. Beebe immediately became involved in the community. In addition to civic and business leadership roles, Dr. Beebe was active in the Seventh Day Adventist Church. The Adventist School, located at 821 West Lake, was named after Dr. Beebe. According to an article on the church's history, prepared by Agnes Beebe, in the late 1800s, the Adventist Church School met in the home of Mina Sickman Keck, located on the property that is now the Beebe Clinic. Even before his retirement from his medical practice in July, 1980, Dr. Beebe traveled extensively throughout the world with his family, and reports of his trips were often published in the Coloradoan. Dr. Beebe passed away in Fort Collins on December 17, 1982, after more than a half-century of service to the Fort Collins community.

Constructed in 1939, the Beebe Clinic building is an excellent, and locally rare, example of Art Moderne architecture in Fort Collins. Of special note are the building's flat roof with parapet, stucco over masonry construction, and glass block and corner steel casement windows. The clinic's curved surfaces and linear brick detailing are also hallmarks of the style. The style, which dates from the 1920s through 1940s, also emphasized a lack of color. Buildings were commonly white concrete or stucco, with details in a strongly contrasting color, often a dark red or black. The building appears to have excellent integrity. The Beebe Clinic's distinct architecture was constructed to accommodate a fully functional medical practice. The first floor consisted of a reception area, which mirrored the buildings curved outer walls, as well as numerous examining rooms and surgical areas. There is a full basement, which once contained living quarters, a lead-lined x-ray room, dark room, dispensary, and laboratory facilities, as well as additional examining rooms. The basement was also sometimes pressed into service as a morgue, when the need arose. The building has since been converted to use as offices.

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