



Historic Preservation Services

Community Development & Neighborhood Services
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Fort Collins Landmark Designation

LOCATION INFORMATION

Address: 313 N. Meldrum St., Fort Collins, CO 80521

Legal Description: Lot 3, Block 53, Fort Collins

Property Name (historic and/or common): Emma Malaby Grocery

OWNER INFORMATION

Name:

Company/Organization (if applicable): Larimer County Historic Alliance, DBA Historic Larimer County

Phone:

Email: meg@historclarimercounty.org

Mailing Address: PO Box 1909, Fort Collins, CO 80522

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Nat'l Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> State Register
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input type="checkbox"/> Residential	
<input type="checkbox"/> District			<input type="checkbox"/> Entertainment	
			<input type="checkbox"/> Government	
			<input checked="" type="checkbox"/> Other Storage	

FORM PREPARED BY

Name and Title: Meg Dunn

Address: 720 W. Oak St., Fort Collins, CO 80521

Phone: 970-484-3777

Email: meg@historclarimercounty.org

Relationship to Owner: Vice President

DATE: April 26, 2023

TYPE OF DESIGNATION and BOUNDARIES

☒ Individual Landmark Property ☐ Landmark District

Explanation of Boundaries:

The boundaries of the property being designated as a Fort Collins Landmark correspond to the legal description of the property, above. The property (hereinafter the "Property") consists of a wood frame false-front store with el-shaped shed addition, a stacked plank shed, a barn, and the land encompassing the boundaries of the lot including a filled-in well site.

STATEMENT OF SIGNIFICANCE and INTEGRITY

Properties are eligible for designation if they possess **both** significance and integrity.

Significance is the importance of a site, structure, object or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. For designation as Fort Collins Landmarks or Fort Collins Landmark Districts properties must meet one (1) or more of the following standards set forth in Fort Collins Municipal Code Section 14-22(a):

☒ Standard 1: *Events*

This property is associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. It is associated with either (or both) of these two (2) types of events:

- a) ☐ A specific event marking an important moment in Fort Collins prehistory or history; and/or
- b) ☒ A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.

The Emma Malaby Grocery on N. Meldrum is an excellent example of a historic neighborhood grocery located within a residential setting, which was a common pattern of development in Fort Collins up until World War II. This development pattern affected how people lived, shopped, and worked. It strengthened neighborhood bonds, enabled active modes of transportation, and enabled families to operate a business close to home.

The Emma Malaby Grocery is an important example of women in business in Fort Collins' early history. While Frank A. Collamer owned and ran the grocery business on N. Meldrum, it was his daughters – Emma, Mary Ellen, Minerva, Ruth, Effie May, and Laura – who ran the day-to-day operations. Around 1916/17, Frank and Achsah moved to Cherry and Grant, where Frank ran another neighborhood grocery. He gave the grocery on N. Meldrum to his daughter Minerva to run. After Minerva's untimely death, the store became the property of Frank's daughter Emma.

☒ Standard 2: *Persons/Groups*

This property is associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.

The Emma Malaby Grocery was originally the George T. Wilkins Photography Gallery. Wilkins was one of Fort Collins earliest photographers and, as such, captured the images of multiple early Fort Collins families including A. W. Scott, Henry Franz and family, and members of the Hottel family. Wilkins was not only an important early resident of Fort Collins, but through his photography business, he captured Fort Collins history through his camera lens.

The Emma Malaby Grocery was also an important focal point within the history of the Collamer family. The Collamers ran multiple businesses out of the store including a grocery, a wood and coal business, a resale shop, a salvage yard, and an antique store. The fact that the building was moved onto the property also creates a strong connection with the Collamer family. On lots 1, 2, 3, 4, and 5 along the 300 block on N. Meldrum, all of which once belonged to Frank Collamer, the house at 317 N. Meldrum, the house at 315 N. Meldrum, the store at 313 N. Meldrum, the house at 305 N. Meldrum, the house at 414 Maple (part of the 303 N. Meldrum lot), and the Dermody Transfer building (also on the 303 N. Meldrum lot) were moved from elsewhere.

The stacked plank shed and barn both contain reused materials which were repurposed for building construction and repair. In keeping with the thrifty sensibilities which encouraged whole building reuse as noted above, material reuse was also common among Collamer family members, which is reflected in the materiality of these two structures.

The Collamers have been actively involved in religious, social, and political life in Fort Collins for well over a century. The family arrived in 1870 as part of the Mercer Colony and were integral members of the community from that time through to the early twenty-first century.

☒ **Standard 3: *Design/Construction***

This property embodies the identifiable characteristics of a type, period or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or is part of a recognizable and distinguishable group of properties.

The Emma Malaby Grocery is one of only three remaining false-front storefronts in Fort Collins. It is also the last remaining wood frame building from “the triangle” (referring to its original location on N. College, within the triangle of “Old Town,” as described in the August 1, 1906 *Fort Collins Weekly Courier*). It is an excellent example of early construction methods in Fort Collins, and it represents the work, in both design and construction, of Hiram Pierce, an early Fort Collins contractor.

The stacked-plank shed is one of only two remaining such examples of stacked-plank construction within Fort Collins. It is also an unusual example of this form of construction as stacked-plank construction was usually reserved for larger buildings that would be holding grain.

The barn is an important example of outbuilding architecture for livestock, feed and wagons that includes an expansive open interior, a second floor loft, and exposed beams; and it is a particularly rare example that is original to, and remaining within, the boundaries of the original plat of Fort Collins

☒ **Standard 4: *Information Potential***

This property has yielded, or may be likely to yield, information important in prehistory or history.

The area between the Emma Malaby Grocery and the barn was, for several decades, a combined salvage yard and wood pile. The property therefore has potential to yield archaeological information from the early to mid-1900s as items may have dropped and been buried over the years.

A stone-lined well is located between the store and the barn (about 8 feet east of the barn). It was filled in around the mid-1900s and may contain items of interest from that or former time periods.

Additionally, the outhouse of 305 N. Meldrum St. was located near the back door of the store building at 313 N. Meldrum St. It is likely that this privy site is under the unpaved driveway that currently serves 305 N. Meldrum St., but which is within the parcel boundary of the Emma Malaby Grocery Property. In addition to their outhouse function, privy pits were historically used like trash receptacles, and so their excavation can uncover assemblages of broken dishware, construction material from building projects, and other types of household artifacts. The privy pit, should it be uncovered, is also likely to yield historical archaeological information related to life in the early to mid-twentieth century.

Period of Significance is the discrete chronological period (or periods) during which a historic property gained its significance. Additions or alterations to a property that have significance in their own right can warrant the extension of a Period of Significance.

Period(s) of Significance:

1881 - 1992

Integrity is the ability of a site, structure, object or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities set forth in Fort Collins Municipal Code Section 14-22(b): location, design, setting, materials, workmanship, feeling and association. All seven qualities do not need to be present for a site, structure, object or district to be eligible as long as the overall sense of past time and place is evident.

☒ **Standard 1:** *Location is the place where the resource was constructed or the place where the historic or prehistoric event occurred.*

Though the store does not stand in the same location where it was originally built, it still bears witness to its original use as a photography studio with the intact storefront, the large (though not original) window on the south elevation, and the currently covered skylight (the framing of which remains intact).

The store has been in its present location since 1906, and all of the events and most of the people for which the site is significant are tied to its current location.

The stacked plank shed and barn are in the location where they were constructed.

☒ **Standard 2:** *Design is the combination of elements that create the form, plan space, structure and style of a resource.*

Based on early photos of the store when it was located at 146 N. College, the design of the false front store has been altered with the addition of a covered front porch and el-

shaped shed addition around the back and side of the building, both of which are now historic in their own right.

The stacked plank shed retains a strong sense of its original design with no known modifications having been made to the structure.

The barn retains its original form and structure, though some design elements such as two hay-loft doors; a south, human-sized door; and a north human-sized split door were filled in with Celetex fiberboard and the entire building was covered with hard board sheets of siding in 1992.

☒ **Standard 3: *Setting is the physical environment of a resource. Setting refers to the character of the place; it involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.***

The setting of the original photography studio changed significantly when the structure was moved in 1906. The current setting of the grocery store remains largely residential, however the recent construction of a mixed-use building across the street does affect the setting somewhat. The house to the south of the grocery was brought in from Loveland in the early 2010s and is therefore not original to the neighborhood, but as it is residential in nature, it continues to help convey the original setting of the store.

The setting of the stacked plank shed and barn remains intact as the new development is largely blocked by the store.

☒ **Standard 4: *Materials are the physical elements that form a resource.***

Cladding: Three elevations of the grocery and the entirety of the barn have non-original exterior cladding. The north and west elevations of the store (the el-shaped addition) was reclad with Ponderosa pine in 1988 to match the original, though the width of the tongue and groove boards differs somewhat from the original. The barn was covered in hard board sheets of siding in 1992. The original barn cladding may still be intact under the hard board sheets.

Windows: The storefront windows on the Malaby store are intact but covered with plywood for protection. A few of the panes were replaced in 1988 with tempered glass. Windows on the front of the Woodyard Store (located in the northern side of the addition to the store) are covered with plexiglass storm windows and plywood has been installed behind the glass to block views into the building. The two windows on the north elevation of the building are in the same location as the original windows but are smaller than the originals. Fred Collamer installed wainscoting on the interior of the north-side of the addition and gaps in the wainscoting reveal the size and form of the original northside windows. The 12-light window on the south elevation of the store is not original. It replaced a larger 30 light window that had been significantly damaged due to water infiltration.

Doors: All doors on the east elevation of the store are original. The doors on the south elevation of the store are replacements from the 80s. The human-sized door on the north elevation has been covered with plywood. And the large beadboard door on the north elevation of the store is original, though it has been reduced in size. About 1 foot width of door was removed and that area that the door previously covered now contains an electrical box that was added in the late 1980s. A piece of lumber was also added to the top of the door at that time. The door on the shed is original. The only original door

on the barn is now located on a shed at 315 N. Meldrum. All other doors were replaced or removed. The original openings are all evidenced by black Celetex applied on the interior of the building within the door openings (including the two door openings from the hayloft out to the alley). The main barn door on the east side was constructed of scrap materials from old Hewlett-Packard boxes in the 1980s.

Roofs: The store has a wood shingle roof that is in bad shape. The shed has a wood plank roof covered with sheet metal taken from old water heaters and flattened out. This salvaged roofing material is original to the shed. The barn has a non-original asphalt roof which replaced a wood shingle roof. The east side of the barn roof has a plywood underlayment, while the west side is of OSU board.

Additional Notes: The porch on the store has had material replaced over time, but all were in-kind replacements. The southern uncovered porch extension was removed at an unknown date (prior to 1954). The original entrance steps to the Woodyard Store entrance rotted out and were replaced in the early 1990s with wood from pallets scavenged from HP (Hewlett Packard). The protruding cornice originally on the eastern elevation of the building was removed at an unknown date.)

☒ **Standard 5: *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.***

The store exhibits clear evidence of labor in constructing and historic altering of the building. The false front and covered front porch are the most distinct examples of workmanship on the Malaby store. The el-shaped shed addition indicates the labor of an owner expanding commercial space in order to accommodate a second business out of the same location.

Physical evidence of workmanship on the barn is visible primarily from the interior of the building where the original framing can be seen.

The stacked plank shed clearly exhibits workmanship in style of construction, reuse of materials on the roof, and the handmade door.

☒ **Standard 6: *Feeling is a resource's expression of the aesthetic or historic sense of a particular time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.***

The Emma Malaby Grocery strongly conveys a feeling of early Fort Collins due to its battlement front, welcoming covered porch, and historic storefront entrance. The relationship of the store, the shed, the barn, and the surrounding Collamer properties (at 303, 305, and 315 N. Meldrum) also add to the sense of history and historic use of this property

☒ **Standard 7: *Association is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.***

Though the store and barn have both been slightly altered over time, they still retain a significant level of integrity indicative of multiple family businesses having been operated out of this lot. In fact, one could argue that the changes over time, especially the reuse of salvaged parts and the do-it-yourself improvements and repairs, are in keeping with a

family that valued thrift and self-sacrifice. In this sense, all three structures, as well as possible archaeological finds, all speak strongly of the hard-working Collamer family that has used and maintained this property since 1906.

HISTORICAL INFORMATION

Before the subdivision of the land by the government of the United States, both the parcel located at 313 N. Meldrum Street, where the Emma Malaby Grocery is currently located, as well as the parcel at 146 N. College Avenue, where the building was constructed and resided for twenty-five years, was under the sovereign domain of Indigenous Peoples, most notably the Arapaho and Cheyenne Nations. In addition, the Sioux, Comanche, Ute, Kiowa, and Pawnee ranged through the area with some regularity.

In 1864, after a flood washed out the military camp located in what is now Laporte, a new military camp was set up 4 miles downstream. On November 14, 1864, President Abraham Lincoln and Acting Secretary of the Interior, W. T. Otto, signed the document formalizing the reservation of the land for military use. The two parcels listed above resided within the 6,168.92 acres of military reservation that was set aside for the use of Fort Collins.

When the military reservation was formally decommissioned and opened for settlement on May 15, 1872, the land was sold in large parcels. These property owners then deeded their holdings to the Larimer County Land Improvement Company in return for stock in the company.

Sarah E. Eddy purchased lot 13, block 18 (now known as 146 N. College Avenue) on July 17, 1873 from the Larimer County Land Improvement Company according to the "Emma Malaby Grocery History Project." George T. Wilkins, a local photographer, purchased the lot from Eddy on January 28, 1881 for \$300.00.

On February 3, 1881, *The Express* included a short article about Wilkins' new building, saying:

"G. T. Wilkins, the photographer, will commence this week to erect a frame building just north of the one now occupied by By. Allen. It will be forty feet by twenty-two, and constructed on a plan suited to the photographing business. The front part will be used as a reception room, and the rear will be fitted up as a work room. New furniture and modern appliances are to be added, and nothing will be omitted that can help to make this gallery one of the best in the state."

Another article in the *Fort Collins Courier* on the same day stated:

"Mr. Hiram Pierce has just completed plans for an art gallery to be built for Wilkins, the photographer, on College avenue. The building will be 22x45, one eleven foot story in height, with battlement front. The front is to be finished after a very neat design, and when completed will present a pleasing appearance. Mr. Pierce has the contract for completing the entire building."

On February 10th, *The Express* announced that the foundation had been laid and the building would be 45x25 feet. Construction progressed quickly, and by the last week of March, George Wilkins, his wife Emma, and their ten-year-old daughter, Clara, moved into the building, both to work and to live. An attempted burglary on June 16th of that same year involved two men peering in from their back porch. Mr. Wilkins chased the men down College Avenue (despite only being partially dressed) and slept with a large revolver at the ready from then on until the family moved to a residence on Myrtle Street in April 1882.

The December 22, 1881 *Fort Collins Courier*, in listing all of the new buildings that had been constructed in town that year, included Wilkins' building stating, "Photograph gallery and residence for G. T. Wilkins on College avenue, costing \$1,000." The earliest listed address for the property was given as 442 N. College Avenue.

The December 13, 1881 *Daily Express* announced that the windows on Wilkin's "photograph gallery" had been blown in by the wind. They had to be boarded up and the glass was later replaced. They were blown out again in March 1886.

Wilkins sold his store to Thomas Quinn for \$1,000 in August 1896 and moved his photography shop to the Commercial House block. It is unknown how Thomas Quinn used the building during his ownership, and in December of 1899 he sold the property to Ben Whedbee for \$1,200.

The first mention of a tenant in the Wilkins building is from a June 5, 1900, *Weekly Courier* article stating that Mrs. Shipley was opening a millinery shop. Later advertisements for the millinery list the address as 148 N. College Ave., which matches a change in numbering along College Avenue indicated in the 1901 Sanborn Map. According to Collamer family lore, Mary Ellen Collamer worked for Mrs. Victoria Ann Shipley in her millinery shop when it was in this building. She later married Shipley's son, Rolly, in 1904. Mary Ellen Shipley was the daughter of Frank Algerine and Achsah Alice Collamer.

The October 24, 1900 *Weekly Courier* announced that, "The Misses St Clair of Iowa have purchased the millinery stock of Mrs. V. A. Shipley and have taken possession of the same and will continue to do business at the present location until another suitable room can be found." So Shipley's business didn't last long in the Wilkins building.

On April 6th, 1900, Frank A. Collamer (the father of Mary Ellen Shipley) purchased the lot at 313 N. Meldrum. It appears to have been a vacant lot at the time.

The 1902, 1903, 1904, and 1906 City Directories list Elizabeth and Nettie St. Clair as milliners that both lived and worked at 148 N. College Ave. In August of 1906, the St. Clairs moved their millinery business to 122 S. College Ave.

A new bank building was announced on June 27, 1906 in the *Weekly Courier*:

"The Commercial Bank and Trust company has purchased the Whedbee lot on North College avenue, located adjacent to the new Barkley block, on which is one of the oldest frame buildings in the city. 'We have made the purchase and will put up a block just as soon as possible, said President Clark. We can't get possession of the property for four weeks. The matter is in the hands of a committee which is having sketches made by the architect. I am unable to say just what kind of a structure will be decided upon.'"

The transaction took place in early July, with the Commercial Bank and Trust Company buying the lot from Ben Whedbee for \$6,500. They weren't interested in the wood structure, however.

The sale of the building was announced the following month:

"Frank Collamer has bought the old frame structure on the Whedbee lot, N. College avenue, recently purchased by the Commercial Bank and Trust company. Mr. Collamer is

preparing to move the house to the northwest part of town, it being the only frame building in the triangle. The lot will be used for the immediate erection of a one story brick and stone building, which the bank will use exclusively for its business.” (August 1, 1906, *Fort Collins Weekly Courier*.)

According to Ruth (Collamer Burrill) Dermody (in an interview with City staff, David Ayers, in 1984), the foundation was built for the store by a Mr. Hartline, which may have been Clarence Henry Hartline, a lodger that was listed as living with Fred P. Collamer and family in Laporte in the 1920 census. It was made of whitestone taken from a quarry at the mouth of Rist Canyon and hauled back to Fort Collins by horse-drawn wagon.

According to Art Collamer, who would have been 14 years old at the time, the building was moved with a sturdy cable wrapped repeatedly around the building and attached to a single horse. A series of logs were placed under the structure and the horse pulled it across the rollers. A block and tackle were used so that for every 10 feet that the horse moved, the store would move one foot. It was a long process which took about two weeks to complete.

The new home of the store was 313 N. Meldrum St. This residential area is within the original Fort Collins plat. Additionally, during the late nineteenth and early twentieth centuries, a small community of Black/African American residents lived in this Meldrum Street area around Cherry and Maple Streets. For example, in 1906, Harkless Hicks and his children lived across the street from this property, at 310 N. Meldrum St.; his wife, Hattie, passed away just a few months before the grocery building was moved across the street from their home. Harkless continued to live directly across from the grocery building until about 1919, when he moved just next door with his second wife, Josie. It is unknown whether Black/African American neighbors, like Harkless, in this area shopped at the Collamer family’s grocery store at 313 N. Meldrum St., but it is a possibility.

The former photography gallery and millinery was opened as the Frank Collamer Grocery in early 1907. The neighborhood store carried hay, feed, coal, and wood, along with typical grocery items such as flour, sugar, and cigars. Collamer added a full length covered front porch at this time. The porch included a uncovered southern extension that was later removed. Built-in seating was added to the porch either before, or around the time of, the 1916 addition. Signage was also painted on the façade, over the roof of the porch, which said, “Frank Collamer. Grocery. Hay, Grain, Flour, Feed, & Wood.”

For a very brief time in 1907, Frank A. Collamer sold his grocery business to Messrs. W. E. Robinson and Grate. Collamer had run a cash & carry system, but Robinson and Grate allowed purchases on credit. The business quickly failed and Collamer purchased the store and all its contents right back from them and went back to requiring cash for all payments.

An el-shaped addition was constructed around the west and north sides of the store in 1916, about the same time that the barn was built behind the store. According to Frank A. Collamer’s great-grandson, Jim Burrill, it’s likely that Frank Collamer hired help to construct the addition and barn. The addition became the Woodyard Store, run by Frank A. Collamer’s son, Fred. At some point the word “Woodyard” was painted on the eastern end of the addition.

It was around this same time that Frank Collamer moved to 801 Cherry, where he ran another neighborhood grocery. He put his daughter Minerva Stoneburner (whose husband, Irwin R. Stoneburner had died in January 1914 of an unfortunate train accident) in charge of the N. Meldrum store, but the sign

over the store remained the “Frank Collamer Grocery.” Minerva was remarried to James Carlon on September 24, 1919. But in February of 1921, James killed Minerva and then himself.

Following Minerva’s death, Frank Collamer gave the store to another of his daughters, Emma Malaby. Emma repainted the sign over the top of the store, renaming it the Emma Malaby Grocery. Emma Malaby ran the grocery store, and for a time a resale business as well out of the back addition, until 1943. At the age of 63, she shut down her business and had the building boarded up. It remained unused for several decades.

Emma Malaby passed away September 19, 1967. The property passed on to her brother, Art Collamer. On December 1, 1980, Art Collamer gave 313 N. Meldrum to his sister, Ruth Dermody. On December 22, 1986, Ruth gave the property to her son, Art Burrill. Ruth passed away the following week at the age of 91. Art Burrill gave the property to his son, Jim Burrill, in January 1987.

Jim and his wife Carol opened an antique store in the building in 1989. They named it Emma Malaby Antiques. It operated until 1992. The Burrills received a Friend of Preservation award from the City of Fort Collins Landmark Preservation Commission in 1991 for rehabilitation work they had done on the building and for restoring it to life with the antique shop. The building has primarily been used for storage since that time.

In 2014, the building was used as a backdrop in a small, locally made movie called “Forget Me Not,” by Christopher McKee. A trailer for the movie can be viewed at <https://vimeo.com/105061660>

Ownership Chronology

The land was initially under the sovereign control of the Arapaho and Cheyenne People. It was reserved as a military installation on November 14, 1864. The military reservation was decommissioned on May 15, 1872. (Marmor, Jason. “Historical Contexts for the Old Fort Site, Fort Collins, Colorado, 1864-2002.”)

Andrew Cowan owned the land upon which block 53 would later be platted. Cowan deeded the property to the Larimer County Land Improvement Company. (HistoryGeo.com. Fort Collins Courier, July 27, 1878)

George T. Wilkins purchased Lot 13, Block 18 on January 28, 1881. (David W. Ayers, City of Fort Collins, City Planning Division, in the research project entitled “Emma Malaby Grocery History Project.” Summer 1984.)

“Real Estate Transfers. Geo. T. Wilkins to Thos. Quinn, lot 13, block 18, Fort Collins; \$1,000.” (*Fort Collins Courier*, August 27, 1896)

“Thomas Quinn to B. T. Whedbee, lot 13, blk 18, Fort Collins; \$1,200.” (*Weekly Courier*, December 7, 1899)

“B. T. Whedbee to Commercial Bank and Trust Co., lot 13, block 18, Fort Collins; \$6,500.” (*Weekly Courier*, July 4, 1906)

“Frank Collamer has bought the old frame structure on the Whedbee lot, N. College avenue, recently purchased by the Commercial Bank and Trust company. Mr. Collamer is preparing to move the house to the northwest part of town, it being the only frame building in the triangle. The lot will be used for the

immediate erection of a one story brick and stone building, which the bank will use exclusively for its business." (*Weekly Courier*, August 1, 1906)

"F P Stover treas to J Sickman lot 10 blk 96 Harrison add Ft Collins, also..... lot 3 blk 53 Fort Collins" (*Loveland Reporter*, June 25, 1891)

"Lottie E. Davy to F. A. Collamer, lot 3 block 53, Fort Collins; \$50." (*Weekly Courier*, April 12, 1900)

Information on the property passing from Frank A. Collamer to Emma Malaby, from Emma Malaby to Art Collamer, from Art Collamer to Ruth Dermody, from Ruth Dermody to Art Burrill, and from Art Burrill to Jim Burrill came from several interviews with Jim Burrill during the winter of 2022/23.

ARCHITECTURAL INFORMATION

Construction Date: Grocery: March 1881, Grocery Addition and Barn: 1916, Shed: unknown.

Architect/Builder: Grocery: Hiram Pierce, Grocery Addition and Barn: Frank Collamer and hired hands, Shed: Fred Collamer.

Building Materials: Wood and reused materials (including sheet metal peeled off of old water heaters)

Architectural Style & Type: Grocery: False-front store - one-story building with battlement front and covered porch. Grocery Addition: Shed roof el-shaped addition. Barn: Barn. Shed: Stacked plank shed.

Description:

Emma Malaby Grocery

The Emma Malaby Grocery at 313 N. Meldrum began its life at 442 College Avenue. The building was designed and constructed by Hiram Pierce as a photography gallery for George T. Wilkins. Plans were drawn up the last week of February in 1881. Construction began the following week and the family moved into the shop to live and work at the end of March of that same year.

The wood frame building is one-story (11 feet) in height, 45 feet long and 25 feet wide (59 feet x 36 feet, including the el-shaped addition). The front gable roof is hidden behind a battlement front, with the peak of the roof included as part of the battlement design, creating a notable triangular feature atop the typical false-storefront style façade. The building included a back porch, but nothing is known regarding the size nor style of this feature on the building as it was later removed.

The storefront is made up of two 2 over 2 windows that extend from ceiling to about 2-feet above the floor. A decorative wood panel is framed beneath each window. The entrance is centered between the windows with roof supports between window and door. The entrance consists of two doors. Each door contains two lites, 1 over 1, with a wood panel at the bottom. A two lite, operable transom window extends horizontally over the doors.

Two chimneys protrude from the apex of the roof. One is just front of center on the original store building and the second is at the very back of the original store building.

The building was moved from its College Avenue location in 1906 (at which point it was addressed as 148 N. College Avenue) to its current location at 313 N. Meldrum. It was installed upon a whitestone foundation. An exterior entrance to the basement, with a concrete wall added between the stairs and the basement, was added in the late 1980s by Jim Burrill on the south side of the building. At that time, a concrete pad was also poured to better support the furnace in the store. The basement does not extend the full east-west length of the store and does not extend under the 1916 addition.

An 8-feet deep, full length covered porch supported by four 4 x 4 posts evenly spaced along the east elevation was added early on – perhaps soon after the move. An uncovered section of the porch extended to the south, but that was later removed.

There are two person-sized doors and a 12-lite window along the south elevation of the store. The westernmost door was added with the addition in 1916.

It has been assumed that the window (which was once larger and contained 30 lites) was a feature used by G. T. Wilkins, the photographer, and therefore would have dated to 1881. Unfortunately, there are no photos of that side of the store from when it was located on N. College Avenue to confirm the presence of the window from that time period. Jim Burrill says that when he altered the window from 30-lites to 12 in the late '80s, there was some indication that the window had already been modified. There was a seam in the siding and it wasn't tight against the window. The 12-lite window was acquired from A1 Salvage.

It is unknown whether the entrance to the east of the window is original or was added soon after the move. It's possible the opening is original. The 1895 Sanborn Map shows no building to the north of Wilkins Photography Studio. The 1901 Sanborn map shows that the photography studio had become a millinery and another photographer's studio had been built next door. The building includes a skinny addition between the two structures that fronts College Avenue and extends to just about where the side entrance would have been located. It's possible the addition stopped just short of the entrance. The door now located in the southern entrance on the Emma Malaby Grocery was replaced in the late 1980s due to significant water damage along that side of the building caused by encroaching trees. The water damage also led to the 30-lite window being removed, reduced in sized, and remade as a 12-lite window.

In 1916, an el-shaped, shed-roofed addition was added along the north and west elevations of the grocery. The northern portion of the addition extends about 14 feet from the grocery and has a separate entrance on the east elevation. The front door is flanked by square windows. Wooden steps extend from the ground to the door. And for unknown reasons, a metal hand hold was installed on the right side of the door framing, level with the doorknob, which is on the left side of the door.

Along the north elevation are two windows and two doors, in that order from east to west. The original size of the windows will require some interior excavation to ascertain, but the locations are the same. The person-sized door and larger door are both located next to each other on the west side of the northern wall. It's unknown whether the entrances are original or were added over time as the building was used. The person-sized door has been covered with plywood. The larger, bead-board door was reduced in size by one foot around 1977 after someone tried to break into the building and damaged it. The area where the door was reduced was filled in and an electrical box is now located there. A board was also added to the top of the door to strengthen it at that time.

The west elevation of the addition extends about 15 feet from the back of the grocery building. It has no openings.

The siding on the east elevation of the building is original. The siding on the north and west elevations of the building was replaced in 1988 with ponderosa pine from the Forks Lumber Company. The material is the same, or very similar, to the original, though it might be slightly different in width. The siding along the south elevation of the building was badly damaged by encroaching trees and replaced in 1987/88 with a different material.

At some point, after the addition was added but before the 1960s or 70s, the cornice that extended slightly forward of the front of the building was removed. [I just now noticed that it even existed! I was looking at a photo of the building on N. College and it looks like there were

brackets on either side with a protruding cornice and *possibly* some sort of decorative dental bits in there. See the first pic shown below.]

Barn

The barn was built in 1916, around the same time as the addition to the grocery. It is 32 feet by 28 feet.

There were originally three entrances to the building: a sliding door on the east elevation in the same location as the current door, a split door on the north elevation, and a person-sized door on the south elevation. The sliding door was removed (possibly stolen) and eventually replaced with two doors that swing out from center. They were made from pallets acquired from Hewlett Packard. The north door was removed, and plywood was screwed over the opening. And the door on the south elevation was covered over. Celetex was used to fill the entrances and is visible from the inside, thereby indicating where the entrances were.

The barn also had two doors on the second story that opened out over the alley. they were removed and covered over with siding. Celetex on the interior of the building indicates their former location.

Stacked Plank Shed

The stacked plank shed was built by Fred Collamer, son of Frank A. Collamer. The shed roof is made of wood planks covered with sheet metal off of old water heaters. Fred Collamer would pull the skin off of the water heater and flatten it before applying it to the roof. He would then salvage the remainder of the water heater. The door on the shed is original and was also made by Fred Collamer.

REFERENCE LIST or SOURCES of INFORMATION

"Emma Malaby Grocery History Project," by David W. Ayers, City of Fort Collins Planning Division, Summer 1984.

5 April 1883, *Fort Collins Courier*

27 August 1896, *Fort Collins Courier*

8 Oct 1896, *Fort Collins Courier*

December 7, 1899, *Fort Collins Express*

Fort Collins City Directories

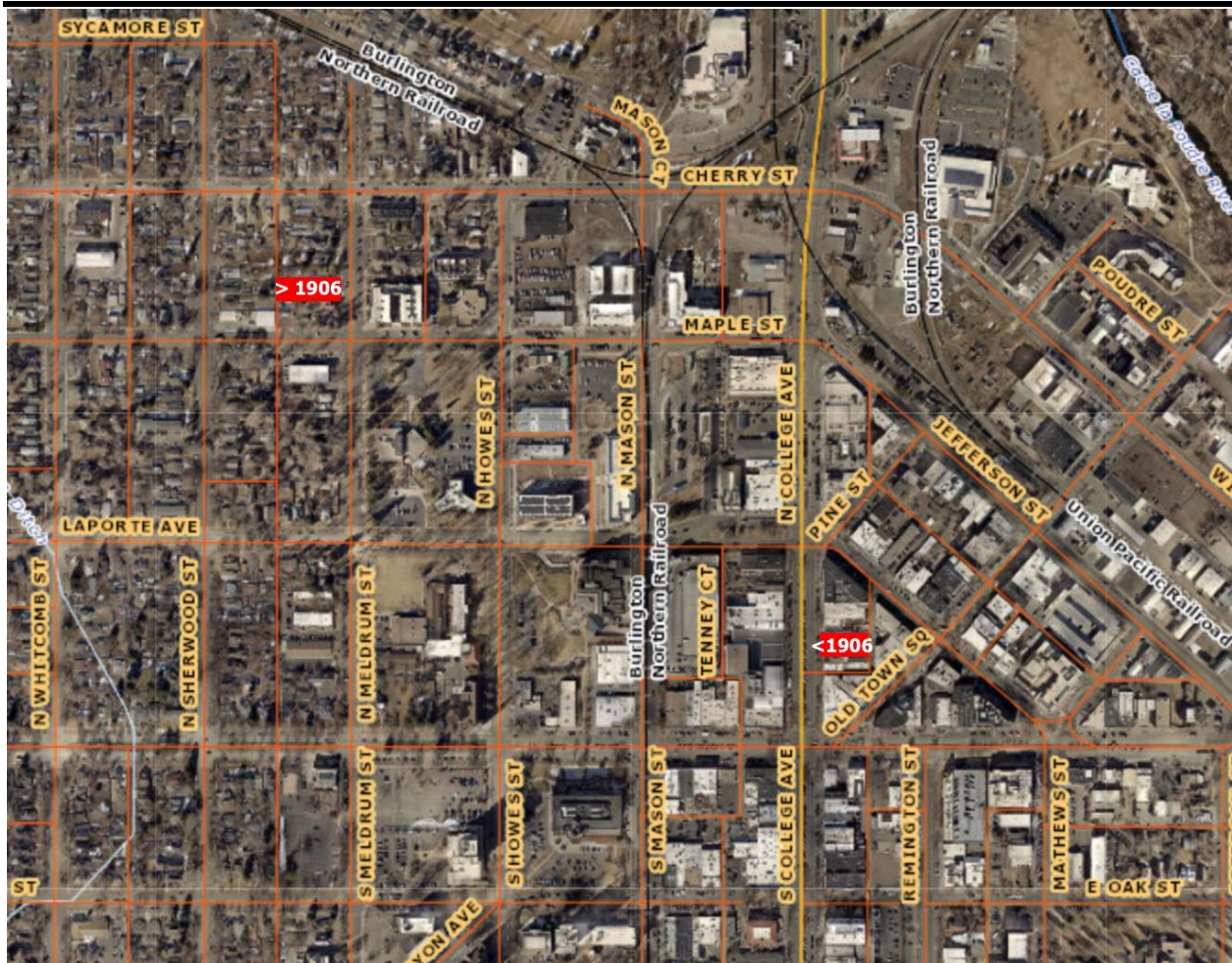
Ancestry.com for information on ages of the Wilkins family and the Collamer family.

Interviews with Jim Burrill over a period of several years, including more intensive discussions of the building's architectural history in 2022.

Marmor, Jason. "Historical Contexts for the Old Fort Site, Fort Collins, Colorado, 1864-2002," prepared for the City of Fort Collins Advance Planning Department.

MAPS and PHOTOGRAPHS

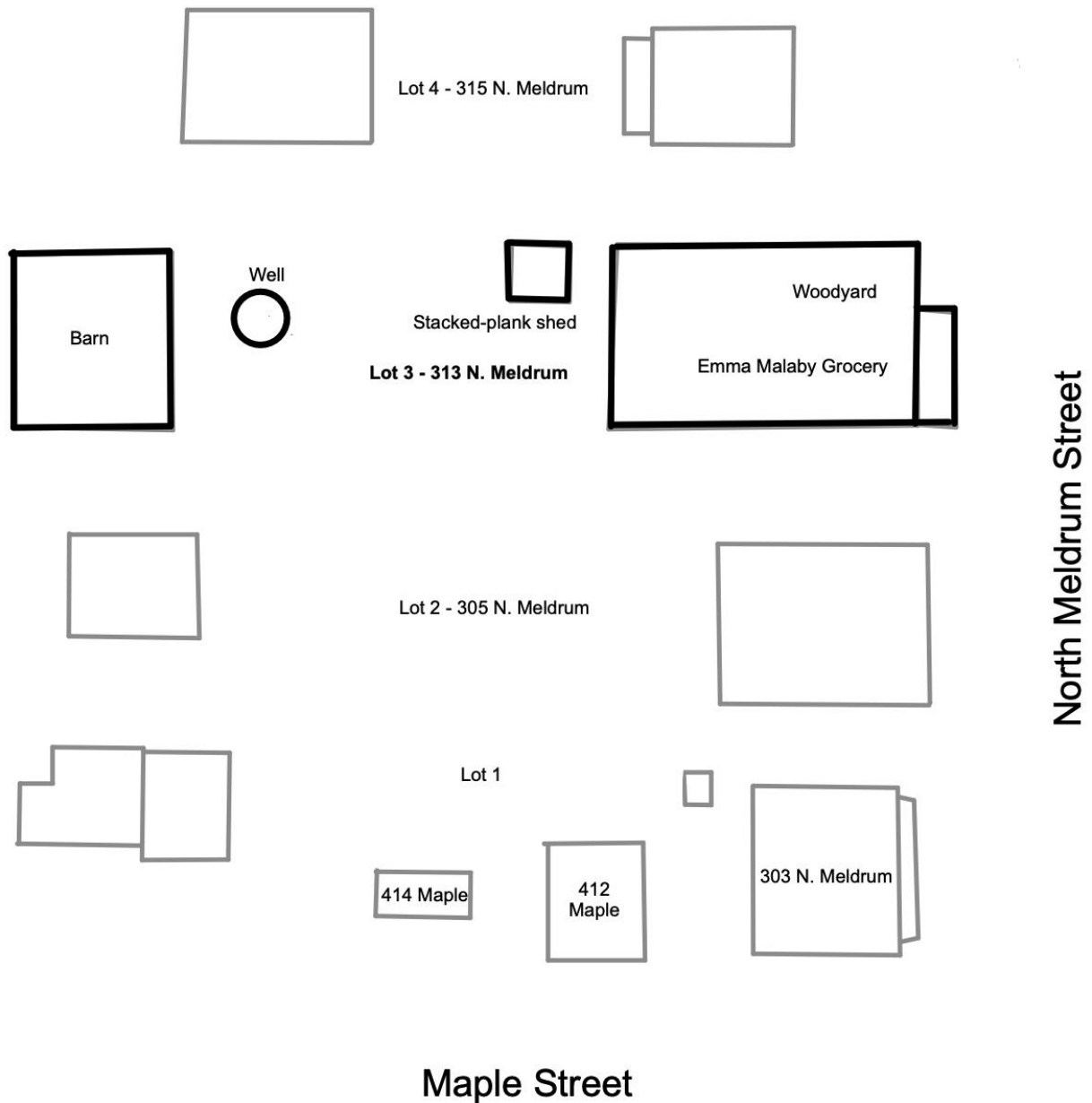
Maps



Original and current locations of the Emma Malaby Grocery are indicated in red. The original location was from 1906 and prior. The store has been in its current location since 1906. The map includes N. Whitcomb at the far left, showing the western extent of the original plat of Fort Collins. (Larimer County Assessor Map)



Immediate context of the Emma Malaby Grocery. The residential character of Block 53 (west of N. Meldrum) remains largely intact, though some uses have changed. The residential character of Block 43 (east of N. Meldrum) has changed with four developments including multi-family, mixed-use, and commercial uses, though some early residential single-family homes remain. (Larimer County Assessor Map)



The Emma Malaby Store, stacked-plank shed, and barn are all part of a larger Collamer complex of properties that, for more than a century, have been made up of Lots 1, 2, 3, and 4 on Block 53. (Lots 5-8 were also, at one time, part of the family complex.) (Modified image created by overlaying a screenshot from Google Maps.)

Images of the Buildings and Landscape – present day



East Elevation of the Emma Malaby Grocery. Photo by Meg Dunn.



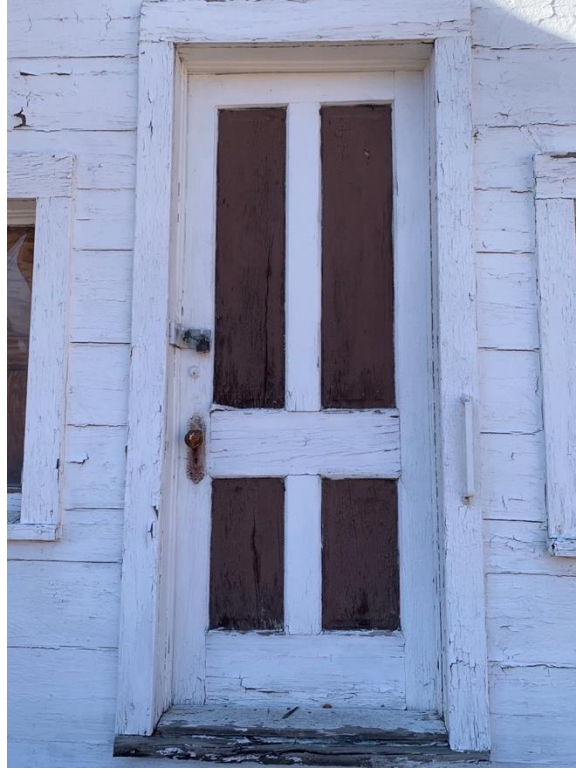
Close-up of the detailed kick-plate on the east elevation of the Emma Malaby Grocery. Photo by Meg Dunn.



Entrance to the Woodyard on the east elevation of the Emma Malaby Grocery. Photo by Meg Dunn.



Window to the left/south of the Woodyard front entrance. Photo by Meg Dunn.



Front door to the Woodyard addition on the east elevation of the Emma Malaby Grocery. Photo by Meg Dunn.



Right/north window on the Woodyard front entrance. Photo by Meg Dunn.



The south elevation of the 1916 addition to the Emma Malaby Grocery.



The 12-lite window and entrance on the south side of the Emma Malaby Grocery.



South elevation of the Emma Malaby Grocery. Photo by Meg Dunn.



South and East elevations of the Emma Malaby Grocery. Photo by Meg Dunn.



Close-up of foundation along south elevation. Photo by Meg Dunn.



The north side of the Emma Malaby Grocery/Woodyard. Photo by Meg Dunn.



Two entrances on the north elevation of the Woodyard addition. Photo by Meg Dunn.



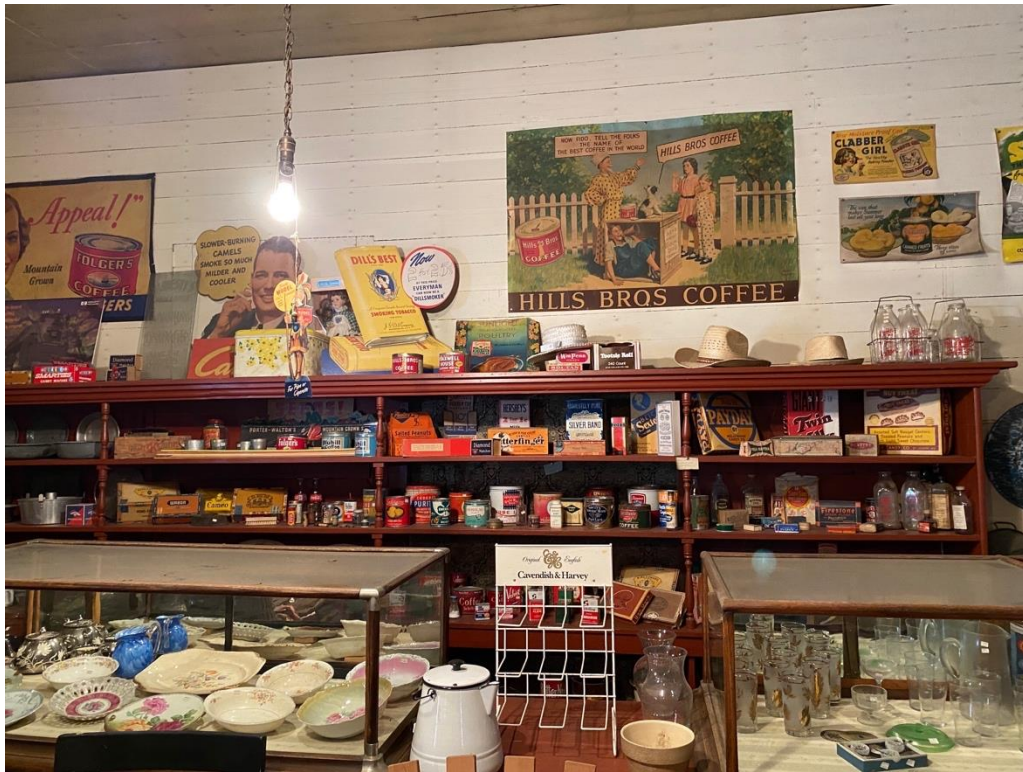
West elevation of the Emma Malaby Grocery showing the 1916 shed addition and 1881 rear gable end. Stacked-plank shed shown at left. Photo by Meg Dunn.



The west and south elevations of the Emma Malaby Grocery. The 1916 shed addition is seen in brown and the 1881 store is in white. Photo by Meg Dunn.



The north and west elevations of the 1916 shed addition (also known as the Woodyard) of the Emma Malaby Grocery. The stacked-plank shed can just barely be seen at right.



Interior photo of the Emma Malaby Grocery. Photo by Meg Dunn.



Interior photo of the Emma Malaby Grocery. Photo by Meg Dunn.



Interior photo of the Emma Malaby Grocery. Photo by Meg Dunn.



Interior photo of the Emma Malaby Grocery. Photo by Meg Dunn.



Interior photo of the Emma Malaby Grocery. Photo by Meg Dunn.



Interior photo from within the 1916 Woodyard addition looking south towards the original store. There appears to have originally been three windows along the south (now north) elevation of the original structure.



East and north elevations of the stacked plank shed.



East elevation of the stacked plank shed.



South elevation of the stacked plank shed. Adjacent shed is no longer on the property.



North elevation of the stacked plank shed.



West elevation of the stacked-plank shed.



The east elevation of the Collamer Barn.



The south elevation of the Collamer Barn.



The west elevation of the Collamer Barn as it looks from the alley. The Emma Malaby Grocery can be seen in the background at right.



The north elevation of the Collamer Barn. The view is partially blocked by sheds on the neighboring property (Lot 4).



Closeup view of the north elevation of the Collamer Barn including plywood entrance cover.



Inside the Collamer Barn.



Inside the Collamer Barn.



Plywood covers the stone-lined well. The mound of dirt in the background is from the excavation of the basement for the house located at 305 N. Meldrum (seen at right). The Emma Malaby Grocery can be seen behind the tree and dirt mound.



The east elevation of the Collamer Barn with the covered well in front.



Close up of well covers in proximity to the east side of the Collamer Barn.



Close up of stone-lined well.

Historic images in mostly chronological order.



Mrs. Emma (Church) and Mr. George T. Wilkins, original owners and inhabitants of the store. The images are from the Archive at the Fort Collins Museum of Discovery, H06878W and H06879W.

I have engaged the sun to shine for me.

G. T. WILKINS,

Photographer,

ROOMS ON COLLEGE AVENUE,

Makes all the eastern styles of work.

Parcels, Promenades Cabinets, Cards, Etc.

Enlarging Finished in Water Colors.

Frames,

Scenery,

Back Grounds,


And all facilities for doing

First Class Work.

G. T. Wilkins,

THE LEADING

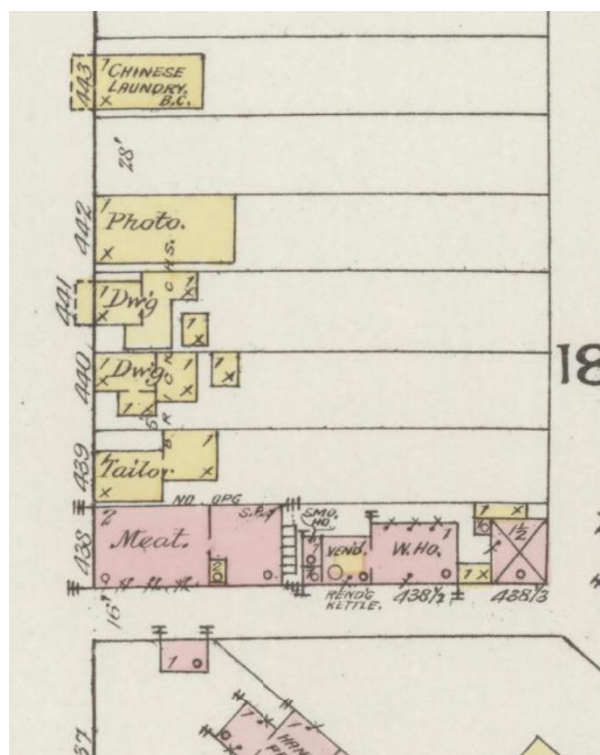
Aristo Photographer



The ad on the left for G. T. Wilkins, Photographer, is from the *Fort Collins Courier*, July 7, 1881. The ad at right is from the *Rocky Mountain Collegian*, December 1, 1891.



This image from the Archive at the Fort Collins Museum of Discovery (H02173) is the earliest known photo that includes the Emma Malaby Grocery while it was located on N. College. The distinctive cornice-line with its central point is visible among the line of buildings at right. The Archive states that this photo is from between 1881 and 1885.



The Emma Malaby Grocery is shown at 442 College Avenue when it was a photography studio in this closeup from the 1886 Sanborn map. The Sanborn Map was accessed through the Library of Congress.



This photo of the Emma Malaby Grocery when it was located on N. College is from the collection of Wayne Sundberg. It shows an extending cornice and possibly some ornamentation just beneath. The two over two windows flanking a double entrance with 1 over 1 lites in the doors topped by a two lite transom are clearly visible. The photo was taken between 1900-1906 as Alexander McDougall moved his tailor shop into the former residence to the south in 1896 and Logan Clark added his shoe shop in July 1900 (see shoe sign at southern edge of building at right).



The Emma Malaby Grocery, when it was being used as a millinery shop on N. College Ave., can be seen in context in this photo from the Archive at the Fort Collins Museum of Discovery (H16724). The distinctive peak on the façade is visible just to the right of the middle electrical pole. At the very far right is what appears to be a portion of the Avery Block (where the Town Pump is located). The Avery Block was built 1897 with much of the building standing only one story tall. A second story was added in 1902/3. So this photo can be dated to between 1897-1902.



This photo from the collection of Jim Burrill is from about 1907. It shows the front porch that had been added to the store after the move as well as the uncovered extension of the porch to the south/left. From left to right are: Lenox cardboard lady advertisement, Emma Collamer Malaby, Minerva Collamer Stoneburner, Effie Collamer Ayres, Achsah Alice Hulse Collamer, Frank B. Collamer, Ruth Collamer Burrill Dermody standing on the step, and baby Laura Collamer Vermilya Rutherford sitting on the bottom step. Laura was born in March 1905 and looks to be about 2 or 3 in this image, thereby dating it to 1907/8. This image is also in the Archive at FCMoD, H25132.



Minerva Collamer Stoneburner Carlon stands on the porch in this undated photo that includes the 1916 addition, the southern porch extension, and an added board on the porch (at left) for customer seating. Minerva was murdered in 1921 by her husband, James Carlon, which dates this photo to between 1916 and 1921. The photo is from the collection of Jim Burrill.



This 1954 photo of the grocery is from the Jim Burrill collection. Note the change in signage with "Emma Malaby Grocery" replacing "Frank Collamer. Grocery. Hay, Grain, Flour, Feed & Wood." "Woodyard" had also been added to the front of the addition.



The grocery in 1969. Image from the Archive at the Fort Collins Museum of Discovery, 313mel69.



Photo by George Post, circa 1972. Additional text under "Woodyard" says "Transfer" then below that is "Coal, Hay & Grain".



Malaby Store - 4 August 1976 Coloradoan



Clipped By:
barefootmeg
Sat, Aug 20, 2022

The photo used in this Coloradoan article from August 4, 1976 appears to be the same shown above, taken by George Post. The newspaper image is via Newspapers.com.



This undated photo is of the salvage yard once located behind the Emma Malaby Grocery. The photographer is standing roughly on the property line between 305 and 313 N. Meldrum with the store to the right (out of the photo) and the barn to the left (also out of the photo). The gambrel roofed house seen in the background is located at 329 N. Meldrum.

One of two Cache la Poudre School buses that Frank Collamer acquired after the school district no longer had use for them is shown at left. One of the busses is now the property of Historic Larimer County. The other was used to make a back addition to the house just one lot to the north of the Emma Malaby Grocery.



This undated photo of the back (west) side of the grocery shows one of the Cache La Poudre School busses, the original siding on the building and addition, and the trees that were encroaching on the building on the south side that caused damage to the exterior wall and 30-lite window. Photo from the Jim Burrill collection.



Carol and Jim Burrill stand on the porch of the Emma Malaby Antique Store in 1989. (Photo from Jim Burrill.)



This photo by Jonathan Held was taken in 1995. Image is from the Archive at the Fort Collins Museum of Discovery, H15762.



The Emma Malaby Grocery as it looked in April 2007. Photo by Meg Dunn.



The Emma Malaby Grocery on July 1, 2021. Photo by Meg Dunn.



Filming of the movie "Forget Me Not" in 2014. Photo from Jim Burrill.

ACKNOWLEDGEMENT

Property:

The undersigned owner, or owners, of the Property hereby submit the Property for designation as a Fort Collins landmark pursuant to the Fort Collins Landmark Preservation Ordinance, Chapter 14 of the Code of the City of Fort Collins. The undersigned owner, or owners, certify that all signatures necessary to consent to the designation of the Property are affixed below.

I understand that upon designation, I or my successors will be required to receive approval from the City of Fort Collins Historic Preservation staff prior to the occurrence of any of the following:

- Preparation of plans for reconstruction or alteration of the exterior of the improvements on the Property or interior spaces readily visible from any public street, alley, park, or other public place; and/or
- Preparation of plans for construction of, addition to, or demolition of improvements on the Property.

DATED this 8 day of May, 2023

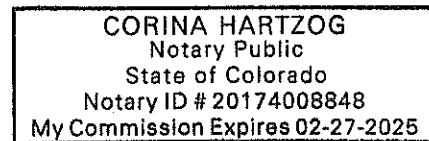
Margaret M. Kool Dunn representing Historic Larimer County
Owner Name (please print)

Margaret M. Kool Dunn
Owner Signature

State of Colorado

)ss.

County of Larimer



Subscribed and sworn before me this 8th day of May, 2023,

by Margaret M. Kool Dunn

Witness my hand and official seal. My commission expires 2-27-2025.

Corina Hartzog
Notary