

ORDINANCE NO. 101, 2023
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DESIGNATING THE EMMA MALABY GROCERY PROPERTY,
313 NORTH MELDRUM STREET, FORT COLLINS, COLORADO,
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14
OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to City Code Section 14-1, the City Council has established a public policy encouraging the protection, enhancement, and perpetuation of historic landmarks within the City; and

WHEREAS, by resolution adopted on June 21, 2023, the Historic Preservation Commission (the “Commission”) determined that the Emma Malaby Grocery Property, 313 North Meldrum Street in Fort Collins, as more specifically described in the legal description below (the “Property”), is eligible for landmark designation pursuant to City Code Chapter 14, Article II, Section 14-22(a) under Standards 1- Events, 2 - Persons/Groups, 3 - Design/Construction, and 4 - Information Potential; and

WHEREAS, the Commission’s resolution includes findings under Standards 1, 2, 3, and 4 that specifically the Property is eligible: (Standard 1) for its association with a pattern of development, the location of grocery stores within residential settings prior to World War II; for its association with women’s history in the area of business through associations with multiple women in the Collamer family who ran a business at this location, including Minerva Stoneburner and Emma Malaby, along with their sisters; (Standard 2) for its association with G.T. Wilkins, a notable early photographer who operated a photography studio out of the store building; for its association with the Collamer family, who have been involved in Fort Collins religious, social, and political life for well over a century; (Standard 3) for the design/construction of the store, which is one of three known remaining false-front stores in Fort Collins and the last known remaining wood frame building from the “triangle” area of Old Town; for the design/construction of the barn, which is a rare example of a barn built in and remaining in the boundaries of Fort Collins’s original plat; and for the design/construction of the stacked-plank shed, one of only two known remaining examples of stacked-plank construction in Fort Collins; and (Standard 4) because the Property has potential to yield historical archaeological information related to life in the early to mid-twentieth century due to the known location of a combined salvage yard and wood pile between the grocery building and barn, a stone-lined well that was filled in prior to 1980, and a likely privy site at the south edge of the Property; and

WHEREAS, the Commission determined eligibility also because the Property has historic integrity of Location, Setting, Design, Materials, Workmanship, Feeling, and Association under City Code Section 14-22(b)(1-7); and

WHEREAS, the Commission further determined that designation of the Property will advance the policies and purposes set forth in City Code Sections 14-1 and 14-2 in a manner and extent sufficient to justify designation; and

WHEREAS, the Commission recommends that the City Council designate the Property as a Fort Collins landmark; and

WHEREAS, the current owner of the Property nominated the Property, has consented to landmark designation, and desires to protect the Property; and

WHEREAS, 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 follow the Commission's recommendation and designate the Property as a landmark; and

WHEREAS, designation of the Property as a landmark will continue the prosperity, civic pride, and welfare of the public.

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

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Property located in the City of Fort Collins, Larimer County, Colorado, described as follows, to wit:

LOT 3, BLOCK 53, FORT COLLINS
ALSO KNOWN BY STREET AND NUMBER AS 313 N. MELDRUM ST.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

be designated as a Fort Collins Landmark in accordance with City Code Chapter 14.

Section 3. That alterations, additions, and other changes to the buildings and structures located upon the Property will be reviewed for compliance with City Code Chapter 14, Article IV, as currently enacted or hereafter amended.

Section 4. That in compliance with Section 14-36 of the City Code, the City shall, within fifteen days of the effective date of this Ordinance, record among the real estate records of the Larimer County Clerk and Recorder a certified copy of this Ordinance designating the property.

Introduced, considered favorably on first reading, and ordered published this 18th day of July, 2023, and to be presented for final passage on the 15th day of August, 2023.

Mayor

ATTEST:

Chief Deputy City Clerk

Passed and adopted on final reading on the 15th day of August, 2023.

Mayor

ATTEST:

Chief Deputy City Clerk