



## AGENDA ITEM SUMMARY

City Council

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### STAFF

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Yani Jones, Historic Preservation Planner  
Heather N. Jarvis, Legal

### SUBJECT

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**Second Reading of Ordinance No. 101, 2023, 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.**

### EXECUTIVE SUMMARY

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This Ordinance, unanimously adopted on First Reading on July 18, 2023, requests City Landmark designation for the Emma Malaby Grocery Property at 313 North Meldrum Street. In response to an application from the property owner, Historic Larimer County, City staff and the Historic Preservation Commission have determined the property to be eligible for designation under City Code Section 14-22, Standards 1 – Events, 2 – Persons/Groups, 3 – Design/Construction, and 4 – Information Potential. The owner is requesting designation to ensure protection of the property's buildings and features and to gain access to financial incentives for historic property owners.

### STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on Second Reading.

### BACKGROUND / DISCUSSION

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The store on this property was constructed in 1881 by builder Hiram Pierce for George T. Wilkins, a notable photographer who took many of the portraits held in the local history archive today. Wilkins's store was originally located in what is now the 100 Block of North College Avenue, and he operated his business there for about fifteen years. In 1906, the store building was moved by Frank Collamer to its current location on North Meldrum Street. In 1916, the Collamer family expanded the store with an ell-shaped addition and constructed the barn on the property. The grocery business was primarily run by Frank Collamer's daughters, including Emma Malaby, who operated the grocery for over twenty years. The Collamer family also ran other businesses from this property, such as a wood yard and antique shop. The property passed to different descendants of the Collamer family over the years, most recently Jim Burrill. Mr. Burrill donated the property to Historic Larimer County earlier this year.

Under Standard 1, this property represents two events/patterns in Fort Collins history: (1) the location of grocery stores within residential settings prior to World War II; and (2) women's history in business, through association with multiple women in the Collamer family, including Minerva Stoneburner and Emma Malaby and their other sisters. Under Standard 2 for persons/groups, this property is associated with notable early photographer George T. Wilkins, who operated a photography studio out of the store building, as well as with the Collamer family, who have been involved in Fort Collins religious, social, and political life for well

over a century. Under Standard 3 regarding design/construction, this property contains one of three remaining false-front stores in Fort Collins; a stacked-plank shed, one of only two remaining examples of stacked-plank construction in Fort Collins; and a rare example of a barn original to and remaining in the boundaries of Fort Collins's original plat. Under Standard 4, because there is known to be a combined salvage yard and wood pile between the grocery building and barn, because of the presence of a stone-lined well that was filled in prior to 1980, and because of the likely location of a privy pit on this site, this property has potential to yield historical archaeological information related to life in the early to mid-twentieth century.

To convey its significance under Standards 1, 2, 3, and 4, the Emma Malaby Grocery Property retains a preponderance of all seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association.

## **CITY FINANCIAL IMPACTS**

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Designation as a Fort Collins Landmark qualifies property owners for certain financial incentives funded by the City, as well as allows private property owners to leverage State tax incentives for repairs and modifications that meet national preservation standards. These include a 0% interest revolving loan program and Design Assistance mini-grant program through the City and the Colorado State Historic Tax Credits.

## **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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At its June 21, 2023, regular meeting, the Historic Preservation Commission (HPC) adopted a motion on a vote of 5-0 (2 absences, 1 recusal) to recommend that Council designate the Emma Malaby Grocery Property as a Fort Collins Landmark in accordance with City Code Chapter 14, based on the property's significance under Standards 1 – Events, 2 – Persons/Groups, 3 – Design/Construction, and 4 – Information Potential, and its integrity under all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The HPC further recommends that designation of the property will advance the policies and purposes of City Code Chapter 14 set forth in City Code Sections 14-1 and 14-2 in a manner and extent sufficient to justify the designation.

## **PUBLIC OUTREACH**

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Because this Landmark nomination was owner-initiated, public outreach or notice described under Municipal Code Section 14-34 was not required. Outreach was limited to the property owner, the Larimer County Historic Alliance, dba Historic Larimer County, and included discussions with the owner of the eligibility of the property for designation, financial incentives for preservation, design review obligations for future exterior alterations, and the designation process in general.

## **ATTACHMENTS**

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First Reading attachments not included.

1. Ordinance for Consideration