

# AGENDA ITEM SUMMARY

July 16, 2019

City Council

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## STAFF

Karen McWilliams, Historic Preservation Planner  
Brad Yatabe, Legal

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## SUBJECT

Second Reading of Ordinance No. 088, 2019, Designating the Maneval/Mason/Sauer Property, 100 1st Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.

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## EXECUTIVE SUMMARY

*This item is a quasi-judicial matter and if considered on the discussion agenda, it will be considered in accordance with the procedures described in Section 1(e) of the Council's Rules of Meeting Procedures adopted in Resolution 2019-064.*

This Ordinance, unanimously adopted on First Reading on July 2, 2019, considers the request for landmark designation of the Maneval/Mason/Sauer Property, 100 1st Street. This is a voluntary designation at the property owner's request. The Landmark Preservation Commission unanimously recommends approving this landmark designation.

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## STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

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## ATTACHMENTS

1. First Reading Agenda Item Summary, July 2, 2019 (w/o attachments) (PDF)
2. Ordinance No. 088, 2019 (PDF)

# AGENDA ITEM SUMMARY

City Council

July 2, 2019

## STAFF

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Karen McWilliams, Historic Preservation Planner  
Brad Yatabe, Legal

## SUBJECT

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First Reading of Ordinance No. 088, 2019, Designating the Maneval/Mason/Sauer Property, 100 1st 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 item is a quasi-judicial matter and if considered on the discussion agenda, it will be considered in accordance with the procedures described in Section 1(e) of the Council's Rules of Meeting Procedures adopted in Resolution 2019-064.*

The purpose of this item is to consider the request for landmark designation of the Maneval/Mason/Sauer Property, 100 1st Street. This is a voluntary designation at the property owner's request. The Landmark Preservation Commission unanimously recommends approving this landmark designation.

## STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on First Reading.

## BACKGROUND / DISCUSSION

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The Maneval/Mason/Sauer Property is special among Fort Collins's historic resources because the property is significant under all four Standards of Significance for Fort Collins Landmark designation, a very rare occurrence.

Containing some of the earliest extant buildings in Buckingham Place, this property is significant under Standard 1(b), Patterns of Events, for its contributions to several aspects of Fort Collins' history: the development and success of the Great Western Sugar Company; the physical and social distance separating the Germans from Russia and Hispanics in Buckingham Place from central Fort Collins, which is illustrated through instances of cultural misunderstanding and outright discrimination; the early efforts by Buckingham Place to incorporate as a separate town; and the property's association with Fort Collins' lengthy period of prohibition.

Under Standard 2, Persons/Groups, this property is associated with the Germans from Russia (Volga Germans), who emigrated from Russia in the late 1800s and early 1900s and settled in Buckingham Place and nearby Andersonville neighborhoods. The property is also associated with Fort Collins's Hispanic community, who similarly settled predominantly in the Sugar Factory Neighborhoods. Both Hispanics and Germans from Russia faced forms of discrimination for many decades, even being denied service in some stores. The presence of the store on this property evokes this history of prejudice directed at these groups and the ways in which they reacted to overcome it. The contributions of Fort Collins's Germans from Russia and Hispanics are a significant but often overlooked theme in the growth and development of the city.

Under Standard 3, Design/Construction, this property includes a rare example of a late-nineteenth/early-twentieth century false-front commercial building. The house also is a good example of true vernacular

architecture, Buckingham's representative architectural form, as seen in its evolving plan, large porch, use of yard space, and collection of associated buildings, including a historic shed and privy.

And finally, under Standard 4, Information Potential, select archeological excavation on this property has a high probability of yielding significant information related to the lives of German-Russian families in Colorado in the early twentieth century.

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**CITY FINANCIAL IMPACTS**

Recognition of a property as a Fort Collins Landmark enables its owners to qualify for financial incentive programs available only for designated properties.

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**BOARD / COMMISSION RECOMMENDATION**

At its June 19, 2019, regular hearing, the Landmark Preservation Commission unanimously (8-0, Simpkins absent) adopted a resolution recommending Council adoption of an ordinance for landmark designation of this property.

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**PUBLIC OUTREACH**

A public hearing on this item was held at the June 19, 2019, meeting of the Landmark Preservation Commission.

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**ATTACHMENTS**

1. Location Map (PDF)
2. Designation Form (PDF)
3. Staff Report (w/o attachments) (PDF)
4. Landmark Preservation Commission Resolution No. 4, 2019 (PDF)

ORDINANCE NO. 088, 2019  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE MANEVAL/MASON/SAUER PROPERTY,  
100 1<sup>ST</sup> 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 19, 2019, the Landmark Preservation Commission (the “Commission”) determined that the Maneval/Mason/Sauer Property at 100 1<sup>st</sup> 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, for the property’s high degree of all seven standards of integrity under City Code Section 14-22(b)(1-7), and for its outstanding significance to Fort Collins under all four standards of significance contained in City Code Section 14-22(a)(1-4) as follows:

- (1) Events: The Property is associated with several aspects of Fort Collins’ history including the development and success of the Great Western Sugar Company, the physical and social distance separating the Germans from Russia and Hispanics in Buckingham Place from central Fort Collins illustrated through instances of cultural misunderstanding and outright discrimination, the early efforts by Buckingham Place to incorporate as a separate town, and Fort Collins’ lengthy period of prohibition.
- (2) Persons/Groups: The Property is associated with the Germans from Russia (Volga Germans), who emigrated from Russia in the late 1800s and early 1900s and settled in Buckingham Place and nearby Andersonville neighborhood, and the Fort Collins’s Hispanic community, who similarly settled predominantly in the Sugar Factory Neighborhoods.
- (3) Design/Construction: The Property includes a rare example of a late-nineteenth/early-twentieth century false-front commercial building and the house is a good example of true vernacular architecture, Buckingham’s representative architectural form, as seen in its evolving plan, large porch, use of yard space, and collection of associated buildings, including a historic shed and privy.
- (4) Information Potential: The Property, by means of archeological excavation, has a high probability of yielding significant information related to the lives of German-Russian families in Colorado in the early twentieth century; 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 owner of the Property has requested such landmark designation and desires to protect the Property; 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 follow such recommendation and designate the Property as a Fort Collins landmark; and

WHEREAS, designation of the Property as a Fort Collins landmark is necessary for 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:

LOTS 1 AND 2, BLOCK 9, BUCKINGHAM PLACE, ALSO KNOWN BY STREET AND NUMBER AS 100 1<sup>ST</sup> STREET, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

meets the requirements for landmark designation and is hereby 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.

Introduced, considered favorably on first reading, and ordered published this 2nd day of July, A.D. 2019, and to be presented for final passage on the 16th day of July, A.D. 2019.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading on the 16th day of July, A.D. 2019.

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Mayor

ATTEST:

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City Clerk