



City of Florence

Florence Municipal Center
600 W. 3rd Street, Florence, Colorado 81226.
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org
www.cityofflorence.colorado.gov

Members:
Brandon Angel
Millie Wintz
Fran Black
Sue Kinzer
Scott McMillin
Sherry Skye Stuart

CITY OF FLORENCE
FLORENCE HISTORIC PRESERVATION COMMISSION
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS
Tuesday, June 30, 2026, at 4:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the minutes of May 26, 2026, meeting
- IV. **Public Hearing** – Local Historic Registry Nomination – 201 East 2nd Street
- V. **Public Hearing** – Local Historic Registry Nomination – 125 East Main Street
- VI. Hearing – Local Historic Registry Nomination Application – 109 W. Main Street
- VII. Hearing – Local Historic Registry Nomination Application – 307 East 2nd Street
- VIII. Discussion –
 - a) 4th of July Parade
- IX. Next Meeting Date and Time: Tuesday, July 28, 2026 @ 4:30 p.m.
- X. Adjourn



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FLORENCE HISTORIC PRESERVATION COMMISSION
 Tuesday, May 26, 2026
 4:30 P.M.

Members	Present	Absent
Chair Angel	X	
Vice Chair Wintz	X	
Member Black	X	
Member McMillin	X	
Member Dixon		X
Member Kinzer	X	
Member Stuart		X
Council Representative MacKinnon	X	

Staff Present	Present	Absent
Planning Director Fox	X	

- I. **Call to Order**
 Chair Angel called meeting to order at 4:30 p.m.
- II. **Roll Call**
 Member Dixon absent
- III. **Approval of minutes of the April 26, 2026 meeting**
 Member Black made the motion to approve the minutes of the April 26, 2026, meeting.
 Second, by Member Kinzer

Roll Call 5 ayes



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IV. Discussion

a) **Local Historical Plaque -**

- Planning Director stated that the plaque design had been updated to include the wording "Local Historic Landmark," as requested at the previous meeting. The welding class and the students who created the plaques were recognized at the last City Council meeting.
- Planning Director inquired about when and how plaques should be presented to properties listed on the City's Historic Registry. As no consensus was reached, the Commission agreed to revisit the matter at a future meeting.

b) **America 250/150 -**

- The Fremont County Consortium created a series of Tavern Talks, featuring historical presentations on notable events and stories from throughout Fremont County's history.
- Staff reported that discussions with Member Wintz are ongoing regarding presenting City flags to properties listed on the City's Local Historic Registry. The event would include a presentation of the City flag at each designated property, potentially accompanied by a walking tour or parade between the sites. Friday, August 28, has been identified as a possible date for the event. Staff are seeking to avoid Saturday due to heavy downtown activity and are also coordinating with the 4th Infantry Division Army Band from Fort Carson, which may be available to participate on that date.
- Councilperson Stone stated that a Friday would work better for the event.
- Planning Director stated that confirmation of the Army Band's availability would be beneficial in determining the final event date.
- The Planning Director stated that another idea under consideration is to include the City flag in the Pioneer Day Parade and invite the welding class that created the historic plaques to walk in the parade with the Historic Preservation Commission.
- Member Kinzer suggests that the Historic Preservation Commission should be in the 4th of July parade.

c) **Local Nominations –**

The Planning Director stated that the Bell Tower nomination was originally scheduled to be presented at a public hearing during the May meeting; however, the publication deadline for the public hearing notice was missed, necessitating that the item be moved to the June meeting. The Pioneer Museum nomination, which was tabled at the April meeting for further discussion, has been withdrawn by City staff at this time pending further direction from the City Manager.



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Lobach Block:

- Planning Director stated that a local nomination application for the City's Historic Registry had been submitted for the Lobach Block. The application indicated that the Lobach Block meets the criteria for local historic designation based to its historical and architectural significance, as well as its status as a contributing property within the City's Downtown Historic District.
- The staff report also outlines the criteria required for designation to the Local Historic Registry. Staff reviewed the Lobach Block nomination and determined that the application is complete and accurately reflects the information provided. Staff found that the Lobach Block meets the criteria for both historical and architectural significance and has no further recommendations regarding the nomination.
- The Planning Director further stated that, if the Commission chose to move forward with a motion regarding the nomination, the application would proceed to a public hearing at the next regularly scheduled Commission meeting and then to a public hearing before City Council.

Member McMillan made the motion that the Historic Preservation Commission finds the application for local historic designation of the Lobach Block at 125 East Main Street to be complete and eligible, and that it be scheduled for a public hearing at the next regular meeting.

Seconded by Chair Angel

Roll Call 5 ayes

Meeting adjourned at 4:58 p.m.

By: _____
Historic Preservation Chair

Date: _____

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JUNE 30, 2026

STAFF REPORT

Agenda Item: Public Hearing – Local Historic Registry Designation - 201 East 2nd Street

Department: Planning

Property Information:

Location: 201 East 2nd Street

Name of Structure: First Baptist Church of Florence

Year(s) of Original Construction: 1898

Original Builder, Architect, or Designer: Unknown

Original Owner: First Baptist Church of Florence

Current Property Owner: Florence Arts Council

Statement of Significance:

- Constructed in 1898, the original First Baptist Church was designed using plans purchased from one of the many commercial pattern books popular among small congregations seeking affordable, professionally prepared designs. These publications functioned as retail catalogs, providing floor plans, perspective drawings, and construction estimates for a variety of architectural styles. While pattern books offered multiple stylistic options, the dominant church type was the Gothic Revival style.

The First Baptist Church is a one-story, east–west oriented, brick, rectangular, above-grade, auditorium-form building executed in a pattern-book Gothic Revival style, featuring a southwest corner square entry tower. The roof is steeply pitched, while the entry tower terminates in a lower crenellated parapet.

Evidence of local builder interpretation is reflected in the building’s six regular bays, expressed through heavy timber trusses. While the fenestration presents an apparently symmetrical arrangement of paired double-hung windows, this visual rhythm does not consistently correspond to the underlying structural bay spacing. Instead, window placement appears adjusted for visual balance rather than strict structural alignment, although headers and sills remain consistently leveled. Exterior brick coursing further reinforces these horizontal alignments and emphasizes the building’s overall compositional order.

The stained-glass windows, reportedly purchased from the Watkins Glassworks Company of Denver at the time of construction, exhibit consistent overall patterning but variation in color placement and glass type. The finer opalescent panes and more elaborate color composition of the prominent rose window are not replicated in the remaining fenestration, indicating a hierarchical differentiation in decorative treatment within the original design intent.

The golden era of Florence’s industrial development, spanning from 1880 to 1920, was vividly embodied in a cluster of churches along Second Street. These six churches, First Baptist Church being the furthest east, were surrounded by tightly knit neighborhoods of congregational homes, reflecting the era’s prosperity and distinctive architectural character. Collectively, they illustrate the city’s rapid growth, cultural diversity, and the central role of religious institutions in shaping community identity during a transformative period in Florence’s history.

Historical Background:

- After completion, the church remained an active center of community life. Church records indicate that in 1927 the congregation incurred debt to excavate a basement for educational purposes, which

included the addition of kitchen facilities. In 1939, the church bell and bell tower were dedicated; the bell had been donated by a church in Pagosa Springs. In 1957, a three-story education building was constructed, with design plans prepared by a local high school senior.

The church continued to thrive for several decades, serving as an important community anchor. However, by the early 2000s, declining membership made it increasingly difficult to maintain the complex. In 2013, the remaining congregation members donated the property to the Florence Arts Council.

Since that time, the sanctuary has been adaptively reused as a performance hall, hosting concerts, plays, lectures, and art exhibitions. The former education building now contains an art gallery, reception space, offices, and instructional studios offering classes in art, weaving, pottery, music, needlework, and other crafts. The surrounding landscape has also been enhanced, with the south courtyard and north garden now featuring a variety of public artworks.

Staff Comments:

Significance of the Property:

- The First Baptist Church of Florence is significant as an important contributor to the architectural and cultural development of the City during its period of major growth between 1880 and 1920. The property reflects the broader heritage of Florence during its industrial “golden era,” when churches played a central role in shaping the city’s civic identity, neighborhood development, and community life. As part of the historic 2nd Street church corridor, the building contributes to a larger pattern of ecclesiastical development that helped define Florence’s social and cultural landscape during this transformative period.

The property portrays this era through its representation of a late nineteenth-century pattern-book Gothic Revival church, a design approach widely used by small congregations throughout the American West. Constructed in 1898, the church reflects the use of commercially published architectural pattern books that provided standardized designs for congregations seeking affordable yet professionally designed buildings. This resulted in a recognizable architectural form characterized by a rectangular auditorium plan, steeply pitched roof, and corner tower.

The First Baptist Church embodies these characteristics through its simple rectangular form, east–west orientation, steeply pitched roof, and southwest corner entry tower with crenellated parapet. These features reflect the common Gothic Revival church type used during this period and illustrate how national architectural trends were adapted to local needs and construction practices in Florence.

The building also contains important examples of design, materials, and craftsmanship that reflect local interpretation of standardized plans. The structure’s six-bay organization is expressed through heavy timber trusses, while the fenestration presents a visually symmetrical arrangement that does not always align directly with structural bay spacing, reflecting adjustments made by local builders to achieve balanced façade composition. Exterior brick coursing reinforces horizontal alignment and contributes to the building’s overall sense of order and craftsmanship.

In addition, the stained-glass windows, reportedly supplied by the Watkins Glassworks Company of Denver at the time of construction, contribute to the building’s architectural character. The windows share a consistent design but vary in color placement and glass type, with the more elaborate rose window serving as a focal point through its use of higher-quality opalescent glass and richer color composition.

For these reasons, the First Baptist Church is significant for its contribution to the City’s historic development, for its representation of a distinctive Gothic Revival pattern-book ecclesiastical design tradition, and for its demonstration of local craftsmanship and construction practices that adapted standardized architectural models into a lasting civic landmark.

Finding of Fact:

According to the finding of facts, this structure potentially meets the following criteria for local historic designation as listed in the Municipal Code 15.60.080.

History:

- 1) The building has significant character, interest, or value as part of the development of the City of Florence.
 - o The building has significant character, interest, and value as part of the development of the City of Florence, reflecting its role as a long-standing community anchor that evolved alongside the city's growth and industrial-era expansion.

Architecture:

- 1) Portrays the environment in an era of history characterized by a distinctive architectural style.
 - o The church portrays the environment of its era through its Gothic Revival design
 - 2) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
 - o The church contains stained glass windows that exemplify skilled craftsmanship and distinctive design, representing a notable artistic and material feature that enhances the building's architectural character and reflects period-era innovation in ecclesiastical construction.
- At its April 28, 2026, meeting, the Historic Preservation Commission reviewed the application for local historic registry designation of the First Baptist Church of Florence (Bell Tower), located at 201 East 2nd Street, and determined the application to be complete and eligible. The Commission further recommended that the application be scheduled for a public hearing.

Suggested Motions:

I move that the Historic Preservation Commission accept the findings of fact as presented in the staff report and convey its recommendation and findings to the Florence City Council for consideration of an ordinance designating the First Baptist Church of Florence (Bell Tower), at 201 East 2nd Street, as a local historic landmark, subject to the public hearing required before City Council action.

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JUNE 30, 2026

STAFF REPORT

Agenda Item: Public Hearing – Local Historic Registry Designation – 125 East Main Street

Department: Planning

Property Information:

Location: 125 East Main Street

Name of Structure: Lobach Block

Year(s) of Original Construction: 1898

Original Builder, Architect, or Designer: Unknown

Original Owner: Edwin Lobach Sr.

Current Property Owner: Tammy Stone

Statement of Significance:

- Constructed in 1898, the Lobach Block is a two-story red brick commercial building with buff-colored stone trim. The first story features an inset center entrance with a metal-framed glazed door, sidelights, and a transom. Angled walls with plate glass windows and transoms flank the entrance. On each side of the entrance are cast-iron columns with ornamented capitals. The columns were manufactured by John Seaton, of Atchison, Kansas. Adjacent to these columns are paired display windows with transoms, plate glass, and paneled kick plates below.

At the east end of the building, between two brick columns with stone bases and capitals, is an entrance to the upper story, which has a tall, glazed door above a transom and a paneled door. A metal lintel extends across the tops of the storefronts, above which is a rock-faced stone belt course spanning the facade. Brick pilasters divide the second story into four bays. These pilasters have stone capitals with foliate carving. Each bay contains a one-over-one double-hung wood window with a wide rock-faced stone lintel above and a slender stone sill below. Above the lintels and between the pilasters are stone panels with carved fleur-de-lis and anthemion ornamentation.

The pilasters support a full-width course of smooth stone topped by simple molding. The wall is capped by a brick parapet with stone coping and a central gabled section containing a name and date stone plaque reading "1898 / Lobach / Block." The gabled section is flanked by flat sections with two bands of brick corbelling. The east wall, visible above the adjacent building, is brick, has two short chimneys, and steps down toward the rear. A series of tall, narrow segmental-arched windows is located on the second story.

Historical Background:

- Florence pioneer Edwin Lobach had this building erected in 1897–1898. Lobach was born in Pennsylvania in 1834 and traveled primarily on foot to California in 1854 before coming to Colorado in 1859. Along with six others, he organized the first oil company in Florence, and an oil well was drilled on his land around 1880.

In 1897, R. C. Thompson opened a confectionery and cigar store in the new block. Another original business was the millinery firm of Kirk & Rinner. The Elks Lodge occupied the upstairs space. By 1904, Walker Brothers, a grocery and dry goods firm, operated from the building, and by 1909 the Florence Citizen conducted its business there. In 1916, the Golden Rule dry goods store occupied the space. After Golden Rule relocated in 1921, Salmon Grocery and Pritchard's Candies moved into the building. By 1937, Dailey's Tire Shop was the sole business operating at 125 E. Main Street and remained there through at least 1951. In 1953, the building housed Bell Garage, and in 1960 it was occupied by the Western Geophysical Company. By 1985, Turnon Limited operated there, and in

1994 the furniture manufacturer Builders of the Southwest occupied the space. Since that time, the building has housed various retail businesses and art galleries.

Alterations:

- The central inset entrance of the storefront was altered with the addition of an overhead garage door, likely during the period when the building operated as a tire shop in the 1920s or 1930s. Sometime after 1981, the storefront and entrance were reconstructed to closely resemble their original appearance. The exterior stairway on the east side of the building has been removed, and two windows on the north elevation and one window on the east elevation have been infilled with brick.

The building has experienced two fires affecting the first floor. The first occurred in October 1909, and the second occurred in the early 2000s. In 2001, the upper floor was remodeled into two apartments. In 2006, the first-floor storefront was restored with the reinstatement of the original doorway configuration and was returned to retail use.

Staff Comments:

Significance of the Property:

- The Lobach Block, constructed in 1897–1898, is significant for its association with the early commercial development of Florence and for its representation of the community's period of rapid economic growth tied to oil exploration, agriculture, and regional commerce. The building was erected by Florence pioneer Edwin Lobach, an early settler and oil industry organizer who played a foundational role in the development of the local petroleum economy, including participation in one of the first oil companies in the Florence area and early drilling activity on his property.

From its earliest years, the Lobach Block served as a prominent commercial and social center in downtown Florence, housing a wide range of businesses and institutions that reflect the evolving economic history of the community. Early tenants included confectionery and cigar businesses, millinery shops, grocery and dry goods stores, a newspaper office, and the Elks Lodge. Over time, the building adapted to changing commercial needs, later housing tire and automotive-related businesses, a garage, geophysical services, manufacturing operations, and a variety of retail uses and art galleries. This continuity of use demonstrates the building's long-standing role as a flexible and enduring commercial anchor in the downtown core.

The property is also significant as an intact example of late nineteenth-century commercial architecture. The two-story brick building retains a high degree of architectural integrity, with its original massing, decorative stone trim, and elaborate façade composition still evident. Character-defining features include the centered inset storefront, rock-faced stone belt course, brick pilasters, carved stone ornamentation, and the distinctive upper-story fenestration with stone lintels, sills, and decorative panels featuring foliate and classical motifs. The parapet with its central gabled name and date stone further reinforces the building's architectural identity and historic presence within the streetscape.

A particularly notable architectural feature of the Lobach Block is its cast-iron storefront columns manufactured by the John Seaton Foundry of Atchison, Kansas. These columns represent a significant example of late nineteenth-century industrial craftsmanship and architectural ironwork, widely used in commercial construction throughout the region. The Seaton columns contribute to the building's architectural significance as well as its material integrity, reflecting the broader pattern of prefabricated ornamental ironwork that shaped commercial design during this period.

While the building has experienced alterations over time, including storefront modifications for automotive use in the early-to-mid twentieth century, infilled window openings, removal of exterior stair elements, and interior rehabilitation, the property retains sufficient integrity to convey its historic and architectural significance. Notably, the storefront was rehabilitated in the early twenty-first

century to restore its historic configuration, and the upper floor was adapted for continued use as residential apartments.

Despite these changes, the Lobach Block remains a strong and visually prominent example of late nineteenth-century commercial architecture in Florence. Its association with Edwin Lobach and early oil development, its continuous commercial use across more than a century, and its distinctive architectural detailing—including the John Seaton cast-iron columns—together establish the property as a significant contributor to the historical and architectural character of downtown Florence.

Finding of Fact:

According to the finding of facts, this structure meets the following criteria for local historic designation as listed in the Municipal Code 15.60.080.

History:

- 1) The building has significant character, interest, or value as part of the development of the City of Florence or is associated with the life of a person significant in the past.
 - o The building has significant character, interest, and value as part of the development of the City of Florence, serving as an important contributor to its commercial growth and as a prominent downtown business block that reflects the city's early economic expansion and its evolution as a center of trade and services. The property is further significant for its association with Florence pioneer Edwin Lobach, an early participant in the city's oil development whose contributions helped shape the community's economic growth during its formative years.

Architecture:

- 1) Portrays the environment in an era of history characterized by a distinctive architectural style.
 - o The Lobach Block is an excellent representation of a late nineteenth-century commercial building. Its two-story brick construction, inset storefront, decorative stone trim, brick pilasters, corbelled parapet, rock-faced stone belt course, and ornamental detailing are all characteristic of commercial architecture erected during Florence's boom period in the late 1890s. The building continues to convey the appearance and character of downtown Florence during this important era of development.
- 2) Embodies those distinguishing characteristics of an architectural-type or engineering specimen.
 - o The Lobach Block strongly embodies the distinguishing characteristics of a late nineteenth-century commercial block through its form, massing, storefront configuration, decorative masonry, and intact historic façade features.
- 3) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
 - o The Lobach Block use of ornamental cast-iron storefront columns manufactured by John Seaton of Atchison, Kansas, which represent the craftsmanship and technological advancements in prefabricated architectural ironwork that influenced commercial building design throughout the late nineteenth century.

Listed on another historic registry:

- 1) The Lobach Block is listed as a contributing building on the City of Florence's Historic Downtown District.
- At its May 26, 2026, meeting, the Historic Preservation Commission reviewed the application for local historic registry designation of the Lobach Block, located at 125 East Main Street, and determined the application to be complete and eligible. The Commission further recommended that the application be scheduled for a public hearing.

Suggested Motions:

I move that the Historic Preservation Commission accept the findings of fact as presented in the staff report and convey its recommendation and findings to the Florence City Council for consideration of an ordinance designating the Lobach Block at 125 East Main Street as a local historic landmark, subject to the public hearing required before City Council action.

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JUNE 30, 2026

STAFF REPORT

Agenda Item: Hearing - Local Historic Registry Nomination – 109 W. Main Street

Department: Planning

Property Information:

Name of Structure: Morgan Building

Year(s) of Original Construction: 1899-1900

Staff Comments:

- For local historic designation in Florence, a building must possess distinctive character, be at least 50 years old, and meet one or more of the following criteria:
 - **History:**
 1. Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
 2. Is the site of a historic event with a significant effect upon society; or
 3. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.
 - **Architecture:**
 1. Portrays the environment in an era of history characterized by a distinctive architectural style; or
 2. Embodies those distinguishing characteristics of an architectural-type or engineering; or
 3. Is the work of a designer whose individual work has significantly influenced the development of the City; or
 4. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
 - **Listed on another historic registry:**
 1. The property is listed on the Colorado Register of Historic Places.
 2. The property is listed on the National Register of Historic Places.
- The nomination submittal indicates that the Morgan Building meets the criteria for local historic designation due to its historical and architectural significance and its status as a contributing property within the City's Downtown Historic District.
- The nomination review committee met and have reviewed the Morgan Building nomination and determined that the application is complete and accurately reflects the information provided. The nomination review committee finds that the Morgan Building meets the criteria for both historical and architectural significance and has no further recommendations.

Attachments included:

- Morgan Building nomination application.

Motions:

I move that the Historic Preservation Commission find the application for local historic designation of the Morgan Building at 109 West Main Street to be complete and eligible, and that it be scheduled for a public hearing at the next regular Historic Preservation meeting.



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Local Historic Designation Application

Eligibility:

A building, object, monument, structure or site may individually be designated as a Landmark, or one or more buildings, objects, monuments, structures or sites which are united by past events or aesthetically by plan or physical development may be designated as a Historic District.

The building, object, monument, structure, site or district must have distinctive character, more than 50 years old and meets one of the following categories:

- History:

- ① Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
- ② Is the site of a historic event with a significant effect upon society; or
3. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.

- Architecture:

- ① Portrays the environment in an era of history characterized by a distinctive architectural style; or
- ② Embodies those distinguishing characteristics of an architectural-type or engineering; or
3. Is the work of a designer whose individual work has significantly influenced the development of the City; or
4. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.

- Listed on another historic registry:

- ① The property is listed on the Colorado Register of Historic Places.
- ② The property is listed on the National Register of Historic Places.

Statement of Significance:

Describe how the building, object, monument, structure, site or district being nominated meets one of the criteria listed above. Please attach additional sheets if necessary.

see attachment #1 for History
and Architecture



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Section I

Current Owner(s) of the Property:

Name: KPTH LLC Paul Kauber Krista Abate
Mailing Address: [REDACTED]
City: Colorado Springs State: CO Zip Code: 80905
Phone Number: Paul Kauber [REDACTED] Krista Abate [REDACTED]
Email Address: [REDACTED]
(For Multiple Owners - list names, addresses and phone numbers on an additional Sheet)

Address of Property:

Street Address: 109 W Main St Florence, CO 81226

Name of Property:

Historic Name (if any): Morgan Building 1900s

Legal Description of Property:

107-109 W Main St, SFN-2301 Lot 28, W 19 FT of Lot 29 & E 6 in of Lot 27 also E 2 of E wall of one story Bldg on Lot 27 & extend SW from SW of W Main St 50 FT Bk Florence

Preparer of Nomination:

Name: Doug & Darcy Moore Date: 6-3-2026
Organization (if applicable): _____
Mailing Address: [REDACTED]
City: Florence State: CO Zip Code: 81226
Phone Number: [REDACTED]

Section II

Category of Property (check on box)

- Building(s)
- District
- Object
- Site
- Structure

Number of Resources within Property

- 1 Buildings
- _____ District
- _____ Object
- _____ Site
- _____ Structure



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If property is a building, object or structure, has it been moved? Yes No

If yes:

Where was its original location? _____

When was it moved? _____

Year of Construction: 1900
Source of Information: National Register of Historic Places

Original Builder, Architect, and / or Designer: Hugh Houston
Source of Information: National Register of Historic Places

Original Owner: Samuel R. Amter
Source of Information: National Register of Historic Places

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

Attach additional sheets if needed.

See attachment # 2 Pages 1-6
description is in attachment #1

Photographs: Attach current photographs of the property. For buildings, structures and objects the photographs should show the property from all directions. Attach historic photographs if available.

Maps: Include an 8.5 x 11 location map showing the property and footprint of the building or structure.



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Section III

Historical Significance:

Please describe if this property:

- Contributes to the historical development of the City of Florence, the State or our Nation,
- The site is of a significant historical event
- Has direct and substantial association with a person or group who had influence on the area or the City of Florence.

Please attach additional sheets if necessary.

Attachment # 3-4

Architectural Significance:

Please describe if this property:

- Portrays the environment in an era of history characterized by a distinctive architectural style.
- Embodies those distinguishing characteristics of an architectural-type or engineering.
- Is the example of a designer whose individual work has significantly influenced the development of the City.
- Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.

Please attach additional sheets if necessary.

Attachment # 3-4



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Section IV

Resources:

Please cite the articles, books, personal contacts or any other sources used in preparing the application.

Fremont County Assessor records
National Park Service/National Register of Historic Places
A history summary written by Paul Kreuter
Placard on front of 109 W Main Florence CO
Daily Citizen Sept 20, 1910
Daily Citizen January 26, 1965
Denver Post
Temple Israel Foundation

Review Process:

Please return the owner's consent form and the completed application to the City of Florence at the address below in person, by mail or email.

planning@florencecolorado.org

City of Florence
Historic Preservation Commission
Planning Department
600 West 3rd Street
Florence, CO 81226

Historic Preservation and City staff will review the application and be in contact to schedule a meeting for the discussion of the nomination.



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City of Florence Local Historic Register Nomination

Owner Consent Form

Each owner of record must sign a separate form. Please reproduce form as needed.

I, Paul Kaufer KPT LLC

Owner of The Globe 109 W Main Florence, CO 81226

a property that is located within the City of Florence, Fremont County, Colorado, certify that I am

- The sole owner
- Partial owner
- Legally designated representative of owner(s)

I hereby give my written consent and approval of this property's nomination and inclusion into the City of Florence's register of local landmarks and by signing, I also agree to the following:

- Certify that the above information is true and correct to the best of my knowledge and belief.
- Acknowledging that I understand that if any information is untrue or inaccurate this application may be rendered void.
- Agreeing to all requirements of the City of Florence Historic Preservation Code.
- Authorizing City Staff to inspect the property if needed.
- To provide additional information as may be required by City Staff or the Historic Preservation Commission.

Signature: 

Date: 6/1/20

City of Florence
Historic Preservation Commission
Planning Department
600 West 3rd Street
Florence, CO 81226



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(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org
www.cityofflorence.colorado.gov

City of Florence Local Historic Register Nomination

Owner Consent Form

Each owner of record must sign a separate form. Please reproduce form as needed.

I, Krista Abate KPTA LLC

Owner of The Globe 109 W Main Florence, CO 81226

a property that is located within the City of Florence, Fremont County, Colorado, certify that I am

- The sole owner
- Partial owner
- Legally designated representative of owner(s)

I hereby give my written consent and approval of this property's nomination and inclusion into the City of Florence's register of local landmarks and by signing, I also agree to the following:

- Certify that the above information is true and correct to the best of my knowledge and belief.
- Acknowledging that I understand that if any information is untrue or inaccurate this application may be rendered void.
- Agreeing to all requirements of the City of Florence Historic Preservation Code.
- Authorizing City Staff to inspect the property if needed.
- To provide additional information as may be required by City Staff or the Historic Preservation Commission.

Signature: Krista Abate

Date: 5/31/2021

City of Florence
Historic Preservation Commission
Planning Department
600 West 3rd Street
Florence, CO 81226

Resources, Section IV

Fremont County Assessor Records

National Park Service/National Registry

<https://npgallery.nps.gov/NRHP/AssetDetail/5909cb7b-5a20-4773-930c-6c1d125f3480>

A history summary, written by Paul Kaufer, current building owner, Jan 2024

Placard on front of 109 W. Main St, Florence, CO

Daily Citizen, Jan 20, 1910

Denver Post, www.denverpost.com 1/10/2002

Temple Israel Foundation

<http://www.jewishleadville.org/amter.html>

Biographical Information sheet. After

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Attachment #1

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

2008 to remove the metal panels and uncover the transom panel. Due to the condition of the parapet wall, it is believed that an original cornice was removed sometime before 1981.

Historic Background. Erected in 1893, 113 W. Main Street served first as a dry goods store operated by J.H. Dils and in 1897, Robert A. Ramse, previously of Salida, purchased the stock and business of Dil's to establish his Golden Rule Store. The company, one of seven in the Rocky Mountain region in 1897, indicated its popularity was due to a large stock, low prices, and honorable treatment of customers. The Florence store boasted that "the stock, which is unsurpassed in either quantity or quality by any of its kind in Florence, is attractively displayed in the fine salesroom." Thomas M. Callahan opened the first Golden Rule Store in Longmont in 1889 and per historians Lee and Rosslyn Scamehorn, the store became a model for several firms of the same name. James Cash Penney, who had come to Colorado to fight his tuberculosis, worked as a clerk in the Longmont store. Eventually, Penney purchased the other interests to create his own Golden Rule chain, which later became part of his J.C. Penney empire, at one time the largest chain store operation in America.

By 1905, a clothing store occupied the first story of 113 W. Main St and Masters' Photography Studio was upstairs. In 1906, Gibbs Jewelry operated at this location. In 1916, E.T. Smith & Son, harness makers operated here, followed by Burgess & Luther, harness makers, in 1918. From 1923-1937, Huber's operated here as an ice cream shop and confectionery. E & E Bakery was located here in 1937, in 1941 Florence Bakery was operating at this address, and in 1948, Florence Jewelry was located here. The building has since housed a variety of retail stores, including businesses in upholstery, jewelry, records, tattoos, clothing, and antiques.

111 W. Main St, 5FN.2303, City Meat Market, 1890-1895 (Photograph 23)

This one-story, flat roof, wire-drawn brick commercial building has a single storefront and center inset entrance with a wood door and continuous glass-block transom above. Large plate glass windows dominate the façade, and the walls adjacent to the entrance are angled and have plate glass windows with brick (slightly different than on the wall above) in the kickplate area. The upper wall is a blank expanse of brick, with rowlock and soldier courses at the top.

Alterations. Between 1926 and 1949 a one-story rear addition with an attached garage was erected. A 1981 survey form and a 1906 photograph (Historic Photograph 13) both indicate that the building received a new façade and storefront, probably in the 1950s.

Historic Background. In 1895, 111 W. Main Street housed the Smith & Bald meat market and in 1905, John Frederick Fritz operated the City Meat Market here. C.J. Caldirola owned and operated the Florence Market here after Fritz. In 1933, Caldirola sold the market to the Cristelli brothers. Charles G., Victor C., and Joseph A. operated the business as the Florence Market, offering meat and groceries. Joseph Cristelli died in 1947, and Charles and Victor continued the business until 1967. Since that time, several merchants and cafes have operated out of the space.

Attachment #1

107-109 W. Main St., 5FN.2301, Morgan Building, 1900 (Photograph 24)

This two-story, rectangular, red brick commercial building with a flat roof, is distinctive for its detailed brickwork, half-moon second-story windows and symmetrical proportions. The first story is divided into two bays (now used as one store with a single entrance), reflecting the original two storefronts. Three ornamented cast iron columns stamped "John Seaton Atchison, KAN" divide the first-floor façade into two sections. At the

continuous →

Attachment #1 continues

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

west end, there is also a banded brick column with stone capital and base. There is a metal lintel with rosette ornaments across the façade above the bays, with a course of stone above the lintel. Each bay has a continuous transom panel with six rectangular lights. The bay to the east has three large aluminum frame plate glass windows that extend nearly to the sidewalk, with a band of metal below the windows. The west bay has a center entrance with double aluminum frame glazed doors and transom flanked by large plate glass display windows.

The second story features three bays. The center bay has two one-over-one-light windows, each surmounted by a panel with floral motif that has a round arch transom above. These windows have gauged brick arches and interlocking molded brick hoods rising from stone springers. There is a continuous stone sill course across the three bays. Flanking the center bay are identical bays that have three very narrow one-over-one -light windows with stone transom bars, single-light transoms, and wide stone lintels. There are three panels of decorative brickwork above the lintel, followed by a band of rough-cut stone that extends across the full width of the façade. Above that, the center bay has a sandstone name and date plaque reading "MORGAN H1900H" at the center and small blocks of stone at the outer ends. The two outer bays have narrow stone panels decorated with running ornament. There is a continuous, corbelled cornice at the top of the wall. The west wall, visible above the adjacent building, is blank brick.

Alterations. A ca. 1954 photograph shows the building with two storefronts, both with inset center entrances and brick knee walls. The single aluminum storefront was installed about 1959. The building was clad in stucco panels in 1964; in 2003 these were removed to reveal the original façade underneath.

Historic Background. Hugh Houston completed this building in 1899-1900, and though the building prominently displays the name "Morgan," it is unknown for whom the building is named. Houston was born in Scotland, came to Coal Creek in 1876 and in 1894 acquired eight acres in the west part of the city with M.W.J. Hawkins, platting the Houston & Hawkins Addition. After its completion, the first commercial occupant of the Morgan Building was Globe, a dry goods, clothing, and shoe store operated by Samuel R. Amter. A dance hall was located on the upper story in 1906, continuing at least until 1912. The Globe Stores Co. occupied the building beginning in 1916. Beginning in 1929, the building was occupied by C.H. Bastian Clothing and Southern Colorado Power Co. By 1934-1935, the Sarah Amter Clothing Co. operated here and the Magnet Café was located here from about 1937 until 1946.

Senatore's Department Store, founded in 1921 and operated by Dominic and Vincenza Senatore, was in the building beginning in 1945. The business was described as a general department store serving Fremont and adjoining counties. Dominic Senatore, who was born in Capistrano, Italy in 1905, came to Colorado in 1914, and worked in the mines at Williamsburg before starting the Senatore's department store, which was continuously family-operated. When established, Senatore's was one of six department stores in the area. Mr. Senatore died in 1982 at the age of 93, and Eugene "Gene" Senatore, Dominic's son, took over management of Senatore's in 1945. A 1965 *Citizen* article commented that Senatore's was the "first building to have a completely remodeled front on Main Street from sidewalk to top story, [which] has been hailed as the beginning of a new era in restoration of older buildings in this historic old river valley community." In 1982, Gene Senatore retired, and S & R fashions moved into the building, followed by Iron Gate Antique mall, which continues at present.

Attachment Two pages 1-17

Current appearance of the property and alterations that have occurred since it's original construction.

HOUSTON BLOCK

107-109 West Main Street Constructed in 1900

The Florence Citizen reported that Hugh Houston is completing a fine block building covering two lots. The entire ground floor to be occupied by the Globe, (a dry goods, clothing and shoe store). A dance hall was located on the upper story from 1906-1912. The Globe was closed by 1929.

Beginning in 1929, C. H. Bastian Clothing Co. and Southern Power Co. were occupying the building. By 1934 the Sarah Amter Clothing Co. was operating here. From 1937 to 1945 The Magnet Café was in business. In 1945 Senatore's Department Store occupied the building. The business was described as a general department store serving Fremont and adjoining counties. Senatore's was family-operated and was in this building until 1982. Senatore's in 1965 completely remodeled the front of the building from sidewalk to top story ushering in a new era of updating older buildings.

From 1982-1987, S & R Fashions was located here. There were no listings in the city directory between 1988 and 2001. In 2002, The Iron Gate Antique Mall opened in the building and continues to operate today offering quality antiques and collectibles. In 2003 the stucco façade was removed and the front was restored to its former splendor.



current building facade

The Globe's History

The Globe was established by Samuel R. Amter in 1898. Mr. Amter was a Russian immigrant who came to America (Denver, CO) in 1879 at the age of 19. In 1885 he married his wife Sarah and soon had a large family with 5 children. In August of 1897 Mr. Amter moved his family to Florence, Colorado, to open a business in the booming economy there.



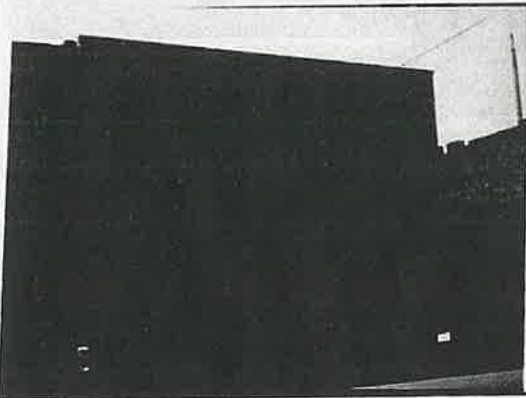
Mr. Amter & family in front of The Globe, 1906

On October 27, 1898, Mr. Amter opened The Globe, selling shoes, clothes, and dry goods. The store was originally in a temporary location while the brick building at 109 W. Main St. was being built. Completed in 1900, Mr. Amter moved The Globe into its first brick-and-mortar (pictured left). He occupied the main level while the upstairs was a dance hall.

The Globe continued in this location until 1929, although it changed hands when Mr. Amter sold it in 1908. Following from 1929 to 1945, under different owners, it was the C.H. Bastian Clothing Store, a clothing store owned by Sarah Amter, the home of Southern Colorado Power Co., and the Magnet Café. In 1945, Dominic and Vincenza Senatore purchased the building and opened Senatore's Department Store.



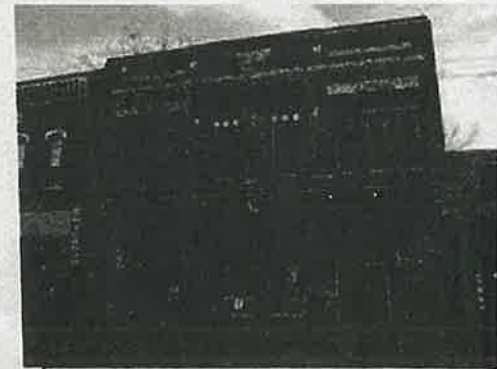
The Globe, estimated photo circa 1915-1920 (below arrow)



Senatore's Department Store, 1960's

Senatore's was a popular place to get clothes, shoes, and other goods for decades. In keeping with the architectural style of the times, they remodeled the front of the store, installing panels and covering the brick front. Senatore's remained until Gene Senatore sold the building to S&R Fashions in 1982.

In 2001, Martha Conley bought the building and opened the Iron Gate Antique Mall, in line with the antique store theme that makes Florence the "Antique Capital of Colorado". Martha removed the panels from the front and restored the historical brick building to its original design. She also made vast improvements on the inside. The Loralie Antique Mall followed in 2016, and most recently, in 2023, it changed owners again with Paul Kaufer and Krista Abate returning the name back full circle to "The Globe".



The Loralie Antique Mall, 2020

24

We hope you enjoy your time here as you take a step back in time. Shine on!

Best choice
of silks and
only 25c

for a good hair
cutler, Only 3c

for a good quality, soft
finish cambric, for only
3c per yard.

per yard for 8-4 sheeting
pepperal and Dallas, worth
20c.

for good Flannel
pers nicely tri
braided, good value for \$1.40,
only 55c.

THE GLOBE

GREAT OPENING

THURSDAY, OCT. 27TH, 1898.

On this day you will find the grandest display of Silks and satins, the finest col-
arettes and capes, imported by us for exhibition, the best assortment of goods in ev-
ery department, as never exhibited in Florence before. at prices to suit the times.
Now is your chance, come and see for yourselves. To accommodate our many cus-
tomers we will reserve any article on a small deposit at price advertised for this
day only.

on Dress Goods Silks...

pieces patterns in fancy
es, all colors, not one
worth less than \$8 00.
price, your choice for
\$5.95

pieces of Henriettas,
and French serge and
to and 54 inches wide.
goods are fully worth
ard. For this open-
the price is

Specials in Department

our imported novel-
black and color will
d on tables and
plainly marked.

5c
15c side combs.

69c
a pair for lace cur-
tains, full value \$1

49c
for an 85c kid fit-
ting corset. Known
to everyone. Only
49c at this open-
ing sale.

5c
per yard for russe-
line lining 56 in.
wide, sold for 12½c

12½c
per yard for Ro-

The Globe

General invitation to
the people of Florence
and vicinity to attend
our Great Opening Day

Thursday,
Oct. 27, 1898,

Music and quartet will
entertain you during the
entire day... **25**

150
boy's suits for
79c

1.69
for chenille cur-
tains, fully worth
\$3.00 per pair.

50c shirts for
39c

UNDERWEAR.
25c

3.98
per pair for Irish
point curtains
worth \$6 per pair

SUSPENDERS
10c

Clothing Department

We are ready for you with
is worthy of your inspection.
ities are up to that high stand-
to suit all.

1 lot of 175 men's good suits
shape, round corner and square
made in every respect, a bargain
for this day,

\$4.95

1 lot men's fine suits, all new
so solid blue and black in

50
3

Globe Will Change Hands by January 1

Sam Amter returned from Denver Saturday evening. While in that city articles of agreement were signed up between himself and Samuels & Sutherland and a large sum of money paid down. The new firm may take possession of the Globe store at any time, but it is not expected that they will until the first of the year, by which time Mr. Amter has promised to have the size of his stock reduced to a certain amount, for which the cash amount will be put down.

Mr. Amter came to Colorado in 1878 and has been in Florence eleven years, during which time he has built up a large business.

He tells us that unless it be for the cities of Denver and Colorado Springs there is no place in the state he would rather live in than this, and he was not anxious to sell, but he had a price on the business and these men were willing to give it. Mr. Amter owns his own home in his city, and tells us that his children think very much of our schools, which they would not think of leaving till the end of the term. Meanwhile he will look around although he has things in mind he would go into, and already has a very good wholesale tobacco trade in Denver. Mr. Unger, who has been associated with him goes with him into whatever the new line may be.

Licenses Granted--

A 20 Mill Tax Levy

All the council were present

Alderman Blunt of the Street, Bridge and Alley committee, reported not having seen Mr. McDonald but that matters had been put in proper shape at the corner of Pikes Peak and Second and obstructions removed.

Saloon bonds were accepted from Matt Carroll, I. M. Searcy, Tom Cavanaugh, Peter Schmidt, J. F. Miller, P. H. Farrell, Salmon & Torpey and Earnest Lehman, N. Schneider's bond was referred back for a correction.

The bonds for license of the second hand stores of H. J. Ponder, W. H. Dexter and Daniel Knapp were also accepted.

The matter of the tax levy of the city was brought up by Alder-

man Wilson. It was found that the valuation of the city had increased but \$300 over last year and that therefore the tax could not be lowered.

Moved by Columbia that a tax of 20 mills be levied for general purposes. Carried.

Attorney Wilkes brought up the matter of a bill brought by J. M. Shores against the city on a lawsuit in which there was a judgment for cost. The matter was taken under advisement for another week.

Moved by Alderman Blunt that the sewer committee be instructed to investigate the city's portion of the sewer tax and pay it at once and that the council would reimburse them at its next meeting.

Meeting adjourned.

Westmore Road

Mr. Spencer claims his route will not cut through anyone's ranch. I will say all the land is patented in this part of the country. There cannot be a shorter line than the present one unless it be west of Sylvester Allen's place, which would be a half mile shorter than the present road. That is, take a line due south from the race track at Florence, along the section as far as the Ouster county line, three-fourths of a mile west of J. A. Batts' northwest corner, where the present road is.

Mr. Spencer calls the road, at Black Dog Mountain, four miles south of Florence two miles west of Sylvester Allen's lane. This is a mistake. It is only one mile west. He is also mistaken in saying that there is a section line on the east of the Canfield ranch. He claims his route is less hilly. I say the present road is least hilly of any route that can be picked out. As for water, there would be more water than on the present route, west of the Allen lane—one mile west. Any person acquainted with the lay of the country can see that the present road is the best and only road.

Wm Tollis.

A comprehensive exhibit of fine tobacco was made at the Territorial Fair, just closed, in New Mexico, which has resulted in the tobacco trust arranging to plant a fifty acre patch in the vicinity of Albuquerque, where the best success was made. Its quality compares with any raised in the world—not excepting the Turkish article.

When down town come in and have your teeth examined. Costs you nothing. Dr. Yard, Dentist, Blunt Block. 54-6f

IN SESSION

Twelve Cities Citizens

A Colorado organization formed in natives are present city after first state to organization and the credit of natives together J. O. Crain, ed president organization

To promote business and the labor.

To encourage between employ To disorganize boycotts, and movements of opposition.

To protect humanity and to work, from force.

We declare contract and contract. We right of labor prove its own law, we also that every right to conduct without interest we stand not ment of law tive of power and we pledge and maintain the constitution of the country.

A brush strike is cause the with an

Hadley Mercantile

We want every little girl in

Fixing Railroad Acque- 26



LYNN SMITH.....

Globe Stores Co., Will Make Extensive Improvements

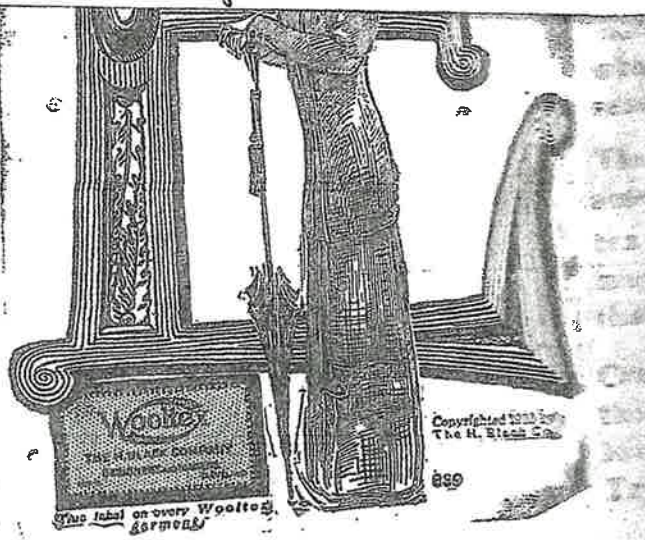
A deal was closed this week whereby the Globe Stores company will occupy the entire building owned by the H. Houston estate and downstairs of which is at present occupied by the company. Extensive improvements are planned, the contract for which has been awarded to Joseph H. Charman and work will start in a few days. It is the intention of the company to occupy the new quarters by October 1st. The stairway leading to the Morgan hall will be torn out and in its stead will be placed a display window. An opening twelve feet square will be made in the center of the building and a large double stairway leading from the lower floor to the various new departments will be built for the accommodation of the customers. The interior of the building will be remodelled and repapered. Mr. Fleischmann is contemplating a trip to the east shortly to buy additional fixtures for the new department and several additional lines will be added to the already large stock. When completed the store will be one of the most up-to-date department stores in Fremont county. The exact amount of the improvements are not known at this time, but it is safe to say will aggregate a large sum of money.

Mr. and Mrs. Henry Detter are spending a few days in the state's metropolis. They departed yesterday morning on No 10.

Clarence Reckmeyer and Ben Reineke have gone to Canon City to take a course in a commercial college.

A nice shower visited this section last evening which to some extent laid the dust and cooled off the atmosphere.

H. V. Copper, of Penrose has disposed of his cash grocery and will engage in out door employment for the benefit of his health which



This is only one of dozens to \$40.00 that we would

The Hadley Merc

Florence,

The Store that S

The Features Interest to



Crime Committed on
n Sleeper.

Robbery.

Wreck.

Seems to Incriminate
people.

iminal by Kinetoscope.

n Amateur Detective.

gh a Locked Door in a
on at Midnight.



LOW

Deny

27

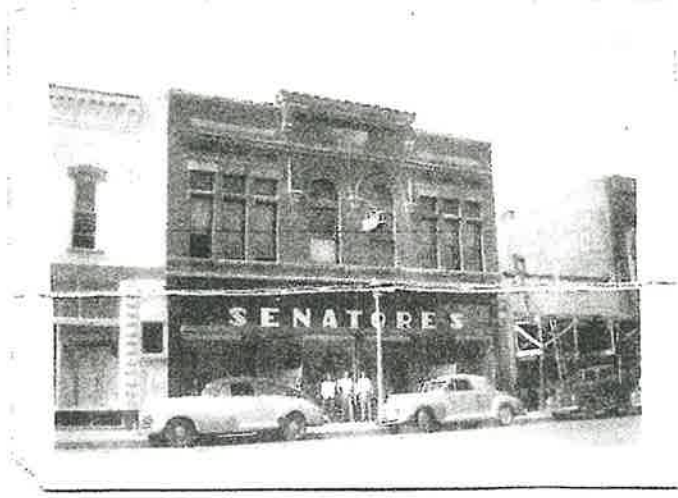
6



HP 12. 109 W. Main Street (5FN.2301) Florence Mercantile, 1906. Photo courtesy Florence Historical Archive.

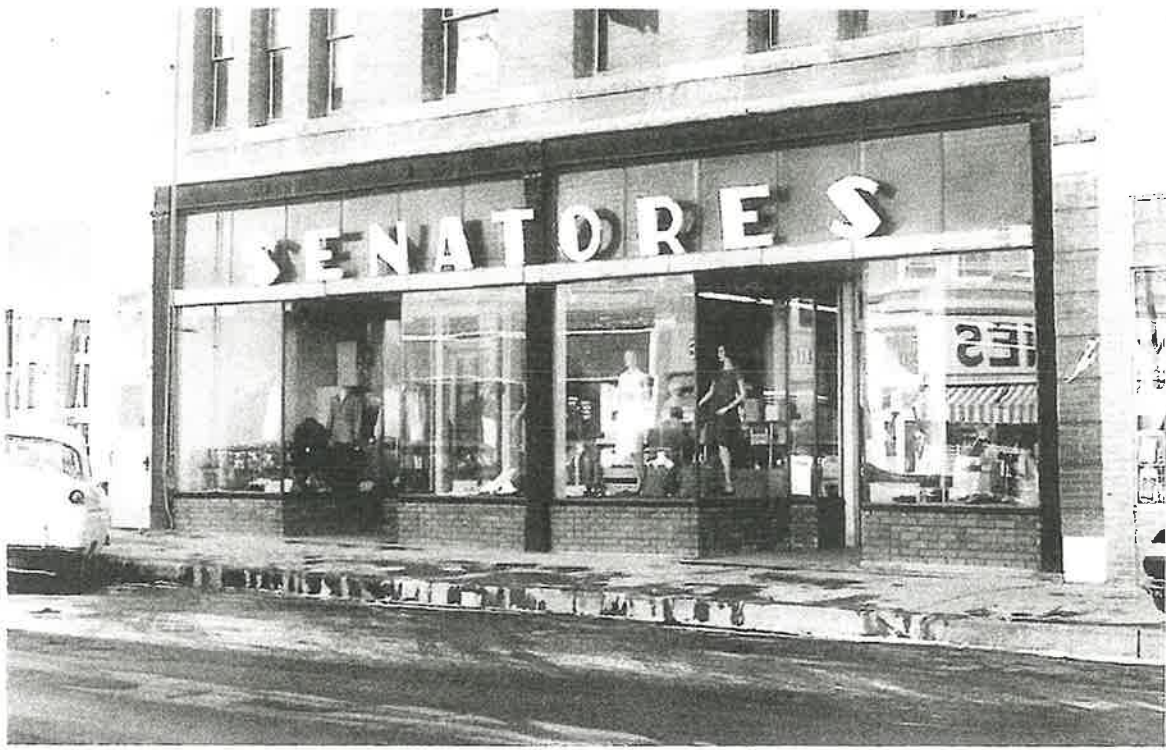
107

28



1950

107-09 W Main



In an effort to raise money for civic improvement projects, the Florence Lions club will stage a Lions Community dinner Jan. 31 at the Florence high school cafeteria.

Those named to assist Chairman Ernest Hall with the details are Harry Stewart, David Kirkwood, Reed Morris and Bob Cruzen.

Funds received from this dinner will be used this spring to help the club with its share of the community-wide city park improvement plan sponsored by the Florence Chamber of Commerce.

A dozen organizations in Florence are expected to take an active part in this program, which will be launched during the annual Clean-up, Fix-up, Paint-up week in April of this year.

Senatore Plans Large Program Of Remodeling

Extensive remodeling will get underway next week at Senatore's department store, it was announced this week by Gene Senatore, owner.

Plans call for the removal of the main partition which now divides the store. Ceilings will be lowered, new light fixtures will be installed, the balcony-office will be removed and re-located, and the floor space will be greatly increased on the shoe department side.

Senatore reported that this is the first phase of a long-range program to make his department store one of the most modern in this area. At a later date, plans call for the remodeling of the entire store front.

(Continued on Page 8)

Members of the Lions club will assist with the serving, ticket-selling and arrangement of the turkey dinner. Those not taking an active part in the dinner serving will pay the cost of labor to take their place.

The Lions club also announced that the first Ladies' Night program of the year will be held Jan. 29 at the Presbyterian parlors. The committee in charge of this affair includes J. W. Martin, Robert Deppe and Ed Sayer.

Thursday at its regular luncheon meeting, the club heard a report from Prison Captain Howard Clifton, who reviewed the various treatment programs being conducted at the state penitentiary at Canon City.

Clifton also went into considerable detail to outline the "in-service" training program being given to prison officials, guards and officers.

Huskie Mat Men Keep League Mark Clean by Downing Two Opponents

Florence high school's wrestling team, undefeated in Pikes Peak league competition and with a 5-1 seasonal record, scored two triumphs recently by defeating Castle Rock 32-17 and Cheyenne Mountain, 50-7 in league matches.

The Huskies downed the powerful Castle Rock squad, considered the class of the conference, here last Thursday night. The Cheyenne Mountain slaughter took place Monday at the FHS gym.

Results of the Castle Rock match are as follows:

- 95-pound: J. Guerrero, F, pinned Gilliland, 4:24.
- 103—Kalback, F, pinned Dunham, 1:50.
- 112—Guerrero, F, dec. Hobbs, 6-2.

past 14 years.

The Spanish Pentecostal Church of God was organized here in April, 1944. In July of the same year, the congregation moved to 112 S. Pikes Peak avenue, and a month later made the final move to the present location.

The church building was purchased with the aid of contributions from local individuals and business firms, and will continue to be used as a residence and base of operations by the Rev. Gonzales.

Rev. Gonzales came to Florence in 1944, after serving pastorates in Denver and Salida. In addition to his work here, Rev. Gonzales has conducted evangelistic meetings from time to time throughout Colorado, New Mexico and Texas. The decision to close the local church was based, in part, on the desire of the pastor to devote more time to evangelism.

The Rev. and Mrs. Gonzales

120—P. Hay, F, and Pew, CR, wrestled to 0-0 draw.

127—Huiatt, F, pinned Cherne 2:51.

133—Ritter, F, dec. Ditmars, 5-0.

138 — D. Gilliland, CR, dec. Steele, F, 8-0.

145—DeIDuca, F, and Faver, CR, wrestled to 6-6 draw.

154—Cornella, F, and Erskine, CR, wrestled to 1-1 draw.

165—Orr, CR, pinned Hunter, F, 2:52.

175—Lane, CR, dec. Borrelli, F, 0:54.

Heavyweight—T. Hay, F, pinned Jucklewicz, 2:50.

The results of the Cheyenne Mountain-Florence match are listed here:

95-pound class: J. Guerrero, F, pinned McCurdy, 3:30.

103—Kalback, F, won on forfeit.

112—Elmer Herzer, F, dec. Keener, 10-0.

127—Huiatt, F, won on forfeit.

133—Ziolkowski, F, wrestled to a 0-0 draw with Womaele.

138—Larry Steele, F, won on forfeit.

145—D. DeIDuca, F, pinned McBroome, 1:20.

154—Ritter, F, pinned Day, 4:53.

165—Bader, CM, pinned J. Hunter, F, in 3:30.

175—J. Borrelli, F, won on forfeit.

Heavyweight—Tom Hay, F, won on forfeit.

The Huskies meet Harrison Thursday night at Harrison in a league match, and on Feb. 10 a non-scheduled meet will be held with Pueblo county high school at Pueblo.

County School

Several... county... organization... of the... Organizational... held... court... announced... Henderson... dent of school...

At a recent... county group... organize... into... central...

Since 1940... tion of school... first... reported... cent reduction... of school districts... are 62... tracts in...

As the result... first class... ed in number...

89 Births Deaths Here in 1959

Births in the... during 1959... edge over... to official... hall.

There were... Florence in 1959... 43 girls, and... pital the records... sets of twins...

On the other... tistical ledger... Moore reports... deaths in the... 12-month period.

TOP CITIZEN NOMINATION

Please fill out your selection for the "Top Citizen" of Florence, who will be honored Feb. 7 at the annual Beta Sigma Phi sorority dance. A detailed list of qualifications, in letter form, should accompany this nomination. Mail nominations to the Florence Citizen, Box 230. Entry deadline is Jan. 29.

Name of Nominee

Your Name

Address



4

GROUND BREAKING. Work on Senatore's department store remodeling, estimated to cost some \$20,000, got under way last week in the rear of the present building. First task will be to dig out a new basement area for heavy footings to support the expanded structure. The work is being supervised by Gene Roeder, local builder. Pictured here is Red Alberico, one of the local men employed on the project.

(Citizen Staff Photo)

30 Jan 1965

addition 1965
Basement area
back room

Statement of Significance

This building is associated with the history and commerce in Florence.

It was completed in 1900 and housed a mercantile on the main floor. The upper level housed a dance floor.

The building was constructed by builder Hugh Houston and named the Morgan Building.

Mr. Houston was born in Scotland and came to Coal Creek in 1876. In 1894 he acquired eight acres in the west part of the city with M.W.J Hawkins, plotting the Houston and Hawkins Addition.

Architectural Significance

This building maintains historic physical integrity. The storefront area was originally 2 separate store fronts (now used as one store with a single entrance.)

This two-story, rectangular, red brick commercial building with a flat roof, is distinctive for its detailed brick work, half-moon second-story windows and symmetrical proportions. The first story is divided into two bays (now used as one store with a single entrance), reflecting the original two storefronts. Three ornamented cast iron columns stamped "John Seaton Atchison, KAN" dividing the first-floor façade into two sections. At the west end there is also a banded brick column with stone capital and base. There is a metal lintel with rosette ornaments across the facade above the bays, with a course of stone above the lintel. Each bay has a continuous transom panel with six rectangular lights. The bay to the east has three large aluminum frame plate glass transom window that extend nearly to the sidewalk, with a band of metal below the windows. The west bay has a center entrance with double aluminum frame glazed doors and transom flanked by large plate glass display windows.

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JUNE 30, 2026

STAFF REPORT

Agenda Item: Hearing - Local Historic Registry Nomination – 307 East 2nd Street

Department: Planning

Property Information:

Name of Structure: St. Alban's Episcopal Church

Year(s) of Original Construction: 1890s

Staff Comments:

- For local historic registry designation in Florence, a building must possess distinctive character, be at least 50 years old, and meet one or more of the following criteria:
 - **History:**
 1. Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
 2. Is the site of a historic event with a significant effect upon society; or
 3. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.
 - **Architecture:**
 1. Portrays the environment in an era of history characterized by a distinctive architectural style; or
 2. Embodies those distinguishing characteristics of an architectural-type or engineering; or
 3. Is the work of a designer whose individual work has significantly influenced the development of the City; or
 4. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
 - **Listed on another historic registry:**
 1. The property is listed on the Colorado Register of Historic Places.
 2. The property is listed on the National Register of Historic Places.
- The nomination submittal indicates that St. Alban's Episcopal Church meets the criteria for local historic designation due to its historical significance to the development of the City.
- The nomination review committee met and have reviewed the St. Alban's Episcopal Church nomination and have submitted the following comments:
 - The guidelines establishing categories listed on page 1 of the designation application and the selected contexts under them were not marked or circled for identification, comparison with subsequent narrative responses was in some cases difficult or impossible. This is primarily a clerical issue and can be easily corrected.
 - In addition, discrepancies in the timeline and historical dates should be addressed through verification of the multiple references provided within the narrative materials (for example, the Lobach Building date of 1888). The year 1921 also appears repeatedly and should be reviewed for consistency and accuracy.
 - Standardization of reference notation, including consistent formatting and sequencing, would improve clarity and make the information more accessible to future researchers.

- Finally, dated footprint maps illustrating the relationship between the original structure and later additions, including the residential component, would help clarify the historic development timeline. The Assessor's parcel card footprint map may be a useful supporting resource for this purpose.

Attachments included:

- St. Alban's Episcopal Church nomination application.

Suggested Motions:

I move that the Historic Preservation Commission forward the application for local historic designation of St. Alban's Episcopal Church at 307 East 2nd Street to a public hearing at the next meeting, subject to staff and applicant resolution of identified deficiencies in guideline category documentation, historical timeline accuracy, reference standardization, and supporting mapping exhibits prior to the hearing.

or

I move to table the application for local historic designation of St. Alban's Episcopal Church at 307 East 2nd Street pending clarification of guideline category selections, verification of historical dates, standardization of reference citations, and submission of additional supporting mapping documentation.

or

I move that the Historic Preservation Commission find the application for local historic designation of the St. Alban's Episcopal Church at 307 East 2nd Street to be complete and eligible, and that it be scheduled for a public hearing at the next regular Historic Preservation meeting.



City of Florence

600 W. 3rd Street, Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org
www.cityofflorence.colorado.gov

Local Historic Designation Application

Eligibility:

A building, object, monument, structure or site may individually be designated as a Landmark, or one or more buildings, objects, monuments, structures or sites which are united by past events or aesthetically by plan or physical development may be designated as a Historic District.

The building, object, monument, structure, site or district must have distinctive character, more than 50 years old and meets one of the following categories:

- **History:**
 1. Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
 2. Is the site of a historic event with a significant effect upon society; or
 3. Exemplifies the cultural heritage of the community; or has yielded, or may be likely to yield, important prehistoric information.

- **Architecture:**
 1. Portrays the environment in an era of history characterized by a distinctive architectural style; or
 2. Embodies those distinguishing characteristics of an architectural-type or engineering; or
 3. Is the work of a designer whose individual work has significantly influenced the development of the City; or
 4. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.

- **Listed on another historic registry:**
 1. The property is listed on the Colorado Register of Historic Places.
 2. The property is listed on the National Register of Historic Places.

Statement of Significance:

Describe how the building, object, monument, structure, site or district being nominated meets one of the criteria listed above. Please attach additional sheets if necessary.

Of significant interest and value, in the development of heritage and cultural characteristics of the City, and State as one of the earliest Protestant Denominations to build a permanent structure within "Church Row", Second Street Florence, and on a State and National level as one of the "modern churches of the city of Florence" as in state promotional literature at the Pan American Expo of 1902.



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Section I

Current Owner(s) of the Property:

Name: Frances K. Black
Mailing Address: 307 E. 2nd Street
City: Florence State: CO Zip Code: 81226
Phone Number: [REDACTED]
Email Address: [REDACTED]

Address of Property:

Street Address: 307 E. 2nd St., Florence, CO 81266

Name of Property:

Historic Name (if any) **Legal Description of Property:**

St. Albans Episcopal Church

The west half of lot 6 and all of lot 7, 8, and 9 of Block 7 of the first Union Oil Company subdivision, in Florence.

Preparer of Nomination:

Name: Frances K. Black Date: June 15, 2026
Mailing Address: 307 E. 2nd Street
City: Florence State: CO Zip Code: 81266
Phone Number: [REDACTED]

Section II

Category of Property (check on box)

- Building(s)**
- District**
- Object**
- Site**
- Structure**

Number of Resources within Property

1 **Buildings**
 District
 Object
 Site
 Structure

If property is a building, object or structure, has it been moved? Yes No

If yes:

Where was its original location? _____

When was it moved? _____



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Year of Construction: 1890s
Source of Information: Deed 1888

Original Builder, Architect, and / or Designer:
Volunteers from Congregation of St. Albans

Source of Information: Information provided owner at the time of purchase.

Original Owner: 7 Day Adventist Church, and 6 previous owners, dating to a land grant to Chatfield in the 1880s.

Source of Information: Deeds Attached Sourced from the Fremont County Recorder's Office
Attachment: Packet of Deeds 6 Exhibit 14

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction. Attach additional sheets if needed.

See Attachment A: titled Current Appearance and Alterations.

Photographs: Attach current photographs of the property. For buildings, structures and objects the photographs should show the property from all directions. Attach historic photographs if available. ~~EXHIBITS~~ Attachment E

Maps: Include an 8.5 x 11 location map showing the property and footprint of the building or structure. See Exhibit 1

Section III

Historical Significance:

Please describe if this property:

- Contributes to the historical development of the City of Florence, the State or our Nation,
- The site is of a significant historical event
- Has direct and substantial association with a person or group who had influence on the area or the City of Florence.

Please attach additional sheets if necessary.

See attached sheet: Attachment ~~2~~ Titled Historic Significance

Architectural Significance:

Please describe if this property:

- Portrays the environment in an era of history characterized by a distinctive architectural style.
- Embodies those distinguishing characteristics of an architectural-type or engineering.



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- Is the example of a designer whose individual work has significantly influenced the development of the City.
- Contains elements of design, detail, materials or craftsmanship which represent a

Section IV

Resources:

Please cite the articles, books, personal contacts or any other sources used in preparing the application.

Fremont County Assessor, Fremont County Recorder, Sangre de Cristo region of the Episcopal Arch Diocese of Colorado, Millie Wintz, Archivist at the Florence Historical Archive, regarding "Church Row", Lisa Studz, Royal Gorge Regional Museum, Florence Pioneer Museum Church Histories, Florence Historical Archive Newspaper Collection; Colorado Historic Newspaper Collection; Books, Florence and its Environs, From Trapper to Tourists, Rockvale Nuggets.

Review Process:

Please return the owner's consent form and the completed application to the City of Florence at the address below in person, by mail or email.

planning@florencecolorado.org

City of Florence
Historic Preservation Commission
Planning Department
600 West 3rd Street
Florence, CO 81226

Historic Preservation and City staff will review the application and be in contact to schedule a meeting for the discussion of the nomination.

City of Florence
Local Historic Register Nomination

Owner Consent Form



City of Florence

600 W. 3rd Street, Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org
www.cityofflorence.colorado.gov

Each owner of record must sign a separate form. Please reproduce form as needed.

I, Francis K. Black

Owner of 307 E. 2nd Street, a property that is located within the City of Florence, Fremont County, Colorado, certify that I am

- The sole owner
- Partial owner
- Legally designated representative of owner(s)

I hereby give my written consent and approval of this property's nomination and inclusion into the City of Florence's register of local landmarks and by signing, I also agree to the following:

- Certify that the above information is true and correct to the best of my knowledge and belief.
- Acknowledging that I understand that if any information is untrue or inaccurate this application may be rendered void.
- Agreeing to all requirements of the City of Florence Historic Preservation Code.
- Authorizing City Staff to inspect the property if needed.
- To provide additional information as may be required by City Staff or the Historic Preservation Commission.

Signature: Francis Black

Date: 06-16-26

City of Florence
Historic Preservation Commission
Planning Department
600 West 3rd Street
Florence, CO 81226

41

Narrative Description: Current Condition and Alterations – Attachment A

Earliest photos show a simple structure in a style typical of schools and churches of the rural west in the late 19th early 20th century, with a three-step stoop leading to double entry doors into a small vestibule, its roof lines mimicking the larger main structure. Double hung windows in the main structure flank this vestibule. A single round porthole style window sits near the peak of the pitched roof of the main structure, which has deep eaves of about 18 inches, in a style similar to Prairie School Architecture. Current doors were on the structure when the current owner purchased it in 2005. Inside the vestibule another set of wood doors opens into the original sanctuary. This set of doors were the original front doors of the Church until 2005, when they were moved inside for preservation. The interior wood floors, trim, and the original ceiling and its beams can be seen in the vestibule. These features are intact through out the structure, though hidden beneath a dropped ceiling, added in 1970 as an energy saving step. This structure is flanked on the north east by an attached residence, with a two step Victorian style porch, shown in early photos with turned support columns typical of Victorian porch roof supports. Original columns were showing considerable decay from exposure to and were replaced in 2005 with plain 6”x 6” timbers. The original footprint is discernable today, as shown on the “1912 illustrated United Oil Company map of Structures on 2nd Street,” of the chapel and the attached residence. (Map attachment D.)[✓] Published articles indicate that the attached structure was used as a parsonage during some of its history and alternatively as a Sunday School education building. (Photo Exhibit 4)[✓]

Peaked windows, displaying considerable decay were replaced throughout, during the 2005 renovation with a similar size modified arch window, as a peaked version was not accessible at the time. The exterior was originally believed to be white clapboard, with the roof most likely shingled with cedar shakes, in keeping with other churches of the same style and era in Fremont County, New Hope Community Church of Wetmore, St. Patrick’s, Catholic Mission in Rockvale, and Nash Methodist of Rockvale razed in the mid-1960s.

Today the exterior finish is stucco. This plaster work was done about 1917. The roof is currently asphalt shingles. The front of the property is defined by a wall of cedar slats alternating with stuccoed cement post about 14 inches square. This stuccoed appearance is typical of our region coming into popularity at the beginning of the 20th century as a material more tolerant than others of our intense sun and wind. Exhibit 5.[✓]

A sidewalk leads from the city’s sidewalk to the stoop at the front of the chapel, and another a few feet east leads to the porch of the parsonage/Sunday School building. These entry walks are connected by a third sidewalk. All walks were on property when purchased by current owner. A stuccoed, cement and wood constructed arch attached to the east side of the chapel, spans the second sidewalk. This arch was added in 2005 to support and stabilize the east wall, which displayed a large structural crack. A smaller twin arch was added to the parsonage’s east wall just beyond the east side of the porch, which spans the sidewalk that leads to the back of the property to stabilize and support this wall due to a similar condition in the original structure, and for visual balance. A deck on the east side of the parsonage and one on the northside of the Chapel were added after 2005. These cracks may be related to Coal Creek which passes through this area primarily as a dry creek, but that rampages once or twice a year with flash floods due to heavy rain in the mountains to the west. The Christian Science Church across 2nd Street from St. Albans, and the McCandless School, built in the late 1890s on 3rd Street, straight behind St. Albans, both displayed similar structural cracks. McCandless School was abandon and razed in the mid 1960s, obstensibly due to this fault. (~~See exhibit 5~~)

The property, where we might assume horses were tied, Tin Lizzies parked, children played, and church picnics were once laid out is landscaped with flower beds, trees, gazeboes, a greenhouse

Attachment A

and office, added to support the repurposed intent of the owner after 2005 to use the property as a free. community center for non profit groups and citizens. It served in that capacity, for 8 years until the Bell Tower Cultural Center was established just down the street, with a similar focus and more space. At that time Chelsea's Chapel was retired, and Fran Black joined the Bell Tower running some of her programs for the community from there. (See Exhibit 7 & 8). ✓

Historical Importance

Contributes to the historical development of the City of Florence, the State or our Nation.

Millie Wintz, archivist for the Florence Historical Archive has written, in establishing the importance of Florences churches to the cultural development of the city and of the state of Colorado, "the Golden Era of Florence's industrial development, (1880-1920), was once showcased by the string of churches along 2nd Street. Clustered around each of the six churches was a small cluster of congregational homes that reflected 'a sign of their times.'" Dr. Wintz lists those six denominational churches, as St. Benedict's Catholic, Church of Nazarene, Presbyterian, Methodist, Baptist and St. Albans' Episcopal. The sign of the times, referenced by Dr. Wintz, this researcher believes includes the fact that in this era before wide spread auto ownership the importance can not be overlooked of a house of worship convenient to home, work, and businesses, for employees, business owners, and families in the development of the growing industrial towns of rural Colorado and the west, including Florence.

As neighborhoods developed and homes were built and occupied by workers flooding into booming towns like Florence, those workers and their families were moved to begin to organize denominational churches, where in the earliest years of settlement a general house of worship was sufficient. Given the extreme physicality, the time and energy needed for the task, of establishing a settlement there would not have been time and manpower to construct and manage, several denominations of churches, until a new settlement had reached a particular level of population. Thus, the first church in Florence, a cabin on Frazer land, served the earliest Europeans, and became the earliest Methodist Church.

As new denominational churches were organized and built in the late 1880s and early 1890s, St. Albans' congregation organized in 1888 and held its services and meetings for several years at the Lobach Building on East Main. In the meantime the property at 307 E 2nd was purchased and members of the congregation began gathering the materials for a simple stick construction building that apparently they intended to build themselves. Printed materials received when the current owner purchased the property indicated that members of the congregation brought in stone and brick for the foundation, then built the sanctuary of the mission church. Exhibit 10

Further establishing the importance of Florence its products and cultural development including its Churches to the development of the state and nation is the fact that at the World's Fair held in New York in 1902, Florence was one of six industrial and growing cities mentioned in a booklet published by the State with an eye to development and that was distributed at that Fair, known as the Pan American Exposition of 1902. In touting the many amenities of Florence the

* Dr Wintz mentored this application property owner in the phenomenon of church Row, and the quoted statements reflect that, though they can also be found in ~~the~~ an application that she prepared.

writer emphasized that outside its vast mineral riches and associated industries, its “many modern churches, stores and homes “add to its cultural importance.” The Florence Daily Tribune, Volume 7, Number 130, August 1, 1901. Exhibit 10 ✓

On September 5 , 1897, the Saint Alban’s congregation voted to name the church St. Alban’s. It was dedicated on Easter Sunday of 1898. The Refiner, March 30 1899, reads “Plasterers are at work on the new Episcopalian Church, which foreshadows another dedication in the near future.” The reporter seems to be acknowledging the number of new churches being built and dedicated at that time. “The new pews are being placed in the chapel of St. Alban Episcopal church. They are very pretty pieces of furniture and add greatly to the inside appearance of the Little Church, the Daily Tribune announced on 25 May 1899. Exhibit 12 ✓

On January 23, 1901 Archdeacon Chas Y. Grimes of Denver “succeeded in converting St. Alban’s Episcopal mission into an independent parish, to give St. Albans absolute independence in the matter of engaging a rector and providing for the payment of his salary and other church expenses. On April 9, 1901 they held their first annual meeting as Parish Church. One church seemed to rev up others in developing the stamina to build new larger brick and mortar churches along 2nd Street.

St. Alban’s Episcopal served Florence through 1956, when the diminished congregation chose to sell the property to the Seven Day Adventist Church, which served the community for another 34 years. The structure served various start up churches over, and provided shelter to some families.

Eventually stood empty for sometime until purchased, in 2005 by the current owner Fran Black, who developed and opened the entire property as a Community Center, called Chelsea’s Chapel which served non profit organizations, protestant congregations and special events for families and citizens until 2014, when the Bell Tower Cultural Center began serving a similar purpose.

The St. Alban’s property served the spirit and family needs of the community for over 100 years, and is representative of the historic culture of the community and changing cultural needs of the region, especially where community involvement and support is no longer primarily church affiliated, but embodies a variety of organizations and individuals.

Exhibit 2 - Chapel Timeline

St. Alban Episcopal Church

- 1890s - construction on building

- 1898 - Saint Alban selected as Patron Saint

- 1899 - new church dedicated

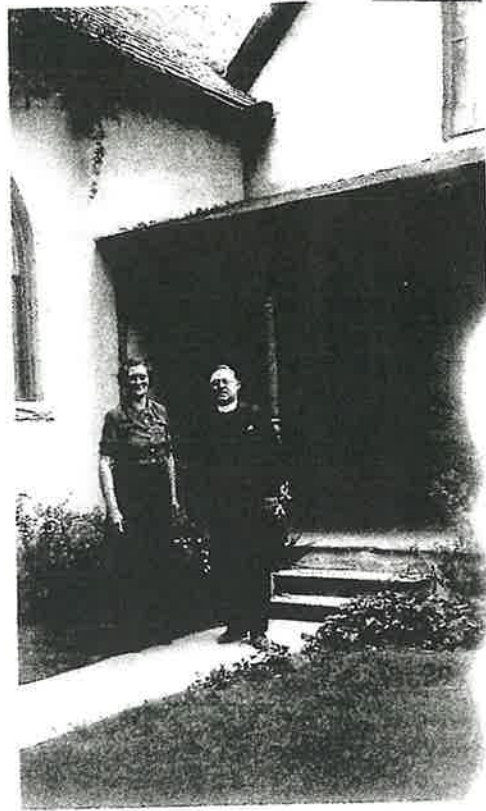
- 1957 - Sold ^{building} & became a 7th day Adventist church for 18 years

- 2005 - after years of vacancy, Fran Black purchased building & named

it "Chelsea's Chapel" after her granddaughter & used it as a community center

Also See - Deeds Exhibit 14

Exhibit
~~Attachment~~ # - Note Parsonage porch & turned columns / Sun day School



Rev & Mrs. Potter
abt 1940's

St Alban's
Episcopal

307 ~~E~~ 2nd
ast

1909 Directory

Aldermen

ward:
C. McDaniel, A. G. Palmer, George Wilson,
th Monday in each month at 7:30 o'clock p. m.

Committees

urfee, Owens and McDaniel;
ner and Venard.
1 and Venard.
Palmer.
Wilson and Owens.
McDaniel.
Daniel,
Owens and Durfee.
id Palmer.

Department

e at City Hall, 119 W. Main, tel Florence 19

Post Office

ike's Peak Avenue.
s 418 E. Second.
resides Walters Ranch.
N. Pike's Peak Avenue.
1 8 a. m. to 7 p. m. Sundays and Holidays

Rockvale and Coal Creek. Leaves Flor-
m. Sunday 3:00 p. m. S. D. Bullington,

Vetmore. Leaves Greenwood 8:00 a. m.
Snyder, mail carrier.

Public Schools

District No. 2,
McCandless School.

Education

Mitchell, Sec'y; T. M. Howells, Treas;
Lee Champion, Mrs. Ella V. Large, W.

Committees

and Large.
d Library—Large and Cha
and Wilson.
-Draper and Mitchell.
-Champion and Draper.
r and Mitchell.

Teachers

E. A. Moore, Superintendent.
Wood, Principal High School.
W. H. Pope, Assistant High School.
Mrs. Alice Rich, Principal Central School.
E. J. Jones, Principal Emerson School.
Frances Lovick, Mary Murphy, Kate McConnell, Mabel Curran, Flor-
ence Peacock, Sara Eakin, Carrie Sayer, Lillian Brimble, Tanetta Gulleland,
Martha Aulsebrook, Myrtle Stephenson, Mrs. Lulu B. Mc-
Candless, Ella Graze.

Janitors

McCandless School, Henry Southouse, Central School,
Emerson School.

Free Public Library and Reading Room

THE PUBLIC LIBRARY AND READING ROOMS—201 E. FRONT STREET
Librarian—Miss Winnie Hughes.

Newspapers

Ex-Parte Publishing Co. Frank A. Moore, mgr.; weekly;
\$1.00 per year; 113 N. Pike's Peak Avenue, basement.
Citizen, G. G. Dunne, Lessee; Weekly; Republican; \$1.00 per
year; 11 East Main St.
Tribune, (Daily and Weekly) The Tribune Printing and Pub-
lishing Co.; Independent, 114 W. Main St.

Churches

Baptist—Cor. Petroleum ave. and E. 2d St. Rev. Charles M. Kiss-
inger. Resides at 509 N. Pike's Peak Ave. Services: Preaching at 11 a.
m. and 7:30 p. m. Sunday School 10 a. m. B. Y. P. U. Sunday 6:30 p. m.
Prayer Meeting Wednesday 7:30 p. m.
Christian—W. 2d bet Santa Fe and Maple Ave's—Rev. Walter
James Barber. Sunday Services 11 a. m. and usual hours in the evening.
Sunday School 10 a. m.
Church of Christ Scientist—E. 2d at McCandless Ave. Mrs. Emma
Barber, First Reader, Miss Mamie Woods, Second Reader and Clerk. Ser-
vices Sunday 10:45 a. m. and 7:45 p. m. Wednesday's 7:45 p. m. Reading
Room Mrs. Ida M. Sullivan, Librarian. Open 3 to 5 p. m. Tuesday's and
Saturday's.
Presbyterian—Santa Fe Ave. sw. cor. 2d—Rev. Richard E. Chandler
Pastor. Residence 515 N. Pike's Peak Ave. Services: Sunday at 11 a. m.
7:30 p. m. Sunday School at 9:45 a. m. Prayer Meeting and Bible Study
Wednesday at 7:30 p. m.
Methodist Episcopal—Cor. Petroleum Ave. and 2d St.—Rev.
Walter James Barber. Preaching Sunday at 11 a. m. and 8 p. m. Sunday
School 10 a. m. Prayer Meeting Wednesday at 8 p. m.
Methodist Episcopal—309 E. 2d St.—Rev. J. Montgomery McBride
Pastor. Residence 351 E. 2d. Devine Service 11 a. m. on Sunday, at other
times as announced. Sunday School at 10 a. m.
Catholic—622 W. 2d St.—Rev. Edmund Butz, O. S. B.
Pastor. Services: First Sunday of each month mass at 8 a. m. Other
Sundays mass, sermon and benediction at 10 a. m. Week days, Monday and
Saturday mass at 8 a. m.
Seventh Day Adventists—122 S. Frazer Ave.—J. D. Skeels, Elder.
Sabara Services 10 a. m., 11 a. m. and 2:30 p. m. Tuesday evening 7:30.



Exhibit 5

To understand when stucco became popular in U.S. homes, consider the following points:

- Stucco has roots in ancient architecture, but its use in the U.S. began in the late 19th century.
- It gained popularity in the Southwest due to its suitability for the climate.
- The 1920s saw a significant rise in stucco homes, especially in California.
- The Mediterranean Revival style in the 1920s further popularized stucco exteriors.
- By the mid-20th century, stucco became a common choice for residential construction across the country.

Southwest Builders Assn.

CLOSING OF CHELSEA'S CHAPEL

After several years as a community center, Chelsea's Chapel will go into retirement on January 31, 2014! The Bell Tower Cultural Center is emerging as a new alternative.

I have enjoyed the opportunity of serving the community over the last few years. Getting to know the people who used the chapel has been a blessing.

The Bell Tower is ready to welcome your event and you may call 719-784-2038 or email belltowerreservations@yahoo.com to secure a tour and any information you may need.

*Sincerely,
Fran Black*

Exhibit 10

SAINT ALBAN'S EPISCOPAL CHURCH

307 East 2nd Street
Constructed in the 1890's

Fran



An Episcopal mission was started in Florence in the early 1890s. On September 5, 1898 it was decided that Saint Alban should be the patron saint. This new church was dedicated as Saint Alban's Episcopal Church on Easter Day, April 2, 1899. The work of bringing the stone and of building the small church was a labor of love by members of the mission.

The building was sold on May 18, 1957. It became a Seventh Day Adventist Church for

approximately 18 years. Subsequent use of the building was shared by various church groups and as a private dwelling.

After several years of vacancy, Fran Black purchased the building on March 19, 2005. After extensive upgrades the church was renamed Chelsea's Chapel in honor of granddaughter Chelsea Jenkins and used as a community center.

Historical importance:

The Florence Daily Tribune, Volume 7, Number 130, August 1, 1901

At the PanAmerican Exposition of 1901, held in Buffalo, New York, Florence was one of only 8 cities in Colorado mentioned in a promotional booklet distributed at this World Fair. Titled *Colorado* the booklet potential of a huge National and International audience, with an attendance of 8,000,000. In touting the many amenities of Florence, to potentially the author mentions the city's "many modern churches, schools, and homes."



Exhibit 11 2 of 2
Importance of Churches

The Florence Daily Tribune, Volume 7, Number 130, August 1, 1901

FLORENCE ADVERTISED [ARTICLE]

[Back to search result list](#)

FLORENCE ADVERTISED

Yesterday we published an article showing how the Florence oil fields are being advertised at the Pan-American exposition through the medium of the booklet, "Colorado," and today we reproduce from its columns a brief description of the city of Florence. When one realizes the immense circulation of the booklet, and that Florence is one of only six cities of the state mentioned, he can form some idea of the value of this advertisement:

No place in Colorado has made greater strides in population, wealth, and general improvements than Florence. It is on three systems of railroads, with a surveying corps now in the field adding a fourth, being a 2½ per cent grade to the Cripple Creek district. Florence is the center of the great oil fields and the home of the large refineries. Four large plants for the smelting and reduction of ores are running full blast. A new electric street railway is being built and with the city's many modern churches, school houses and magnificent store and residence buildings, one can hardly believe that it was a city of tents and shacks only six short years ago. The environments of Florence are given mostly to fruit culture, the business having attained large proportions. A large Portland cement mill has just been put in operation and from a financial point of view has proven a



1899

FRESH FRUITS

-CLASS.

DOWN.

NONE SO GOOD.

LOVELL BLOCK,
CORNER MAIN AND SANTA FE.

Stop large and
well selected.
Proscribed and w...

GOODS!

inks Union Blk

ne shoes Parlor Shoe Store



- ne Vici Goodyer wt \$3.50
- " hand turn 3.50
- " vest top 3.50
- " kid top 2.50
- " " " 2.00

Miss Edith Collins went to Chippie Creek on Wednesday to spend a couple of days.

P. H. Cllngan secured the contract for the frame and carpenter work of the Baptist church.

B. L. Lawyer, brother of Mrs. A. L. Chase, is here looking at our city with a view to locating.

We have heard the sermon of R. A. Chase at the Presbyterian church on Sunday evening highly complimented.

Three pay days this week—the Metalle Extraction Co., the United Oil Co., and the F. & C. C. railroad company.

The Refiner said last week that Pell & Roberts got in a lot of Cooper wagons when it should have said Bain wagons.

The plasterers are at work upon the new Episcopalian church which foreshadows another dedication in the near future.

Street Commissioner Hall has a large force of men at work cleaning out the irrigating ditches preparatory to turning in water.

Miss Bennett, modiste of the Golden Rule, has returned from a two months' visit to St. Louis. Miss Bennett comes back thoroughly posted on the latest in millinery.

The result of S. G. Kelso's recent visit to the eastern markets were in evidence about the big Department store this week. The sidewalk and store were both crowded with boxes of new goods being opened up for spring trade.

Mayor McGuire, City Attorney Champlon, Trustee Blunt, and a number of private citizens are at Canon to-day in attendance at court. The case of Smith and Wasmuth against the city is being argued to-day.

Henry Burroughs was down from his ranch on Saturday trading with our merchants. This was Mr. B's first visit to town since he met with

Refiner Mar 10, 1899

two little ones, Mary and Lizzie, they started for Omaha with the doctor's assurance that he would not live to cross the Ohio state line. But God was with him—his life was precious—the Master had need of him in his vineyard. He reached Omaha in 1856 and served for a time as missionary to the Indians at the reservation near Omaha. Later he was presiding elder of the Omaha District while here he formed many lasting friendships and secured valuable property on Capitol Hill and in the vicinity of the city. But the call of duty pointed westward. He parted with his Omaha holdings and with his little family crossed the plains in wagons, reaching Denver in 1865. His first charge was on Lawrence street at what is now Trinity church, and as Presiding Elder had charge of the Denver District and later on at Golden and from there removed to Canon City in 1869 where soon after he by voluntary act severed his connections with the M. E. church and joined the Conference of the M. E. Church South, having charge as presiding Elder of the Pueblo District, embracing practically all of eastern Colorado. He occupied this broad field for a period of years with a Christian fortitude seldom surpassed. The work was scattered over a broad and trackless country. Horseback-riding was the only practical method of visiting the newly organized membership. Year after year he, the man of physical weakness, faced the heat of summer and the blizzard storms of winter to carry the gospel of hope and peace from Denver and surrounding country to Trinidad and Albuquerque and all contiguous intermediate points. His work was blessed and the church grew apace. The physical man was sorely over-taxed, so much so that the seventeen years of rest spent at his quiet home was not enough to restore health and strength. This time of rest was to him a period of great mental activity, ever studious and thoughtful, he searched diligently far into the hidden mysteries of the Word of God with the light of divine truth ever burning upon the altar of his heart, ever standing at the foot of

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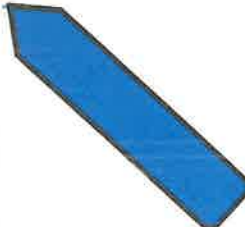
55

Daily Tribune
23 Jan 1901

A Parish Established.

Archdeacon Chas. Y. Grimes of Denver, who has been in the city since Sunday, has succeeded in converting S. Alban's Episcopal mission into an independent parish. At a meeting at the chapel last night the following churchmen were appointed members of the vestry, and all have accepted: W. B. Milliken, Mr. Dorr, W. H. Davis, E. B. Cridille, sec'y; L. M. Sample, treas; L. M. Hovey, Sr. warden; W. V. Clow, Jr. warden.

This gives S. Alban's absolute independence in the matter of engaging a rector and providing for the payment of his salary and other church expenses.



Florence Daily Tribune
9 April, 1901

The annual congregational meeting of St Albans parish was held at the chapel last night, and vestrymen were elected for the ensuing year. The reports of the secretary and treasurer showed that the temporalities of the parish were in first class condition and that its finances were such as to ensure its independence.

The following officers were elected: M. L. Hovey, Sr. warden; W. V. Olow, Jr. warden; vestrymen, Messrs. Sample, Dorn, Meserve, Johnson and Greenawalt. Deputies to the Diocesan council, Messrs. St. John, Meserve and Greenawalt.



No. 43606

WARRANTY DEED.

THE UNITED OIL COMPANY
TO

Albie B. Coleman

STATE OF COLORADO, }
COUNTY OF FREMONT. } ss.

I hereby certify that this Instrument was filed for record in my office at 8:06 o'clock A.M.,

June 9th 1897.

Jos. H. Wilson
Recorder.

By _____ Deputy.

Fees, \$ _____

This Deed, Made this Second day of June in the year of our Lord one thousand eight hundred and ninety seven, between THE UNITED OIL COMPANY, a corporation organized and existing under the laws of the State of Colorado, party of the first part, and

Albie B. Coleman

of the County of Fremont, and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Four Hundred and five (7405) DOLLARS,

to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, her heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Fremont and State of Colorado, to wit:

Lot numbered Seven (7) and the adjoining two and one half (1 1/2) feet in width of one hundred and forty (140) feet in depth of lot numbered six (6)

in Block numbered Seven (7)

in The United Oil Company's First Subdivision of the Town of Florence, as the same appear by the recorded plat thereof, to which reference is hereby made.

EXCEPTING AND RESERVING HOWEVER to The United Oil Company, its successors and assigns, all coal, oil and gas lying and being under the surface of the premises above described, and under the surface of the streets and alleys of said subdivision, and all rights thereto, and the right to remove and extract the same by workings which shall not injure, interrupt or interfere with the use and enjoyment by the party of the second part of the surface of said premises, or injure, interrupt or interfere with the right of the said party of the second part to make excavations for buildings upon said premises and to use and enjoy the same when erected, and reserving also to The United Oil Company, its successors and assigns, all rights in and to the streets and alleys of said subdivision which are reserved to it by the certificate and instrument of dedication executed by the said The United Oil Company attached to the filed plat of said subdivision.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

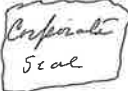
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, her heirs and assigns forever. And the said The United Oil Company, party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, her heirs and assigns, that at the time of the enrolling and delivery of these presents, the party of the first part is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except as above mentioned, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will, except as to the exceptions and reservations above set forth, WARRANT AND FOREVER DEPEND.

IN WITNESS WHEREOF, The said party of the first part has caused these presents to be subscribed with its corporate name by the hand of its President, and its Corporate seal to be hereto affixed, and the execution of these presents to be attested by its Secretary, the day and year first above written.

ATTEST:

S. F. Rathbone

Secretary.



THE UNITED OIL COMPANY,

By N. P. Hill

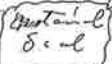
President.

STATE OF COLORADO, }
COUNTY OF Acrapahoe } ss.

I, Jacob M. Murphy a Notary Public in and for said County in the State aforesaid, do hereby certify that N. P. Hill, the President of The United Oil Company, the corporation named as grantor in the foregoing instrument of writing, who is to me personally known, and personally known to me to be the person whose name as such President is subscribed thereto, appeared before me this day in person, and acknowledged that he signed the said instrument of writing, and caused the corporate seal of said corporation, The United Oil Company, to be attached thereto, and delivered the said instrument of writing as the free and voluntary act and deed of said corporation, The United Oil Company, for the uses and purposes therein mentioned.

Given under my hand and notarial seal, this second (2^d) day of June, A. D. 1897.

My Commission expires February 5th 1901



Jacob M. Murphy
Notary Public.

58

Filed for record the _____ day of _____ A. D. 19 ____
No. FREMONT COUNTY, CO 574500 10/30/90 10:02A
BK 0979 PG 222 NORMA HATFIELD, RECORDER 1 OF 1 RECORDER

10-02
5-00
#22

Warranty Deed

Know all Men by these Presents, That THE SEVENTH DAY ADVENTISTS ASSOCIATION OF COLORADO, A COLORADO CORPORATION of the County of _____ and State of COLORADO, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to VIRGIL A. DALE AND AGNES M. DALE of the County of FREMONT and State of COLORADO "in Joint Tenancy", whose mailing address is 307 EAST 2ND, FLORENCE, CO 81226 the following Real Property situate in the County of FREMONT and State of Colorado, (Assessor's Schedule Number _____) to-wit:

THE WEST ONE HALF (1/2) OF LOT 6 AND ALL OF LOTS 7, 8 AND 9 BLOCK 7, UNITED OIL COMPANY'S FIRST SUBDIVISION TO THE TOWN OF FLORENCE.

DF
#255

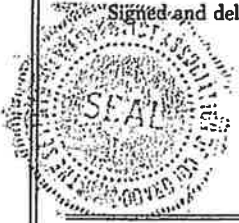
STATE DOCUMENTARY FEE
Date OCT 30 1990
Amount \$ 2.55

PROPERTY ADDRESS 307 EAST 2ND FLORENCE, CO 81226

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with all its appurtenances and warrant(s) the title to the same, subject to EASEMENTS, CONDITIONS, COVENANTS, RESTRICTONS, RESERVATIONS OF RECORD, IF ANY, AND GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1990 AND ALL SUBSEQUENT YEARS.

Signed and delivered this X 24th day of OCTOBER, 1990



THE SEVENTH DAY ADVENTISTS ASSOCIATION OF COLORADO, A COLORADO CORPORATION

BY: X Marshall Chase - U. Pres.
E. Todd Mekelburg - Secretary

STATE OF _____ } ss. The foregoing instrument was acknowledged before me
County of _____ }
this _____ day of _____, 19____,
by _____

Witness my hand and official seal.
My commission expires _____
Address _____

NOTARY PUBLIC

STATE OF COLORADO } ss. The foregoing instrument was acknowledged before me
County of X DENVER }
this X 24th day of OCTOBER, 1990,
by X Marshall Chase as UICE President
and X E Todd Mekelburg as _____ Secretary of
THE SEVENTH DAY ADVENTISTS ASSOCIATION OF a corporation.
COLORADO

Witness my hand and official seal.
My commission expires X 6/21/92
Address X 2520 So. Downing

James Turner
NOTARY PUBLIC

DECLARATION ATTACHED

*If joint tenancy is not desired, strike the phrase between the asterisks.



709 MAIN STREET, P.O. BOX 7500
CANON CITY, COLORADO 81201-7500
PHONE 719-251-1500
393-07

59

Recorded at 8:02 o'clock A. M. May 22 1957 Mary J. McDonough, Recorder
Book 379 74 Reception No. 168 Mayme Morrison, Deputy Recorder. Fee \$1.25

Page

RECORDER'S STAMP

THIS DEED, Made this 8th day of May in the year of our Lord one thousand nine hundred and Fifty-Seven, between THE BISHOP AND DIOCESE OF COLORADO, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and THE SEVENTH DAY ADVENTIST ASSOCIATION OF COLORADO, a Colorado Corporation, of the City and County of Denver, and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of - - TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - Dollars, to the said party of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lots or parcel of land, situate, lying and being in the County of Fremont and State of Colorado, to-wit:
- - - The West one-half (1/2) of Lot Six (6) and Lots Seven (7) Eight (8) and Nine (9), Block Seven (7), United Oil Company's First Sub-division to the Town of Florence, together with the improvements thereon, Fremont County, Colorado;



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto THE SEVENTH DAY ADVENTISTS ASSOCIATION OF COLORADO, a Colorado corporation the said party of the second part, heirs and assigns forever.
And the said party of the first part, for itself and its successors covenants and agrees to and with the said party of the second part, its heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part, to WARRANT AND FOREVER DEFEND.
IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its ex-officio President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: Harry Watts Secretary.

THE BISHOP AND DIOCESE OF COLORADO
By Joseph S. Minnis ex-officio President.



STATE OF COLORADO, County of Denver, ss.
The foregoing instrument was acknowledged before me this 8th day of May 1957, by Joseph S. Minnis, ex-officio President, and Harry Watts, Secretary, of The Bishop and Diocese of Colorado, a Colorado Corporation.



WITNESS my hand and official seal. My commission expires June 7, 1959. Vera C. Larkin Notary Public.

leo

COUNTY OF FREMONT, }
 STATE OF COLORADO. } ss.

TREASURER'S CE

I HEREBY CERTIFY, that at a sale of real estate, situate in the County of Fremont, State of Colorado, for delinq office, in the County aforesaid, on the 14th day of December 1934, in accordance with law, of that part of the tract (or tracts) hereinafter described as having been sold for the respective sum or sums of money set op which he is to receive interest until its redemption at the {maximum statutory rate* rate of.....per cent. per annum.

NAME OF OWNER OR TO WHOM ASSESSED	DESCRIPTION OF PROPERTY TAXED					Description of Part Sold	Val.
	Part of Section or Lot	Section or Block	Township, Town or City	Range, Division or Addition	No. of Acres		
<u>Seventh Day Adventists</u>	<u>Lot 41</u>	<u>1/4</u>	<u>Florence</u>	<u>West End</u>	<u>Sub</u>		

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th *18 per cent. per annum first six months, 12 per cent. per annum next two and one-half years, thereafter at the rate of 8

661

FINAL

CERTIFICATE NO. 178

CIFICATE OF PURCHASE


PAGE OF RECORD

ity Sewer taxes, District No. 4 of the City of Florence for the year 1933, at the County Treasurer's office of Florence was the purchaser for the City of Florence (or each) tract, being the amount of said Sewer taxes, District No. 4 on the whole of said estate, and

Out West Printing and Stationery Co., Colorado Springs, Colo. X6

Amount of Taxes Paid		Amount of Interest Paid		Amount of Advertising Paid		Amount of Penalties Paid		Cost of Certificate		TOTAL AMOUNT PAID	
Dolls.	Cts.	Dolls.	Cts.	Dolls.	Cts.	Dolls.	Cts.	Dolls.	Cts.	Dolls.	Cts.
26	98	1	27	20	50					28	95

of December A. D. 1934
t. per annum.

Nov M Warner 
 County Treasurer.

62

No. 108463

WARRANTY DEED

Josephine Ebb
TO
Episcopal Diocese of Colorado

STATE OF COLORADO, } ss.
COUNTY OF FREMONT. }
I hereby certify that this Deed was filed
for record at 8:19 o'clock A. M.,
Dec 16, 1916
C. A. Lutzinger
Recorder.
By H. J. O'D. Deputy.

This Deed, Made this 14th day of November in the year of
our Lord one thousand nine hundred and sixteen between his
Josephine Ebb

of the County of El Paso and State of Colorado, of the first part, and
Episcopal Diocese of Colorado

of the County of Fremont and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
Two Hundred and Fifty Dollars,
to the said party of the first part in hand paid by the said party of the second part, the receipt
whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by
these presents do grant, bargain, sell, convey and confirm unto the said party of the second part,
its successors heirs and assigns forever, all the following described lot or parcel of land, situate,
lying and being in the County of Fremont, and State of Colorado, to wit:

Lot Numbered Seven (7) Parcel The West one
Half of Lot Numbered six, in Block number Seven (7)
in The United Oil Company's first Sub Division
to the town of Florence, Colo.

TOGETHER With all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and
reversions; remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the
said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD The said premises above bargained and described, with the appurtenances, unto the said party of the second part,
its successors heirs and assigns forever. And the said

party of the first part, for her heirs, executors and
administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors heirs and assigns,
that at the time of the ensembling and delivery of these presents she is well seized of the premises above conveyed, as of
good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants,
bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

Except taxes due and payable from 1st 1917 for 1916

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors heirs and
assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall
and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first
above written.

Signed, Sealed and Delivered in Presence of

Mrs Josephine Ebb



STATE OF COLORADO, } ss.
County of El Paso }
in the State aforesaid, do hereby certify that

Henry Little a Notary Public in and for said County,
Mrs Josephine Ebb

who is personally known to me to be the person whose name is subscribed to the annexed Deed, appeared
before me this day in person and acknowledged that she signed, sealed and delivered the said instrument of
writing as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 14th day of November A. D. 1916
My commission expires April 8 1918

Henry Little
Notary Public



103

No. 4364

WARRANTY DEED

Abbie B. Coleman

TO

Josephine Elt

STATE OF COLORADO, } ss. Precinct County.

I hereby certify that this Deed was filed for record at 1:45 o'clock P. M. July 6, 1902 and duly recorded in Book 117 Page 9

L. F. Kohlman Recorder

By A. H. Price Deputy

Fee, \$

This Deed, Made this twenty eighth day of June in the year of our Lord one thousand nine hundred

Abbie B. Coleman

BETWEEN

of the County of Precinct and State of Colorado, of the first part, and of the County of Precinct and State of Colorado, of the second part:

Witnesseth, That the said part 1 of the first part, for and in consideration of the sum of Five hundred and twenty five (\$250) DOLLARS, to the said part 2 of the first part in hand paid by the said part 2 of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part 2 of the second part, her heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Precinct and State of Colorado, to-wit:

Lot number seven (7) and that half of lot number six (1/2 lot 6) in Block number seven (7) in the United Oil Company First Subdivision of the Town of Florence in the County of Precinct and State of Colorado

Subject however to the reserves made by the United Oil Company in their plat and Deeds as to coal and oil under the ground but in no way to conflict with the surface of said ground



TOGETHER with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part 2 of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part 2 of the second part, her heirs and assigns forever. And the said Abbie B. Coleman part 1 of the first part, for her self, her heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said part 2 of the second part, her heirs and assigns, that at the time of the enrolling and delivery of these presents, she was well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said part 2 of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1 of the first part shall and will Warrant and forever Defend.

IN WITNESS WHEREOF, The said part 1 of the first part has hereunto set her hand and seal the day and year above written. Signed, sealed and delivered in presence of

Abbie B. Coleman (SEAL)

STATE OF COLORADO, } ss. I, Albert L. Eldred County Judge in and County of Precinct for the said County, in the State aforesaid, do hereby certify that Abbie B. Coleman who is personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth.

My Commission expires A. D. 1902 Given under my hand and official seal, this 29th day of June A. D. 1902

Official Seal

64

Albert L. Eldred County Judge

There's art in that dead tree

Duo beautifying Fremont County in unusual manner

By TRACY HARMON
THE PUEBLICHIPTAIN

FLORENCE — Inexplicably, a dead tree looks alive again because some chainsaw-wielding artists have cut loose with their creative licenses.

The more than 150-year-old maple tree, located at 307 E. Second St. in front of Chelsea's Chapel, is now a bouquet of sunflowers that appear to be reaching for the sky.

"In the past, the sunflowers I have done were stiff and straight but I was happy to have John Alderman do the design of this piece. He likes to cut loose and have them flowing and

Local artists John Alderman (left) and Sheldon Roberts, along with apprentice Harley Smith, transformed a dead maple tree into a work of art in Florence.

CHIPTAIN PHOTO/TRACY HARMON

overlapping," said Sheldon Roberts, sculptor.

Using chainsaws and grinders, the artists transformed the dead eyesore into a beautiful work of art in five days. With proper care, it will last indefinitely, Roberts said.

"We can carve just about anything you can imagine and we want to branch out into Pueblo. We love it when people give us creative license and freedom," Alderman said.

Roberts and Alderman have created many well-known local works of art from Roberts' husky in front of Florence High School to Alderman's eagle in the entryway of the Bruce McCandless Veteran's Nursing Home.

The two have plans to team up on historic-themed murals that will be painted on a Florence and a Canon City building. An-

other project in the works is a steel sculpture of explorer John C. Fremont, which will be placed at the front entrance to Pathfinder Park on Colorado 115 between Canon City and Florence.

"It is especially appropriate this year as it's the 200th anniversary of Fremont's birth," said Ed Norden, Fremont County commissioner. "The county and the recreation district already have allocated \$2,500 each for the project."

Roberts is raising the remaining \$15,000 needed for the sculpture without the help of other artists and civic groups. Contributions to the Pathfinder Sculpture Account can be mailed or dropped off at the Fremont County Commission office, 615 Macon Ave., Room 105, Canon City, CO 81212. tharmon@chiptain.com

THIS WEEK AT LEGISLATURE

DENVER — Your watch look at what's coming up at the Colorado Legislature:

LOCK AND LOAD: Gun control continues to dominate debate, with Senate setting aside exit rooms and extra time for two committees taking a series of controversial bills. The proposals include gun measures already approved by the House, plus additional bills from Senate Democrats. One of the most-watched bills is a proposal from Sen. President John Morse to crack down on assault weapons by holding sell and owners liable for damages from shooting.

SCHOOL FUNDING LAWSUIT: One of the biggest lawsuits in state history goes to the Colorado Supreme Court on Thursday, when attorneys representing dozens of school district and parents face off with attorneys for the state over school funding. The parents and school districts argue the Colorado's funding mechanism is unfair to low-income students, but the state insists it has no obligation. It'll be months before the Supreme Court issues a ruling, which could have major implications on the state budget.

CIVIL UNIONS AND TITLION. The full House



FEDERAL COURT

Guard gets prison for talking bribes

SHOOTING

Unsuspecting man struck by bullet

He was hit in foot by shot fired from blocks away

346



67

- Inbox 357
- Drafts 28
- Sent
- Spam
- Trash 25

Chelseas Chapel 1

FROM: Chelsea

TO: frnblack@yahoo.com voyager33@mac.com

Sun

Folders

- 319 2
- 510 7
- Add money info 1
- Advocacy kirk 1
- airlines 1
- church 2
- Community plan info
- financial
- Florence Beautificatio...
- Florence Community...
- FOSTER CARE
- fran 4
- fran personal 19
- fulfillment business
- Garden Club
- haven 1
- herb club
- kara 26
- Kathy 35
- kathy business
- kent
- mineral rent 36
- Senior center
- stonewall 11
- stonewall business inf... 10
- stonewall confirmation... 1
- stonewall family reuni...
- stonewall inquiries 08
- stonewall training info...



Love Chelsea :)

1 Attached files | 106KB

Online Contacts

Facebook Friends

Applications

All My Purchases

photo.JPG

View Slideshow Download

WB

ALC

Chelseas Chapel 1

Hide Details

FROM: Chelsea

Sunday, October 16, 2011 1:25 PM

TO: frnblack@yahoo.com voyager33@mac.com



Love Chelsea :)

1 Attached files | 138KB

photo.JPG

69

69





HIGH SCHOOL STUDENTS gathering to paint are, from left, Nick Cucinelli, Mitchell Macura, Cortlyne Huppe, Keisie Gull and John Alexander.

Student groups contribute to Grassroots Project clean-up

During the past two Saturdays, groups of Fremont Middle School and Florence High School students set about the task of making Florence a community that is known as a pretty place for visitors and citizens alike!

Using colors selected by the Florence Arts Council and obtained

Morpho, Riverview and Chaps! Able assistance with the project was provided by Christine Hassler.

All 33 planters are ready to be planted by the merchants and members of the Florence Herb Society in May. Four planters have also been planted and watered by Ron Hinkle

project was provided by Larry Baker and Larry Baker, Jr.

Students also worked on cleanup of yards, public areas, the Serenity Garden, Kinderhaus and Florence Senior Community Center. Guidance and assistance was provided by Middle School personnel Christy Palermo and Ashlee

By Diana Armstrong Citizen staff writer

Tezak Heavy Equipment Company received permission from Florence City Council Monday evening to change the East Main Street Drainage Project deadline to May 14 due to weather delays and unforeseen setbacks.

According to City Planner Don Moore, the project is 63 percent of the way complete and because of unforeseen setbacks the contractor requested that 26 days be added to the final completion date that

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originally was set for April 18.

The council approved a pay request from Tezak Heavy Equipment Company for \$180,038.85 for work completed as of April 12 on the drainage project.

The council also approved a change order for the removal of several hundred feet of three feet deep mucky soil that ran along the northern curb and gutter.

Moore said the soil was unstable and needed to be removed and replaced with solid material. The

cost of the removal was \$30,000.85.

During the removal of the mucky soil, the root systems of five trees were severely damaged and the trees had to be removed at a cost of \$7,353.75.

Another change order was approved to tie the drainage from the Dollar General Store property into the new drainage project at a cost of \$4,283.87 to be paid by Dollar General Store.

According to Moore, the Dollar General Store (Continued on page 14)

Community groups divvy up Florence's aid to non-profits

By Diana Armstrong Citizen staff writer

A decision has been made by Florence City Council on the divvying up of \$11,000 budgeted for 2011 to help fund non-profit groups that help promote Florence.

The council made its decision during Monday evening's city council meeting and Mayor Paul Villagrana announced the awards.

The breakdown is as follows: Kinderhaus requested \$1,000 and received \$800, Manna House requested \$4,000 and received \$1,900.

\$800 and received \$800, Florence Farmers Market requested \$1,300 and received \$300 to help pay for liability insurance, Florence Eureka Days requested \$2,000 and received \$625 for liability insurance, Price Pioneer Museum requested \$600 and received \$600, Desert Waters Correctional Outreach requested \$1,200 and received \$600, Pioneer Day Association requested \$2,823 and received \$525 for insurance, Florence Chamber of Commerce requested \$300 and received \$300

During the discussion, council members Charles Giebler, Joe Caruso and Nichole Prickett questioned if it is a good time to be spending the budgeted money.

"I think it's a good idea, but I'm not sure that this is the year for it," Giebler said.

Caruso said even though the money is in the budget, the city does not have to spend it.

Councilman Larry Baker questioned why the money was awarded as a hand out, instead of as a