



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, July 28, 2026, at 4:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the minutes of June 30, 2026, meeting
- IV. **Public Hearing** – Local Historic Registry Nomination – 109 West Main Street
- V. **Public Hearing** – Local Historic Registry Nomination – 307 East 2nd Street
- VI. Discussion –
 - a) 4th of July Parade – Aug 1st
 - b) Flag Presentation
- VII. Next Meeting Date and Time: Tuesday, August 25, 2026 @ 4:30 p.m.
- VIII. Adjourn



City of Florence

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org

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

Members	Present	Absent
Chair Angel	X	
Vice Chair Wintz	X	
Member Black	X	
Member McMillin		X
Member Kinzer	X	
Member Stuart	X	
Vacant		
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 McMillin absent.
- III. **Approval of minutes of the May 26, 2026 meeting**
Member Black made the motion to approve the minutes of the May 26, 2026, meeting.
Seconded by Chair Angel

Roll Call 5 ayes
- IV. **Public Hearing**
Local Historic Registry Nomination.— 201 East 2nd Street – First Baptist Church of Florence
 - Chair Angel opened public hearing.



City of Florence

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org

- Beverly Little – Nomination representative – stated that she did the research on the stained-glass windows that are in the building and contribute to the history of the church.
- Planning Director stated that the staff report includes the property information, Statement of Significance, and Historical Background, which were taken from the nomination application submitted by the applicant. The Planning Director further explained that the Staff Comments section, specifically the Significance of the Property, is staff's summary and analysis of the information contained in the nomination application and other supporting documentation, outlining how the property meets the applicable criteria for local historic designation.
- Planning Director then reviewed the Findings of Fact, explaining that, the structure meets the criteria for local historic designation as set forth in Section 15.60.080 of the Florence Municipal Code.
 - Under the History criteria, staff found that 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.
 - Under the Architecture criteria, staff found that the church portrays the environment of its era through its Gothic Revival architectural style. Staff further determined that the church contains elements of design, materials, and craftsmanship that represent significant innovation, particularly its stained-glass windows, which exemplify skilled craftsmanship and distinctive artistic design while enhancing the building's architectural character and reflecting period ecclesiastical construction.
- Chair Angel inquired if there were any additional questions or comments.
- Chair Angel closed the public hearing.

Member Stuart made the motion 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.

Seconded by Chair Black

Roll Call 5 ayes



City of Florence

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org

V. Public Hearing

Local Historic Registry Nomination – 125 East Main Street – Lobach Block

- Planning Director stated that the staff report includes the property information, Statement of Significance, Historical Background, and alterations to the property, as well as Staff comments related to the significance of the property.
- Chair Angel opened the public hearing.
- Tammy Stone – owner – stated she will continue to maintain the property accordingly.
- Chair Angel closed the public hearing.
- Planning Director reviewed the Findings of Fact, explaining that the structure meets the criteria for local historic designation as set forth in Section 15.60.080 of the Florence Municipal Code.
 - Under the History criteria:

The building has significant character, interest, and value as part of the development of the City of Florence and is associated with the life of a person significant in the past.

 - The Lobach Block has and continues to serve as an important contributor to the city's 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 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.
 - Under the Architecture criteria:
 - 1) Portrays the environment in an era of history characterized by a distinctive architectural style.
 - 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.
 - The Lobach Block strongly embodies the distinguishing characteristics of a late nineteenth-century commercial block through its form.



City of Florence

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org

massing, storefront configuration, decorative masonry, and intact historic façade features.

3) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.

- The Lobach Block's 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.
- Planning Director further stated that the Lobach Block is listed as a contributing building on the City of Florence's Historic Downtown District.

Chair Angel made the motion 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 the public hearing required before City Council action.

Seconded by Member

Black

Roll Call 5 ayes

VI. Hearing – Local Historic Registry Nomination Application – 109 West Main Street

- Planning Director stated that an application for the local historic registry had been submitted for the Morgan Building. The application indicated that it met the criteria for designation due to its historical and architectural significance. The nomination review committee met and 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.

Member Stuart made the motion 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.

Seconded by Member Black

Roll Call 5 ayes



City of Florence

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org

- VI. Hearing – Local Historic Registry Nomination Application – 307 East 2nd Street
- Planning Director stated the nomination submittal suggested 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 reviewed the application and did have the following comments.
 - 1) 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.
 - 2) 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.
 - 3) Standardization of reference notation, including consistent formatting and sequencing, would improve clarity and make the information more accessible to future researchers.
 - 4) Dated footprint maps illustrating the relationship between the original structure and later additions, including the residential component, would help clarify the historic development timeline.

Member Stuart made the motion 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.

Seconded by Member Kinzer

Roll Call 5 ayes

- VIII. Discussion – 4th of July Parade
Commission discussed the upcoming parade on Saturday, July 4th and which members were going to be able to attend and be a part of the fun.

Meeting adjourned at 4:58 p.m.

By: _____
Historic Preservation Chair

Date: _____

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JULY 28, 2026

STAFF REPORT

Agenda Item: Public Hearing – Local Historic Registry Designation – 109 West Main Street

Department: Planning

Property Information:

Location: 109 West Main Street

Name of Structure: Morgan Building

Year(s) of Original Construction: 1900

Original Builder, Architect, or Designer: Hugh Houston

Original Owner: Samuel R. Amter

Current Property Owner: KPTH LLC

Statement of Significance:

- The Morgan Building is a two-story, rectangular, red brick commercial building with a flat roof that is distinguished by its detailed brickwork, symmetrical façade, and decorative architectural elements. The first story is divided into two original storefront bays, now combined into a single commercial space, and is framed by three ornamented cast-iron columns stamped "John Seaton, Atchison, Kan." A banded brick column with a stone base and capital anchors the west end of the façade. Decorative features include a metal lintel with rosette ornaments, a continuous stone course, and transom panels with six rectangular lights above each storefront.

The second story features three symmetrical bays highlighted by decorative brickwork, gauged brick arches, molded brick window hoods, stone springers, and a continuous stone sill course. The center bay contains two one-over-one-light windows with floral panels and round-arched transoms, while the outer bays feature narrow one-over-one-light windows with stone transom bars and wide stone lintels. A sandstone plaque inscribed "MORGAN H1900H" marks the center of the façade, complemented by decorative stone panels and a continuous corbelled brick cornice that crowns the building. Together, these features exemplify the craftsmanship and architectural character of Florence's commercial buildings constructed at the turn of the twentieth century.

Historical Background:

- Hugh Houston constructed the Morgan Building between 1899 and 1900. Although the building prominently displays the name "Morgan," the individual for whom it was named is unknown. Houston, a Scottish immigrant, came to Coal Creek in 1876 and, in 1894, partnered with M.W.J. Hawkins to acquire eight acres on the west side of Florence, which they platted as the Houston & Hawkins Addition.

Following its completion, the Morgan Building became an important commercial and social center in downtown Florence. Its first commercial occupant was the Globe, a dry goods, clothing, and shoe store operated by Samuel R. Amter. By 1906, the second floor housed a public dance hall, which continued in operation through at least 1912. Beginning in 1916, the building was occupied by the Globe Stores Company. Later commercial tenants included C.H. Bastian Clothing and the Southern Colorado Power Company beginning in 1929, followed by the Sarah Amter Clothing Company in 1934–1935. From approximately 1937 through 1946, the building also housed the Magnet Cafe, reflecting its continued role as a prominent commercial establishment in Florence.

Alterations:

- A 1954 photograph documents the building with two storefronts, each featuring an inset center entrance and brick knee walls. The storefronts were replaced with a single aluminum storefront

around 1959. In 1964, the façade was covered with stucco panels, which were removed in 2003 to reveal the original historic façade beneath.

Staff Comments:

Significance of the Property:

- The Morgan Building is significant for its architectural integrity and its association with the commercial development of downtown Florence at the turn of the twentieth century. Constructed between 1899 and 1900 by Hugh Houston, the building is a well-preserved example of a historic commercial structure and retains many of its original character-defining features, including its red brick façade, decorative brickwork, cast-iron storefront columns, stone detailing, corbelled cornice, and the sandstone "MORGAN 1900" name plaque. These architectural elements exemplify the craftsmanship and design of Florence's early commercial buildings.

Historically, the Morgan Building played an important role in the economic and social life of the community. Throughout its history, the building housed a variety of commercial enterprises, including dry goods and clothing stores, the Southern Colorado Power Company, and the Magnet Cafe, while the second floor served as a public dance hall during the early twentieth century. Its long-standing commercial use reflects the growth and vitality of Florence's historic downtown business district.

Although the building underwent storefront alterations in the mid-twentieth century, the removal of the stucco façade in 2003 restored the original historic brick façade, preserving its architectural character and reinforcing its contribution to Florence's historic streetscape. The Morgan Building continues to represent an important link to the city's commercial, architectural, and community history, making it a significant historic resource worthy of local landmark designation.

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.**
 - The Morgan Building has significant character and value as part of the commercial development and heritage of the City of Florence. Constructed between 1899 and 1900, it has continuously served as a prominent commercial building in the downtown district and is associated with Hugh Houston, an early builder and developer who contributed to the city's expansion through the Houston & Hawkins Addition.
- 2) **Exemplifies the cultural heritage of the community.**
 - The Morgan Building exemplifies the cultural heritage of Florence through its long-standing commercial use and role as a social gathering place. Its historic businesses and second-story dance hall illustrate the economic and community life of Florence during the early twentieth century.

Architecture:

- 1) **Portrays the environment in an era of history characterized by a distinctive architectural style.**
 - The Morgan Building portrays the architectural character of Florence's downtown commercial district at the turn of the twentieth century. Its red brick construction, symmetrical façade, decorative masonry, cast-iron storefront columns, stone detailing, and corbelled cornice are representative of the architectural style and craftsmanship common to commercial buildings constructed during this period.

2) Embodies those distinguishing characteristics of an architectural-type or engineering specimen.

- The Morgan Building embodies the distinguishing characteristics of an early twentieth-century commercial building. Despite mid-century alterations to the storefront, the restoration of the original brick façade has preserved the building's historic character and many of its defining architectural features, including decorative brickwork, cast-iron columns, stone ornamentation, original window openings, and the historic "MORGAN 1900" name plaque.

Listed on another historic registry:

- 1) The Morgan Building is listed as a contributing building in the City of Florence's Historic Downtown District.
- At its June 30, 2026, meeting, the Historic Preservation Commission reviewed the application for local historic registry designation of the Morgan Building, located at 109 West 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 Morgan Building at 109 West Main Street as a local historic landmark, subject to the public hearing required before City Council action.

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: JULY 28, 2026

STAFF REPORT

Agenda Item: Public Hearing – Local Historic Registry Designation – 307 East 3rd Street

Department: Planning

Property Information:

Location: 307 East 2nd Street

Name of Structure: St. Albans Episcopal Church

Year(s) of Original Construction: 1898

Original Builder, Architect, or Designer: Members of the Church

Current Property Owner: Fran Black

Statement of Significance:

- The St. Alban's Episcopal Church is historically significant for its association with the development of Florence during the city's late nineteenth and early twentieth-century industrial expansion. Constructed by its congregation and dedicated in 1898, the church represents the establishment of permanent religious institutions that accompanied Florence's rapid population growth. As one of the six churches that comprised the historic "Church Row" along East 2nd Street, the building illustrates the important role churches played in the social, cultural, and spiritual life of the community during Florence's formative years.

The property also reflects the continued evolution of community institutions through its long history of religious and civic use. After serving the Episcopal congregation for nearly six decades, the building continued to function as a place of worship for other denominations before being adaptively reused as Chelsea's Chapel, preserving its historic purpose as a gathering place for the community.

Historical Background:

- St. Alban's Episcopal Church was established during Florence's period of rapid industrial growth in the late nineteenth century. The congregation organized in 1888 and constructed the church at 307 E. 2nd Street using materials gathered and donated by its members. The church was dedicated on Easter Sunday in 1898 after the congregation officially adopted the name St. Alban's in 1897. An attached parsonage and educational wing were added sometime between 1899 and 1912.

The church was one of six denominational churches that lined East 2nd Street during Florence's boom years, creating what a local historian describes as "Church Row." These churches served the growing population of miners, industrial workers, business owners, and their families and became an important part of Florence's cultural, religious, and social development. In 1901, St. Alban's became an independent parish, reflecting the growth and stability of both the congregation and the community.

Following the decline of its Episcopal congregation, the property was sold in 1956 to the Seventh-day Adventist Church, which occupied the building until approximately 1974. The building subsequently housed several congregations, and community uses before being purchased in 2005 by the current owner, who rehabilitated the property as Chelsea's Chapel, a community center that served nonprofit organizations, religious groups, and community events until 2014.

Alterations:

- The building retains its original footprint and overall form, including the chapel and the attached residence, which was added sometime between 1899 and 1912. Character-defining features such as the original wood floors, trim, ceiling, and exposed beams remain intact, although the sanctuary

ceiling is concealed by a dropped ceiling installed around 1970 for energy efficiency. The original front entry doors were relocated to the interior vestibule in 2005 for preservation, while the current exterior doors were already in place when the property was acquired by the current owner.

The building has undergone several alterations over time. The original white clapboard siding was covered with stucco, and the original cedar shake roof has been replaced with asphalt shingles. Original peaked wood windows were replaced during the 2005 renovation with modified arched windows of similar size due to the unavailability of matching peaked windows. The deteriorated Victorian-style porch columns on the attached residence were replaced in 2005 with plain timber posts.

Structural stabilization work completed in 2005 included the addition of stucco support arches along the east walls of both the chapel and attached residence to address significant structural cracking. Decks were also added to the east side of the residence and the north side of the chapel after 2005. Existing sidewalks, fencing, and landscaping—including flower beds, trees, gazebos, and a greenhouse—reflect later site improvements. Despite these alterations, the building continues to retain its historic massing, and layout.

Staff Comments:

Significance of the Property:

- St. Alban's Episcopal Church is significant for its association with the development of the City of Florence during its period of rapid industrial and population growth in the late nineteenth and early twentieth centuries. Organized in 1888 and dedicated in 1898, the church represents the establishment of permanent religious institutions that accompanied the expansion of Florence's mining, oil, and commercial industries. Constructed through the efforts of its congregation, the building reflects the commitment of early residents to establishing places of worship that served the growing community.

The property is one of the remaining structures that formed the collection of denominational churches known as "Church Row" along East Second Street. These churches became important centers of religious, social, and community life, serving the city's workers, business owners, and families during Florence's boom years. St. Alban's became an independent Episcopal parish in 1901, reflecting both the growth of the congregation and the continued development of the community. The prominence of Florence's churches was recognized beyond the local level, as contemporary publications promoting Colorado highlighted the city's churches as an important contributor to its cultural identity.

The property also demonstrates a long history of community service through its continued use. Following its service as an Episcopal church until 1956, the building housed the Seventh-day Adventist Church, before being rehabilitated as Chelsea's Chapel, a community center that served nonprofit organizations, religious groups, and community events. This continuity of community-oriented use reinforces the property's longstanding role as a place of gathering, worship, and public service.

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.**
 - Constructed during the city's period of rapid industrial growth, St. Alban's Episcopal Church contributed to the establishment of "Church Row," which became a defining feature of Florence's social and religious development. The building has served the community for more than a century through religious and civic uses, reflecting the city's evolving cultural heritage.

2) Exemplifies the cultural heritage of the community.

- The property exemplifies the cultural heritage of the Florence community through its longstanding role as a place of worship, community gathering, and civic activity. As one of the historic churches that formed "Church Row," St. Alban's Episcopal Church reflects the religious and social institutions that supported Florence's residents during its formative years and continued to serve the community through changing congregations and adaptive reuse.
- At its June 30, 2026, meeting, the Historic Preservation Commission reviewed the application for local historic registry designation of the St. Alban's Episcopal Church, located at 307 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 St. Alban's Episcopal Church at 307 East 2nd Street as a local historic landmark, subject to the public hearing required before City Council action.