



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
John Dixon
Sue Kinzer
Scott McMillin
Sherry Sky Stuart

CITY OF FLORENCE
FLORENCE HISTORIC PRESERVATION COMMISSION
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS
Tuesday, September 30, 2025 at 4:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the minutes of the August 26, 2025 meeting
- IV. Hearing – Local Historical Designation Application – 318 West Main Street
- V. **Public Hearing** – Local Historical Designation – 318 West Main Street
- VI. Discussion –
 - a) Florence Historical Archive Context Survey monthly report
- VII. Next Meeting Date and Time: Tuesday, October 28, 2025 @ 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, August 26, 2025

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 4:32 p.m.

II. Roll Call

Member McMillin and Black absent.

All the other members present.

Council Representative MacKinnon absent.

III. Approval of minutes of the July 29, 2025 meeting

Member Dixon makes a motion to approve the minutes of the July 29, 2025 meeting.

Seconded by Member Stuart

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

IV. Discussion –

a) Local Historic Plaque

- The Planning Director states that the local historical plaque design which was submitted by the high school and reviewed at the May Preservation Commission meeting before being tabled to the August meeting needed to be discussed again.
- The Preservation Commission liked the shield-type plaque that had been submitted.
- The Planning Director recommends that the overall size be smaller.
- The Commission decides the plaque should be 12" x 15" in size with darker text to ensure readability. The plaque will include the statement: "*Florence Historic Landmark,*" along with the building name, address, and date of construction.
- Chair Angel states he will contact the high school to see about the changes.

b) South Union Street

- Member Stuart states she would not be continuing the study of South Union Street and taking the data and historical information that was collected and offering it to the museum.

c) Florence Historical Archive Context Survey Report

- Member Wintz discusses the Fremont County 250/150 Consortium and that each of the sub-committees had to hand in a page for the Passport Project booklet that will be designed to help celebrate the anniversary of the State next year. The page that was to be submitted to the Consortium is on railroads. She further describes that the railroads also fit into the 'Cookies of Florence' project that has been part of the farmer's market.

Meeting adjourned at 5:12 p.m.

By: _____
Historic Preservation Chair

Date: _____

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: SEPTEMBER 30, 2025

STAFF REPORT

Agenda Item: Hearing – Local Historic Designation - 318 West Main Street

Department: Planning

Property Information:

Location: 318 West Main Street

Name of Structure: St. Elmo Hotel / Woods Building

Year(s) of Original Construction: 1896

Original Builder, Architect, or Designer: Unknown

Original Owner: Unknown

Current Property Owner: Savannah and Christopher Bryant

Staff Comments:

- Savannah and Christopher Bryant have submitted an application for local historic designation related to 318 West Main Street.
- Historic Preservation Commission review of the application is needed
- The application for 318 West Main Street submitted states the building has historical significance.
- Items to consider about the application:
 - Has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State or Nation.
 - Is the site of a historic event with a significant effect upon society; or
 - Exemplifies the cultural heritage of the community.
 - Is the application complete and does it contain enough information regarding potential historical significance.

Motions:

I move that the Historic Preservation Commission accept the application for local historic designation of 318 West Main Street as complete and eligible, and forward it to a public hearing.

Or

I move that the Historic Preservation Commission find the application for local historic designation of 318 West Main Street incomplete, and request that the applicant provide additional information before proceeding to public hearing.

Attachments included:

- Application



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.

Built in 1896, the "Woods" building sits on the west edge of Main street and is the first building you see as you are entering downtown Florence. The building was first the St. Elmo Hotel. It was later used as an automotive shop, an antique store and most recently serves as the site for Goal High School.



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

Section I

Current Owner(s) of the Property:

Name: Christopher and Savannah Bryant
Mailing Address: [REDACTED]
City: Penrose State: CO Zip Code: 81240
Phone Number: [REDACTED]
Email Address: [REDACTED]
(For Multiple Owners - list names, addresses and phone numbers on an additional Sheet)

Address of Property:

Street Address: 318 W Main Street

Name of Property:

Historic Name (if any): The St. Elmo Hotel / Woods Building

Legal Description of Property:

Lot A Haney LLA
Ref From 610-09-941/942

Preparer of Nomination:

Name: Savannah Bryant Date: _____
Organization (if applicable): _____
Mailing Address: [REDACTED]
City: Penrose State: CO Zip Code: 81240
Phone Number: [REDACTED]

Section II

Category of Property (check on box)

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

Number of Resources within Property

- 2 Buildings shop is on site
- _____ District
- _____ Object
- _____ Site
- _____ Structure



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

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

If yes:

Where was its original location? _____

When was it moved? _____

Year of Construction: 1896

Source of Information: News Articles, Date engraved on building

Original Builder, Architect, and / or Designer: _____

Source of Information: _____

Original Owner: _____

Source of Information: _____

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.

The original building was brick and at some point it was painted. The paint is peeling and in poor condition. There is a section that was added to the back of the building. There have been changes to the windows and the entry way on the main floor. One photo we have shows an awning that has since been removed.

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.



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

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.

The building was built in 1896 and originally served as the St. Elmo Hotel. The building sits on the far western edge of main street and serves as the entrance to downtown. Over the years it has served as an automotive store, a feed store, an antique store, and currently houses a school.

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.



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

Section IV

Resources:

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

Newspaper articles, old photographs, historical sign.

Review Process:

Please return the owner 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 application and be in contact with applicant to schedule a meeting for the discussion of the nomination.



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

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, Savannah and Christopher Bryant
Owner of 318 W. Main 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: Savannah Bryant
Date: 7/16/2025

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



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

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, Christopher Bryant

Owner of 318 W Main 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: [Handwritten Signature]

Date: 7/16/2025

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

**ST. ELMO HOTEL,
WOODS BUILDING**
318 West Main Street
Constructed in 1896



The hotel was built in 1896 to serve for the nearby Florence and Cripple Creek Railroad. When the railroad closed in 1914, Danny Van Eaton used the ground floor to house a furniture and stage business, and the second floor became rental. Later on the upper floor was used for apartments until around 1980.

Numerous businesses were on the ground floor over the years including a barber shop and shoe

store (1923), Laupoff's auto sales, Joe's Auto Parts, Florence Feed and Fuel, and sign painting, as well as storage for the City of Florence. In 2005 the building was purchased by Mark and Renee Henry to use as an antique store which it still is today.

Memory Lane

By Florence Historical Archive

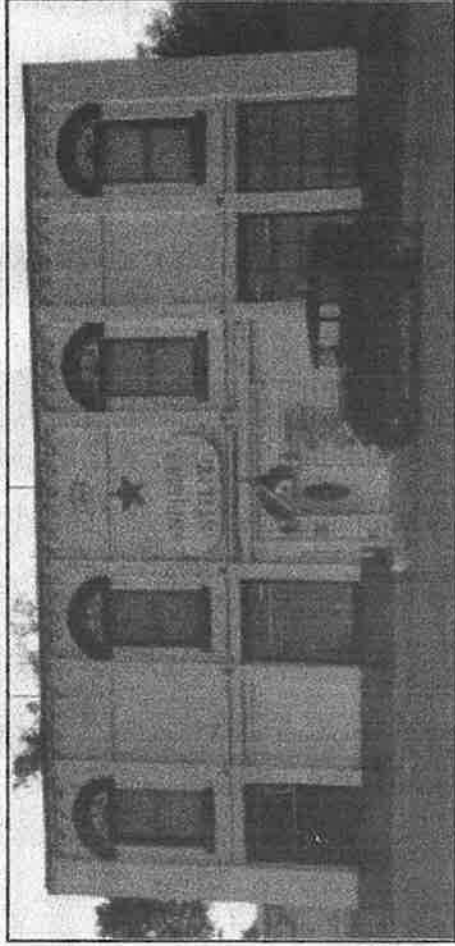
Memory Lane is compiled by the Florence Historical Archive from Florence area newspapers. In compiling articles for Memory Lane our intention is to represent the journalism and language of the era and region by using the exact language and punctuation in the original articles. To include spellings and words that may have become unusual.

120 Years Ago - March 15, 1901 from the Florence Refiner
Union Labor Ticket Mayor, C.W. Tullis; City Clerk, Mrs. E.B. Reddick; City Treasurer, C.N. Stillwell; Alderman 1st Ward, E. Johnston; Alderman 2d Ward, for 2 years, O.D. Smith, for 1 year, A. G. Collins; Alderman 3rd Ward, F.C. Williams; For Police Magistrate, T. J. Casey.
The opposition says Tullis is not big enough for mayor of Florence. They say the mayor would be a candidate

Character are: Mrs. Clover Marceline Renfrow; Johnny Clover, Ben Nitchen; Spud Erwin, Richard Evans; Susan Blake, Angelina Nails; Betsy Erwin, June Fisher; Martha Willard, Betty Karch; Officer Simmons, Harold Pontious; Harry Quir, Floyd Huait; Lucy Belle Lee, Roberta Kier; Preston Hughes, Tony Morganstein; and the football players are Charles Newell, James Massy, Max Martinez and Mike Solano.

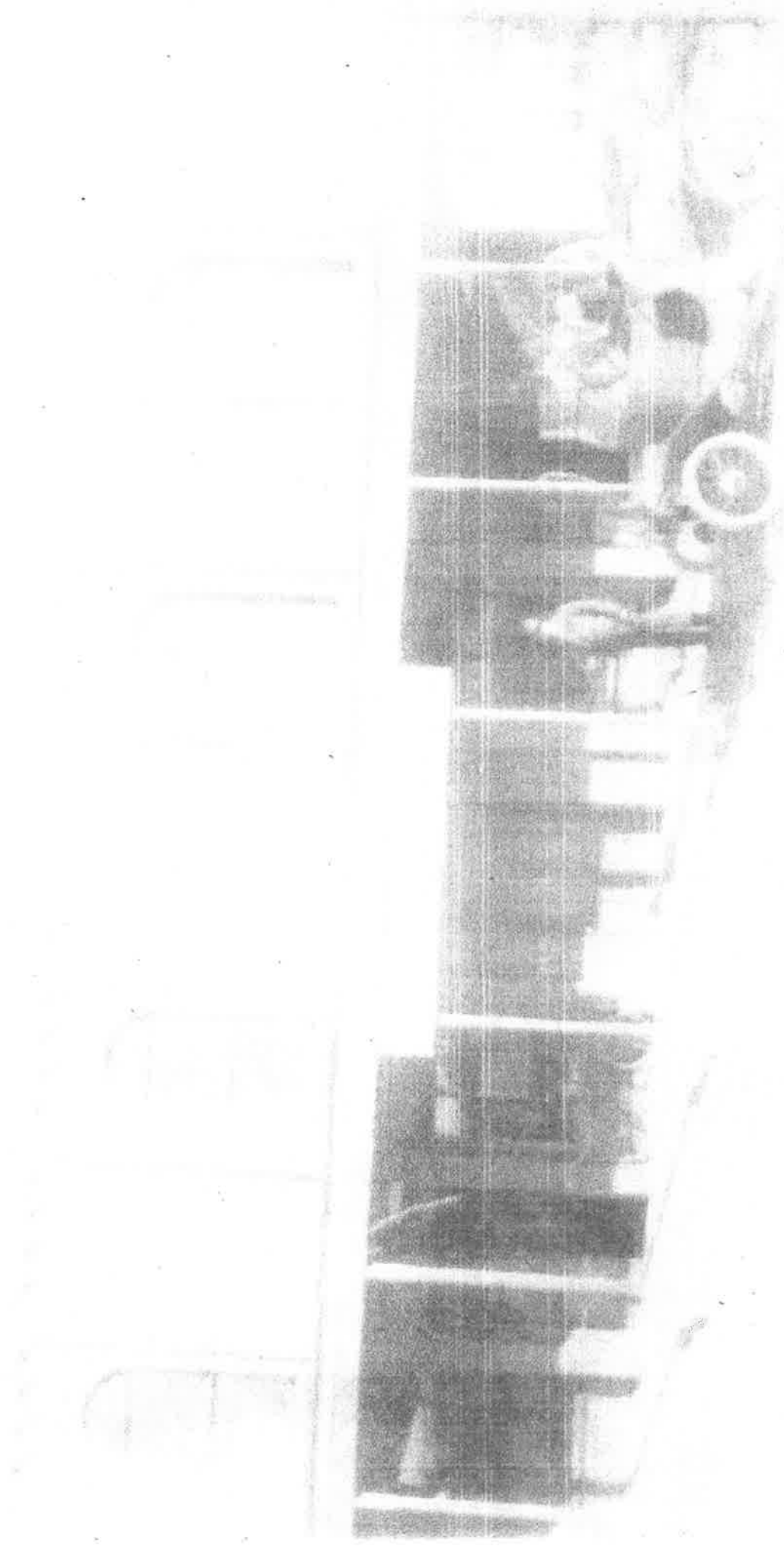
50 Years Ago - March 14, 1970 from the Florence Citizen
Top spellers in district to meet for county spelling team selection
Top spellers from Fremont Junior High school and Penrose school will meet Wednesday mar 24 at the Fremont Junior High school to select the students to participate in the county contest to be held Apr. 17. Students from Fremont Junior High

unity for a National Sanatorium of the order, and for weeks and weeks have been busy with the enterprise. The National body or the committee of the National body, having in charge of the selection of a site for this monster institution, some time ago decided to locate it in Colorado, and not a great while ago looked with great favor upon a location between here and Canon City. The site has not yet been decided upon, and there appears to be a good opportunity for Florence to secure it. E.E. Watten, President of the United Oil Company, has offered on the part of the Company to donate forty, yes eighty acres if necessary. And it now seems up to the city officials, and the Chamber of Commerce to exert every effort and give all the support that either of them can to the local Moose Committee. Such information

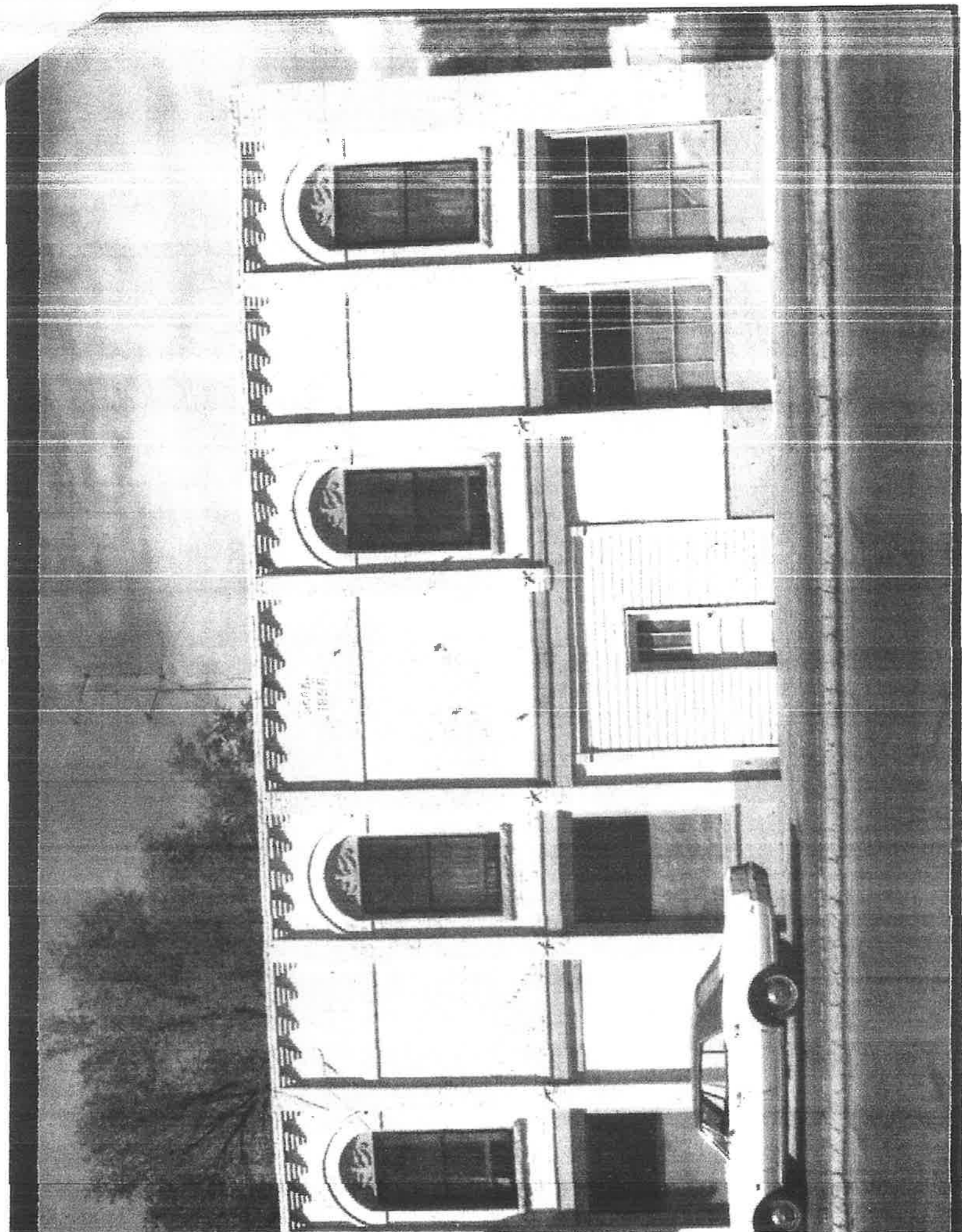


The St. Elmo Hotel built in 1896, at 318 West Main, was intended to provide convenient meals and hotel rooms to workers and passengers on the Florence & Cripple Creek Railroad. The original depot for the F&CC, was just northwest of the hotel, and the round-house, where the engine was turned around for its return to Cripple Creek, was also northwest of the hotel. After operating as a hotel and boarding house, the building served a number of different purposes. For several decades it was owned by the Largent family, and housed an automotive shop on the ground floor and an apartment upstairs was rented to families. Most recently the building housed the business, Antiques at the St. Elmo, with the upstairs used as a private dwelling.

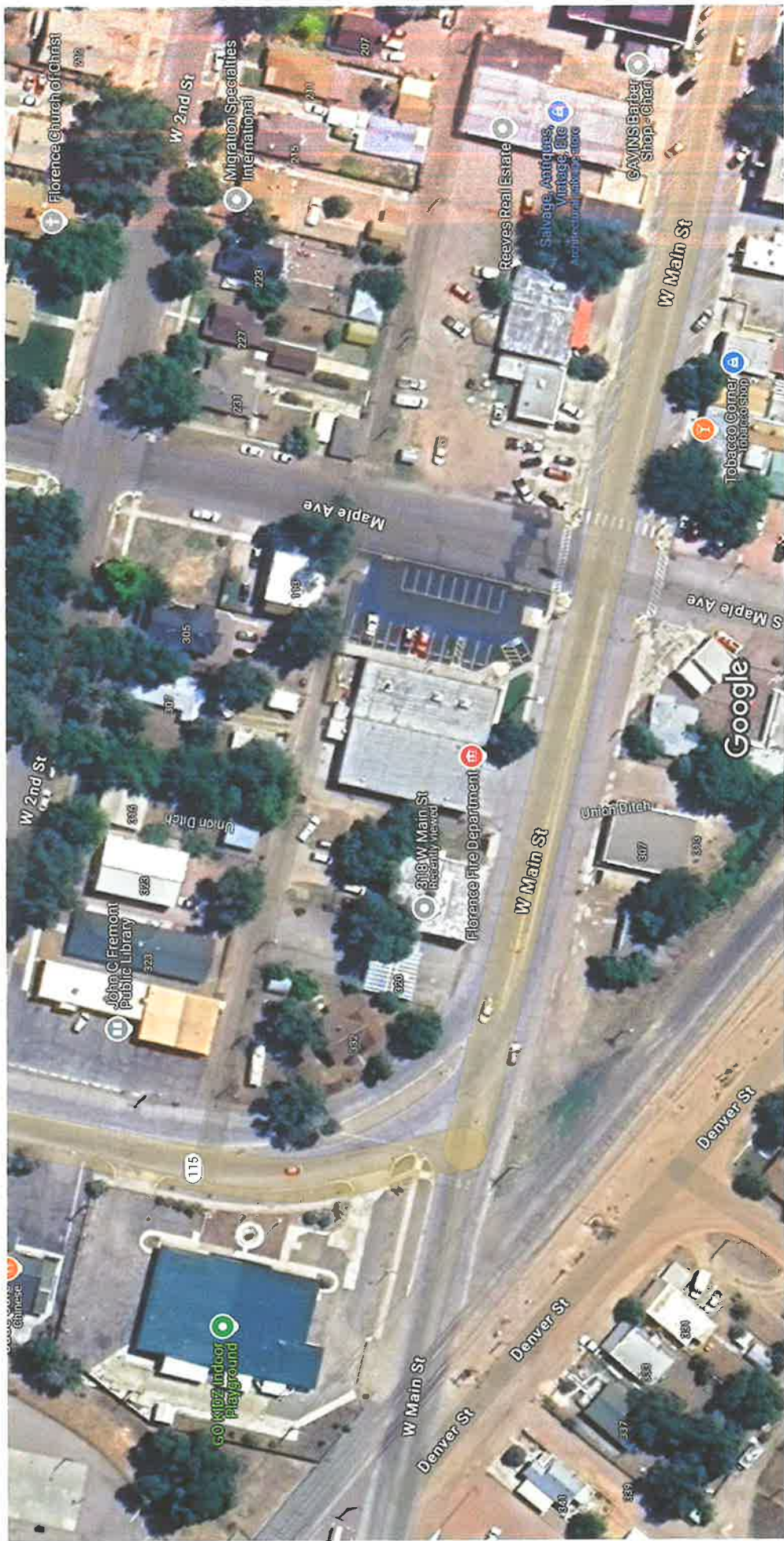
Sauer is the general contest chairman. Winner of the county contest will compete in the state contest, sponsored by the Rocky Mountain News, and Channel 8 in Denver. **25 Years Ago - March 14, 1996 from the Florence Citizen**
"Earth, Water, Wind & Fire" a Native American Pottery Workshop, taught by Vern Roberts, will be offered June 9-16 in Florence, at the FHS art room and in the field. This will definitely be a "hands-on" class in which participants the Ancient American pottery methods used by the Native American potters of the Southwest, Roberts said. The class is open to all ages of people. Aspects of Native American philosophy, history and culture will be studied in relation to the pottery methods used by the



Small table - low in front of the students - in New Castle
at 1310 1st St. - New Castle - Pa.



1856



FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: SEPTEMBER 30, 2025

STAFF REPORT

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

Department: Planning

Property Information:

Location: 318 West Main Street

Name of Structure: St. Elmo Hotel / Woods Building

Year(s) of Original Construction: 1896

Original Builder, Architect, or Designer: Unknown

Original Owner: Unknown

Current Property Owner: Savannah and Christopher Bryant

Statement of Significance:

- Constructed in 1896, the building was originally developed as a hotel to serve passengers and workers of the Florence and Cripple Creek Railroad - a vital short-line, narrow-gauge that connected the booming gold fields of Cripple Creek with the smelters and markets of Florence. The hotel offered lodging, dining, and social space for travelers and workers during a period of rapid economic expansion. As one of the few surviving structures directly associated with the Florence and Cripple Creek Railroad, the building embodies the community's pivotal role in regional rail transportation and commerce at the turn of the twentieth century. Its continued presence offers an enduring connection to Florence's railroad heritage and the industries that shaped the community's growth.

Historical Background:

- The building was initially known as the Willard Hotel and was later renamed the St. Elmo Hotel in 1900. It provided accommodation for travelers and railroad workers during one of Florence's periods of rapid growth. Following the dissolution of the Florence and Cripple Creek railroad in 1915, the building shifted from hospitality to commercial use, mirroring the community's own economic transition.

Over the following decades, the ground floor hosted a variety of businesses that reflected Florence's changing economy and community needs. By 1923, it had contained a barber shop and shoe store. Later, the building was occupied by Largent's Auto Sales and Jim's Auto Parts, marking the rise of automobile culture. Florence Feed and Fuel and a sign-painting shop followed, demonstrating the community's shift toward service-oriented and locally based enterprises. In the latter part of the twentieth century, the building became home to an antique store, aligning with Florence's emergence as a center for antiques and specialty retail. Today, it serves a new community function as the site of Goal Academy High School, continuing its long tradition of adaptation to meet the evolving needs of Florence.

Alterations to the property:

- The original building was constructed with brick; the building was at some point painted. The paint is now peeling, and the brick is in poor condition.
- There has been an addition onto the back of the building.
- Changes to windows and entryway on the main floor.

Significance of the Property:

The property is significant for its direct association with the Florence and Cripple Creek Railroad, which played a pivotal role in the economic development of Florence and the surrounding region at the turn of the twentieth century. As one of the few remaining structures connected to this historic narrow gauge short line, the building provides a tangible link to the community's railroad heritage.

Beyond its initial function as a hotel, the building's long and varied commercial use reflects Florence's broader economic shifts—from a railroad hub to a center for automobile services, small businesses and eventually antiques. Its continuous occupation by businesses and institutions for more than a century underscores its enduring role as a cornerstone of community life.

The property is also significant for its adaptive reuse. Across generations, its occupants—from hotels and retail shops to antique stores and, most recently, Goal Academy High School—has found new ways to use the building while preserving its historic presence in the downtown landscape. This adaptability highlights the building's importance as both a cultural and architectural landmark that continues to shape Florence's identity.

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: The building has significant character, interest, or value as part of the development of the City of Florence.

- This building embodies a captivating history intertwined with the economic development of the area and played a pivotal role in shaping the community, thus holding significant importance and meaning within the broader narrative of the City's history.

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 318 West Main Street as a local historic landmark, subject to the public hearing required before Council action.

Or

I move that the Historic Preservation Commission find that the application for local historic designation of 318 West Main Street does not meet the required findings of fact, and therefore not recommend forwarding the application to the Florence City Council for public hearing or consideration of an ordinance

Attachments included:

- Pictures

Reference:

J.H. Flavin, "St. Elmo Hotel", *Florence Refiner*, April 10, 1900, Vol. XIII, No. 37.

"Local Notes," *The Florence Daily Tribune*, February 25, 1901, Vol. 6, No. 147.

Wilkins, Tivis E. *The Florence & Cripple Creek and Golden Circle Railroads*. Golden, CO: Colorado Railroad Museum, 1976.



GOAL
HIGH SCHOOL

INCLUSIVE ENVIRONMENT



FAMILY SCHOOL PARTNERSHIPS



LEGION

GOAL HIGH SCHOOL
ESPORTS

GOAL HIGH SCHOOL

 GOAL HIGH SCHOOL		 GOAL HIGH SCHOOL	
HOURS OF OPERATION			
Monday	8:30am to 2:30 pm	<p>WELCOME TO GOAL HIGH SCHOOL! THIS DOOR IS LOCKED AT ALL TIMES!</p> <p>TO ENTER: PUSH THE HINGE DOORBELL BUTTON ON THE LEFT AND WAIT FOR THE BEEP! LISTEN CAREFULLY FOR THE CLICK ON THE DOOR THEN PULL OPEN DOOR</p>	
Tuesday	8:30am to 2:30 pm		
Wednesday	8:30am to 2:30 pm		
Thursday	8:30am to 2:30 pm		
Friday	8:30am to 2:30 pm		
<p>Students by Appointment ONLY on Fridays</p> <p>Call the office for an appointment please contact: Director: Sarah O'Neil at 719.478.9100 Office: Administration Office at 719.478.9100 In Case of Building Emergency please contact: Emergency 911 or 719.478.9100 FAX 719.478.9100 for information www.goalhighschool.org</p>			

Post Box
 10/15/25
 10/15/25
 10/15/25

PUBLIC NOTICE

An Application For **LOCAL HISTORIC DESIGNATION**

Will Be Considered at Public Hearing
AT 4:30 on 9/30, 2025

Before the Florence HISTORIC PRESERVATION

In The Council Chambers
 of the Municipal Building
 Located at 600 West 3rd
 Street, Florence, Colorado

All Interested Parties Are Urged
 to Attend

Applicant: **Savannah Bryant**

Property Location:
318 WEST MAIN Street



Fremont County 250/150 event: The ninth steering committee for the event met in the Royal Gorge Regional Museum. Canon City. Florence's submission to the passport project (railroads) was accepted and will be incorporated into the Fremont 150/250 County wide Passport program. Several committees are working on various projects.

Context Survey Project. Cookies of Florence, Jefferson's Cookies:

The 2025 context survey Farmer's Market project, Jefferson's Cookies, 150/250, 1776 to 1887, ended by reaching its goal. the city's Incorporation in 1887. Featured was the official 1972 Florence City Flag with an incorporation map. The 6th Base Map of the series continued the Flag theme and introduced the goal for the 2026 efforts.

Follow up: The public interest in the existence of the city flag suggested an activity for 2026. The project of supplying a city flag to each of the buildings currently on the Florece Preservation Register at a publicized event on Colorado Day of the National Celebration year, 2026 would be appropriate. This follows the Public Awareness and Education directives of the original grant.

Research will have to be done to see if CLG support for the activity could be obtained as a Florence Preservation Commission project. Work has already begun in searching for a commercial flag maker capable of the task. Details of the presentation event, public awareness and involvement, publicity, support and obligations must be addressed.

Jefferson's Cookies, Bits and Bytes

The "Red File" (Bytes) of supporting documentation referenced on the "Cookie Crumb" page of the recipe handouts, is in the process of being indexed. The Red File of that series (Cookie crumbs, iron horse, "railroads") is the basis of the 150/250 Passport submission.

Survey Progress: The entrance hall Context Index Maps, the "Cookie Book" walking tours, Red File documentation, and Blue Site files are all in the process of being updated.

Committee: Results:

Anyone interested in helping with this project, the Fremont County 250/150 Project, the Farmer's Market Survey Project or proposed "Flag Over Florence" project, are more than welcome as all these are connected to the original survey grant.