



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, May 26, 2026 at 4:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the minutes of April 28, 2026, meeting
- IV. Discussion –
 - a) Local Historical Plaque
 - b) America 250/150
 - c) Local Historic Registry Nomination
- V. Next Meeting Date and Time: Tuesday, June 30, 2026 @ 4:30 p.m.
- VI. 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, April 28, 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 Black, McMillin and Stuart absent.
 All the other members present.
 Council Representative MacKinnon absent.

- III. **Approval of minutes of the February 24, 2026 meeting**
 Member Kinzer made the motion to approve the minutes of the February 24, 2026 meeting.
 Second, by Member Wintz.

Roll Call 4 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 Historical Plaque -**

- Chair Angel presented an example of the local historic plaque that the Jr/Sr High School welding 1 class has been working, this is the third phase or example. Further stated that if approved at the meeting the class will make the final touches to the plaque.

Chair Angel makes the motion to approve the deigned local historic plaque created by the welding class.

Seconded by Member Kinzer

Roll Call 4 Ayes

- Member Dixon suggested that ‘Local Historic Landmark’ be added to the plaque as well.

Chair Angel made a motion to amend the original motion approving the design of the local historic plaque to include the term “Local Historic Landmark.”

Seconded by Member Kinzer

Roll Call 4 Ayes

b) **Local Nominations –**

Bell Tower:

- Planning Director stated that a local nomination application for the City’s Historic Registry was submitted for the Bell Tower. The nomination committee met to review the information provided in the application and determined that the application was complete and accurate. The staff report outlines the criteria required for designation on the Local Historic Registry as well. The committee found that the Bell Tower meets the criteria for both historical and architectural significance and has no further recommendations. 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.

Chair Angel made the motion that the Historic Preservation Commission finds the application for local historic designation of the Bell Tower at 201 East 2nd Street to be complete and eligible, and that it be scheduled for a public hearing at the next regular meeting.

Seconded by Member Kinzer



City of Florence

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

Roll Call 4 Ayes

Braden & Griffith Block:

- Planning Director stated the local nomination application submitted indicates that the Braden & Griffith Block may meet the criteria for local historic designation based on its architectural significance and its inclusion on the Colorado State Register of Historic Properties.

The nomination review committee met to evaluate the Braden & Griffith Block nomination and recommends revising the designation category to emphasize the building's historical significance instead of or in addition to architectural significance. The committee also recommended potentially recognizing the building's use as a museum in consideration of its cultural significance and incorporating additional narrative describing the building's expansion and evolution over time.

Chair Angel made a motion to table the Braden & Griffith local historic nomination to the next regular meeting for further discussion.

Seconded by Member Dixon

Roll Call 4 Ayes

c) America 250/150

- Planning Director shared that the Florence Archives and the City are pursuing a project to recreate the City flag and present it to property owners listed on the City's local historic registry, potentially on September 5th.
- Flags have been ordered to decorate the council chambers.

Meeting adjourned at 5:19 p.m.

By: _____
Historic Preservation Chair

Date: _____

FLORENCE HISTORIC PRESERVATION COMMISSION

MEETING DATE: MAY 26, 2026

STAFF REPORT

Agenda Item: Local Historic Registry Nomination Discussion – 125 E. Main Street

Department: Planning

Property Information:

Name of Structure: Lobach Block

Year(s) of Original Construction: 1897-98

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 Lobach Block 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.
- Staff have reviewed the Lobach Block nomination and determined that the application is complete and accurately reflects the information provided. Staff further find that the Lobach Block meets the criteria for both historical and architectural significance and has no further recommendations.

Attachments included:

- Lobach Block nomination application.

Motions:

I move that the Historic Preservation Commission find 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.



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.

See Attached #1



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: Tammy Stone
Mailing Address: 125 E Main
City: Florence State: CO Zip Code: 81226
Phone Number: 719-429-0373
Email Address: zenstone4@yahoo.com
(For Multiple Owners - list names, addresses and phone numbers on an additional Sheet)

Address of Property:

Street Address: 125 E Main Street Florence, CO 81226

Name of Property:

Historic Name (if any): Lobach Block, 1898

Legal Description of Property:

Subd: Florence (Original) Lot 3 & E2 Lot 4 Blk 2 Florence ADI

Preparer of Nomination:

Name: Pamela Stone Date: 5/1/2026
Organization (if applicable)
Mailing Address: PO Box 175
City: Florence State: CO Zip Code: 81226
Phone Number: 719-429-9768

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



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: 1898

Source of Information: fremont County Heritage Commission & Physical Building

Original Builder, Architect, and / or Designer: Edwin Lobach Sr

Source of Information: Fremont County Heritage Commission & Denver Museum

Original Owner: Edwin Lobach Sr

Source of Information: Fremont County Heritage Commission

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 Attached #2

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.

See Attached #3 + 5

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.

See Attached #4 + 5



City of Florence

600 West 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.

- Fremont County Assessor records, Sanborn Fire Insurance Maps, Florence City Directories, Colorado State Business Directories, John & Carol Fox Family Archives, Florence.
 - Survey of Florence, CO, 1981. Florence Citizen, Florence Chamber of Commerce. Abstract of Title for Edwin Lobach in the files of Royal Gorge Regional Museum, Florence Historical Society, Fremont Heritage Commission, Denver Museum, United States Dept of the Interior, Colorado Cultural Resource Survey
-
-
-
-
-
-
-
-

Review Process:

Please return the owner consent form, the completed application and the \$ _____ non-refundable application fee 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, Tammy Stone
Owner of 125 E. 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.

Signature: Tammy Stone
Date: 5-1-2026

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

**United States Department of the Interior National Park Service / National Register of Historic Places
Registration Form NPS Form 10-900 OMB No. 1024-0018 Downtown Florence Historic District
Fremont, Colorado**

125 E. Main St., 5FN.2294, Lobach Block, 1898 (Photograph 41) The Lobach Block is a two-story red brick commercial building with buff color stone trim. The first story has an inset center entrance with a metal frame 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, 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 over the door above a transom and a paneled door. There is a metal lintel at the top of the storefronts. A rock-faced stone belt course extends across the façade above it. Brick pilasters divide the second story into four bays. These pilasters have stone capitals with foliate carving. Each bay has a one-over-one-light 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 topped by a brick parapet with stone coping that has a central gabled section with 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. There are a series of tall, narrow, segmental arch windows on the second story. Alterations. The central inset entrance area of the storefront was altered with the addition of an overhead garage door, probably during the time the building was a tire shop in the 1920s or 1930s. The storefront and entrance were rebuilt along the lines of the original appearance sometime after 1981. Historic Background. Florence pioneer Edwin Lobach had this building erected in 1897-1898. Lobach was born in Pennsylvania in 1834, and in 1854, he traveled to California mostly on foot, before coming to Colorado in 1859. Along with six others, Mr. Lobach organized the first oil company in Florence, and an oil well was drilled on his land in about 1880. In 1897, R.C. Thompson opened a confectionery and cigar store in the new block. Another original store in the building was the millinery firm known as Kirk & Rinner. The Elks Lodge occupied the space upstairs. By 1904, Walker Brothers, a grocery and dry goods firm, was located in this building and in 1909 the Florence Citizen conducted its business here. By 1916, this was the location of the Golden Rule dry goods store. In 1921, Golden Rule moved and the Salmon Grocery and Pritchard's Candies were located in the building. In 1937 Dailey's Tire Shop was the one business at 125 E. Main Street. The business remained here through at least 1951. In 1953, the space housed the Bell Garage, and in 1960 the Western Geophysical Company. In 1985 Turnon Limited, and in 1994 a furniture manufacturer, Builders of the Southwest, occupied the space. Since then, the space has been home to retail space and art galleries.

**United States Department of the Interior National Park Service / National Register of Historic Places
Registration Form NPS Form 10-900 OMB No. 1024-0018 Downtown Florence Historic District
Fremont, Colorado**

125 E. Main St., 5FN.2294, Lobach Block, 1898 The Lobach Block is a two-story red brick commercial building with buff color stone trim. The first story has an inset center entrance with a metal frame 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, 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 over the door above a transom and a paneled door. There is a metal lintel at the top of the storefronts. A rock-faced stone belt course extends across the façade above it. Brick pilasters divide the second story into four bays. These pilasters have stone capitals with foliate carving. Each bay has a one-over-one-light 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 topped by a brick parapet with stone coping that has a central gabled section with 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. There are a series of tall, narrow, segmental arch windows on the second story

Alterations. The central inset entrance area of the storefront was altered with the addition of an overhead garage door, probably during the time the building was a tire shop in the 1920s or 1930s. The storefront and entrance were rebuilt along the lines of the original appearance sometime after 1981. Historic Background. Florence pioneer Edwin Lobach had this building erected in 1897-1898. The stairs on the outside east side had been removed. Two windows on the north side and One on the East side have been bricked up. There have been 2 Fires in the downstairs part of the building. The first being in October 1909 and the 2nd being in Early 2000. In 2001 the upstairs was remodeled into 2 apartments. In 2006 the front of the downstairs was put back to the original doorway and transformed back into a retail shop.

Attachment #3

Colorado Cultural Resource Survey

Statement of Significance:

This building is associated with the history of commerce and fraternal organizations in Florence. It was completed in 1898 and housed early twentieth century millinery and dry goods stores on the first story and the lodge rooms of the Florence Elks #611 on the upper story. The building was erected by prominent Florence pioneer and early oilman Edwin Lobach, who also served as a county commissioner, and real estate interests, and operated a productive farm. He was described as "identified with the growth and development of the wonderful territory and state" When he died in 1921, the Citizen noted "Mr. Lobach was one of the very first settlers in Fremont County and has done much in behalf of the community." The newspaper cited this block as one of his accomplishments.

Colorado Cultural Resource Survey

Architectural Significance:

The building maintains historic physical integrity. The storefront area of the first floor has been restored to appear more like its original design, although the doors are not identical replacements to the originals.

The Lobach Block is a two-story red brick commercial building with buff color stone trim. The first story has an inset center entrance with a metal frame 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, 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 over door above a transom and a paneled door. There is a metal lintel at the top of the storefronts. A rock-faced stone belt course extends across the façade above it. Brick pilasters divide the second story into four bays. These pilasters have stone capitals with foliate carving. Each bay has a one-over-one-light 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 topped by a brick parapet with stone coping that has a central gabled section with 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. There are a series of tall, narrow, segmental arch windows on the second story.

EDWIN LOBACH (1859)

Edwin Lobach was a son of Samuel and Dina Biehl, members of a pioneer family of Pennsylvania. Both died while still young, leaving Edwin, who was reared by an uncle, in Union County. He learned the trade of saddler and harness maker.

In 1854 he went to California. He was a poor boy, and unable to pay his way by steamer or stage so walked almost the entire distance, taking from the first of May until October to reach his destination*.

After 4 years in California, he returned to Pennsylvania, and for a few months attended school. In the spring of 1859 he came to Colorado and for a short time mined in the gulch at Central City, after which he hauled freight for the government, going to Salt Lake [City], Ft. Douglas [Arkansas?], and New Mexico** during the war.

In 1863 he was attacked by Indians and his stock stolen. Again in the fall of 1867, when freighting with 18 six-mule trains, he was shot at frequently by Indians, and nine of his mules were shot.

After the latter trip he abandoned freighting and secured work in the grading of the Union Pacific R. R. Returning East, he worked on the Adirondack Railroad in New York. He then went to Jefferson, Texas, where he was employed on the Southern Pacific Railroad.

In 1870 Mr. Lobach arrived in Fremont County and started a stock ranch 12 miles east of the present site of Florence. Two years after his arrival the railroad was built through and since then this section of country has prospered. Since the fall of 1870 he has resided on his present homestead, where he has been extensively engaged in stock raising.

He has had as many as 200 head of horses at one time, and all have been of the best grades. He is a lover of good horses and says that he believes he could not live without them around him. He also has full-blooded Berkshire hogs.

With his son he is conducting a dairy and keeps 75 Jersey and Holstein cows. In 1892 he built a two-story brick resident containing the modern improvements, and at different times he has erected needed farm buildings. On his place he has a fruit orchard of 16 acres in the finest bearing condition.

With six others he organized the first oil company at Florence and the first oil well was drilled on his property about 1880. Since that time he has been interested in the oil business, and now has six wells on his place.

He went to Florence before a single line of railroad had been built through it. Now there are five lines running through his property, the most of which he donated to the railroad companies.

In February 1871 he married Nancy, daughter of Joseph Crouch of Fremont County. They have two sons and five daughters: Carrie A., wife of B. M. Robinson of Florence; Mary Grace; Edwin Jr., who assists his father in the management of the home farm; Josephine, who married Dr. Baker; Ulysses; Macie Fern [Macie Fern in index]; and Nancy Irene.

*That's about 16 to 19 miles per day for 5 or 6 months.

**New Mexico entered the Union in 1912.

THE REAL PIONEERS OF COLORADO

By

Maria Davies McGrath

Volume I

The Denver Museum
1934

Document Division of
The Denver Museum
Clerical work done by
CWA Project No. 551

Retyped to make available on the Internet
October 2001

Jane P. Ohl, Volunteer
Denver Public Library
Western History and Genealogy

NOTES

Throughout this retyping of an extraordinary collection of data, I have been impressed with the destination of many emigrants to the "Pike's Peak" gold area. Some have arrived at Old Colorado City, southwest of Colorado Springs; some came by way of the Arkansas River, arriving at Fountain City, now part of Pueblo; some arrived in what is now Denver; some arrived far north of Denver, having followed the South Platte River. Many were walking or guiding slow-moving animals. The view to the south from downtown Denver, on a clear day, reveals the magnificent peak, but it is 70 miles away. From Pueblo County, the view northward is nearly as distant, both very impressive walks from Denver, with or without teams of animals. So, the emigrants had a very broad view of what "Pike's Peak excitement" meant, geographically.

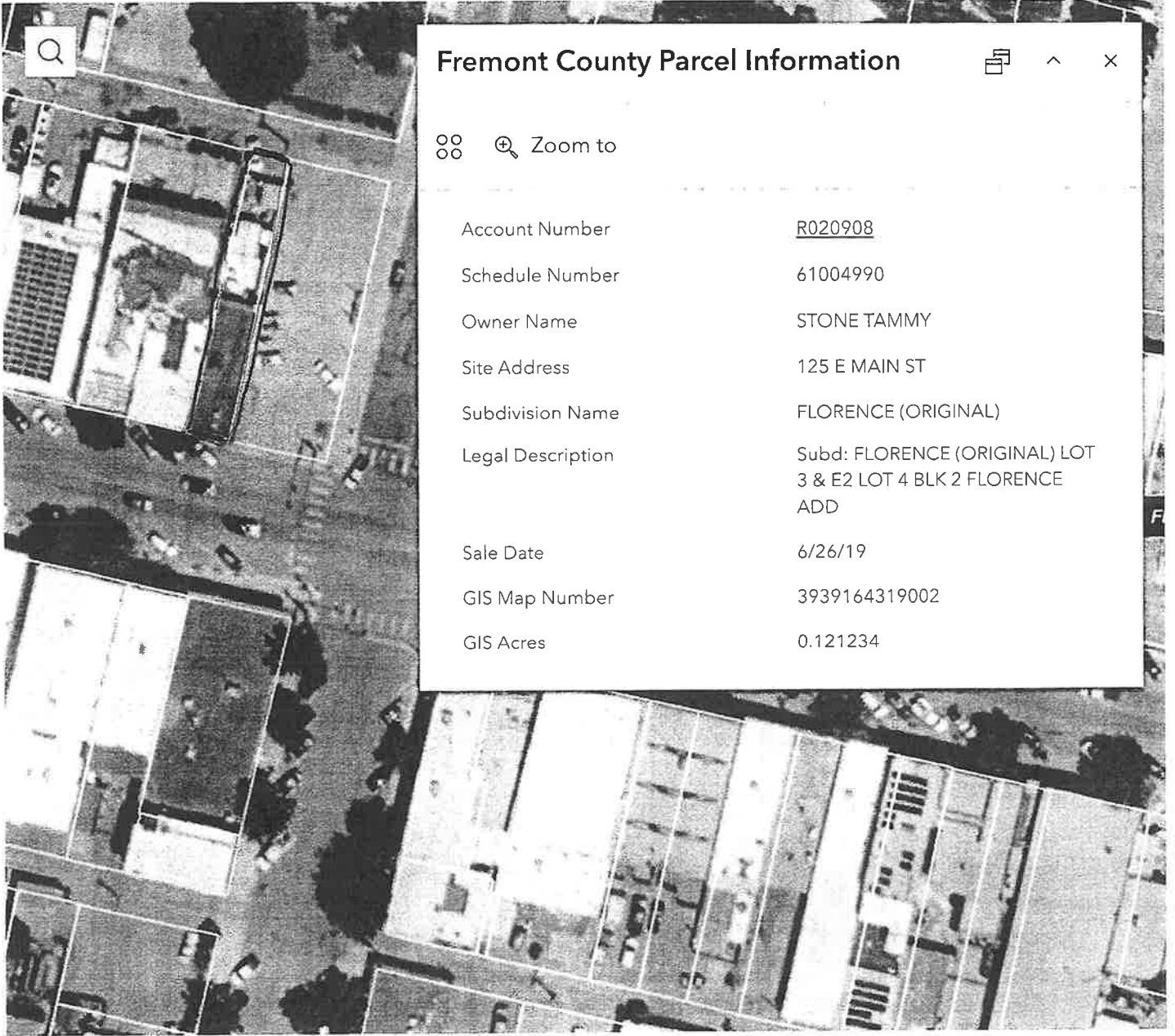
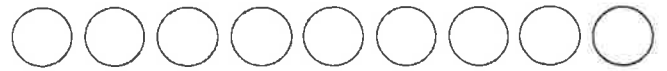
Pikes Peak as a source of gold is related to the confirmed finding in 1891 of gold telluride (years later than the 1858-60 "Pike's Peak or bust" phenomenon), by W. S. Stratton, on the west side of the mountain, about 45 miles southwest of Colorado Springs. Though prospectors were active in the Pikes Peak region as early as 1859, they overlooked the ores of Cripple Creek. Stratton filed a claim on a "barren, granitic-appearing outcrop that proved to be gold ore worth \$380 per ton." (Principal gold-producing districts of the United States, by A. H. Koschmann and M. H. Bergendahl, U. S. Geological Survey Professional Paper 610, p. 117-118, 1968.)

The U. S. Board on Geographic Names does not use apostrophes in place names, therefore, Pike's Peak is officially spelled Pikes Peak, and has been so used throughout this retyping.

On November 1, 1861, the State of Colorado was divided into 17 counties. From northwest to southeast they were: Summit, Larimer, Weld, Boulder, Gilpin, Clear Creek, Arapahoe, Jefferson, Douglas, Lake, Park, El Paso, Fremont, Pueblo, Guadalupe (Conejos), Costilla, and Huerfano. There also was the Cheyenne and Arapaho reservation, abutting the eastern boundaries of El Paso and Pueblo Counties. (Noel and others, 1994, section 15, "The seventeen original counties.")

Present-day Colorado is divided into 63 counties. In November 2001, Broomfield County will become number 64 and abut an area north of the City and County of Denver.

In many of the following biographical sketches the "Battle of Sand Creek" or the "Sand Creek Massacre" is mentioned. In Noel and others, 1994, section 45 and map 45c, the following is to be noted: "Many Native Americans did not sign the treaties and resisted white advances. Nor did the whites keep the promises that they made in the flawed Fort Laramie and Fort Wise treaties. Increasingly hostile incidents culminated in the 1864 Sand Creek Massacre, where more than one hundred Arapaho and Cheyenne--mostly children, women, and old men--were slaughtered." Sand Creek is now a historic site in Kiowa County, southeastern Colorado.



Fremont County Parcel Information



☰ 🔍 Zoom to

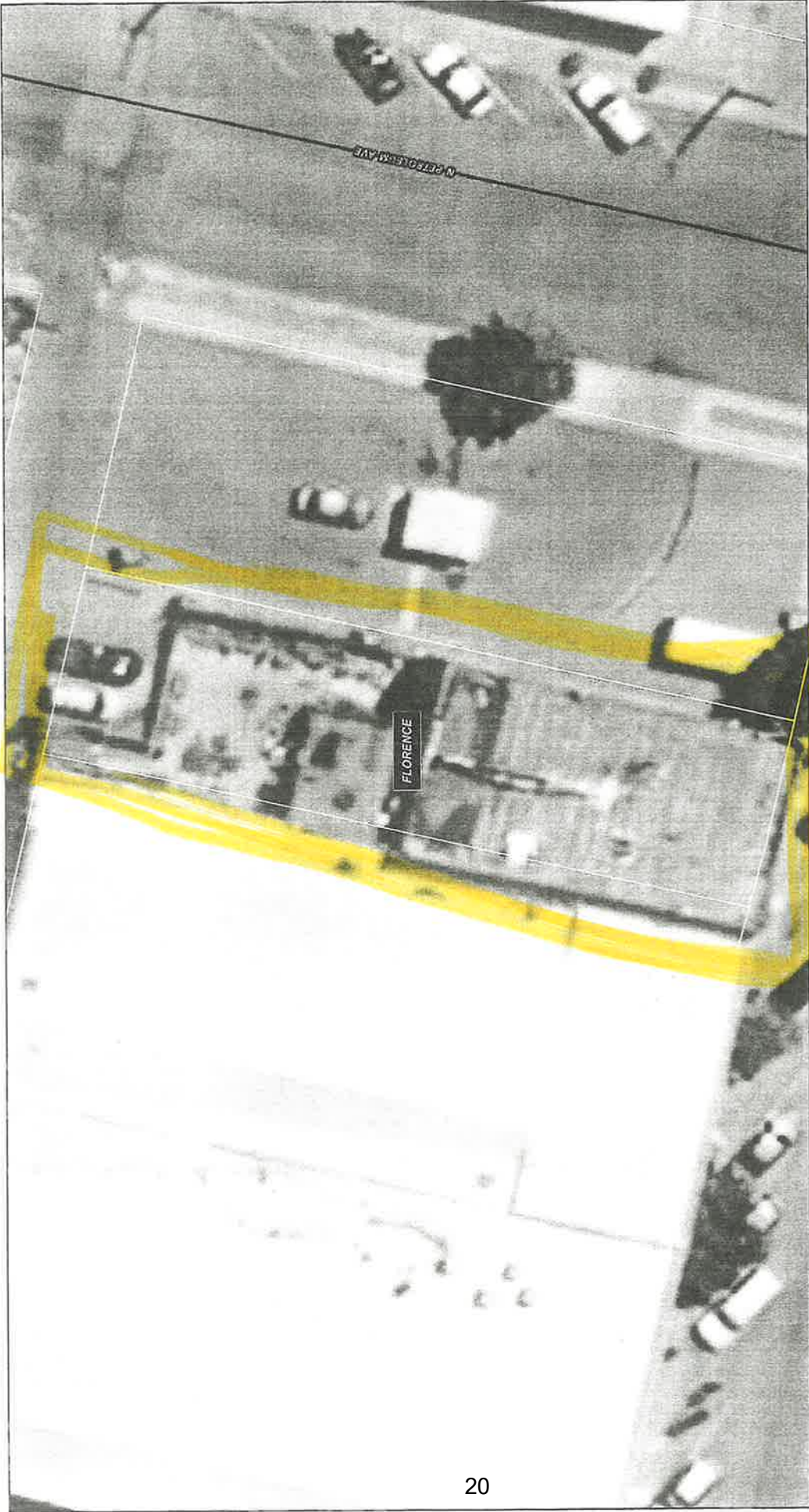
Account Number	<u>R020908</u>
Schedule Number	61004990
Owner Name	STONE TAMMY
Site Address	125 E MAIN ST
Subdivision Name	FLORENCE (ORIGINAL)
Legal Description	Subd: FLORENCE (ORIGINAL) LOT 3 & E2 LOT 4 BLK 2 FLORENCE ADD
Sale Date	6/26/19
GIS Map Number	3939164319002
GIS Acres	0.121234



20 m



Fremont County GIS Web Map



4/30/2026, 6:08:40 PM

FC Roads (ENT)

freeway

principal arterial

minor arterial

collector

local

private road

private drive

Municipal Boundaries

FLORENCE

BROOKSIDE

CANON CITY

COAL CREEK

County Boundaries

COUNTY BNDY mask

FC Parcels

1:224

0 15 30 60 ft

0 4.5 9 18 m



Property Record Card

Fremont Assessor

STONE TAMMY
125 E MAIN ST
FLORENCE, CO 81226-1528

Account: R020908
Tax Area: 23A - 23A
Acres: 0.000

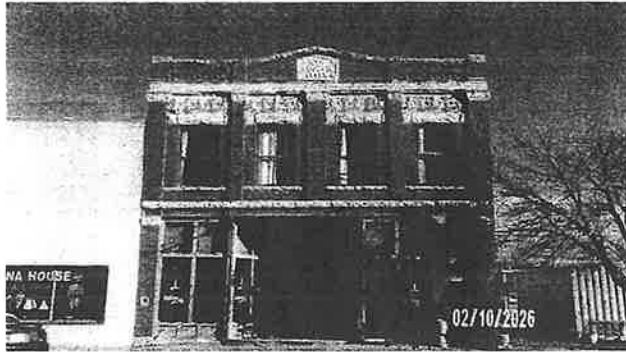
Parcel: 61004990
Situs Address:
125 E MAIN ST
FLORENCE

Value Summary

Value By:	Market	Override
Land (1)	\$31,500	N/A
Extra Feature (1)	\$180	N/A
Commercial (1)	\$245,022	N/A
Total	\$276,702	\$276,702

Legal Description

Subd: FLORENCE (ORIGINAL)
LOT 3 & E2 LOT 4 BLK 2 FLORENCE ADD



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
975056	06/27/2019	432	U	Y	\$150,000	184.47	\$150,000	184.47	\$150,000	184.47
817727	03/09/2006	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
	09/12/2000	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
B1300 P978	10/24/1997	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
B1026 P69	11/12/1991	Deeds	Q	Y	\$32,000	864.69	\$31,500	878.42	\$31,500	878.42

Land Occurrence 1

Property Code	1112 - SINGLE FAMILY RESID	Property Code	50
	2130 - SPECIAL PURPOSE	Percent	50
Adjustment1	1	Adjustment2	1
Adjustment3	1	Adjustment4	1
EconomicArea	7	Land Use Code	44715 - FLORENCE HUB
Neighborhood	21010.02		

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
Land S	5250						
Total	5,250.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$31,500	6.00					

Extra Feature Occurrence 1

Property Code	2230 - SPECIAL PURPOSE	Property Code	100
		Percent	
Actual Year Built	1994	Depreciation	10 - 10
Description	3"CONC UNR	Effective Year Built	1994
Building Number	1	XFOB Code	662600 - "3"CONC UNR"

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
---------	--------	----------	-----------	----------	--------	--------	----------

Property Record Card

Fremont Assessor

Extra Feature Occurrence 1

Units		300					
Total		300.00					
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$180	0.60					

Commercial Occurrence 1

Property Code	1212 - SINGLE FAMILY RESID 2230 - SPECIAL PURPOSE	Property Code	50 50
Actual Year Built	1898	Building Type	420540 - FL RETAILC
Construction Quality	2 - AVERAGE	Depreciation	36 - 36
Effective Year Built	1945	Frame	1 - BRNG WALLS
Heating Percent	10 - 100% heated	Heating Type	12 - PKG H&C
Height	11 - 11	Perimeter	215
Roof Structure	13 - WJ-WD/CPDK	Size	48 - 12.59
Stories	2	Exterior Wall	4 - M-GRTD BK
Exterior Wall Percent	100	Floor	9 - HARD&SEAL 4 - AVG CARPET
Floor Percent	50 50	Interior Wall	62 - RESIDENCE
Interior Wall Percent	50	Roof Cover	25 - RUBBERIZED
Roof Cover Percent	100		

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
BLA	392		129				
CPT	1410		169				
TWO	2660	5320	3990	5320	5320	5320	5320
Total	4,462.00	5,320.00	4,288.00	5,320.00	5,320.00	5,320.00	5,320.00
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$245,022	54.91	46.06	57.14	46.06	46.06	46.06

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
1112	SINGLE FAMILY RESID		\$15,750	\$1,071	NA	NA
1212	SINGLE FAMILY RESID		\$122,511	\$8,331	NA	NA
2130	SPECIAL PURPOSE		\$15,750	\$3,938	NA	NA
2230	SPECIAL PURPOSE		\$122,691	\$30,673	NA	NA
Total			\$276,702	\$44,013	NA	NA

Permits

Issued Date	Permit Type	Amount	Remark	Status
09/06/2001	3 - REMODEL		REMODEL	
05/25/2006	3 - REMODEL		REMODEL	
07/10/2025	7 - RE-ROOF	\$26,908.01	RE-ROOF	2 - Closed

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 5

- Date _____ Initials _____
- _____ Determined Eligible-NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible-SR
- _____ Determined Not Eligible-SR
- _____ Need Data
- _____ Contributes to Eligible NR District
- _____ Noncontributing to Eligible NR District

I. IDENTIFICATION

- 1. Resource Number: 5FN2294 Old Number: 5FN523.43 Parcel Number: 3939164043002
- 2. Temporary Resource Number: N/A SHF/CLG Grant Number: 2007-T1-001
- 3. County: Fremont
- 4. City: Florence
- 5. Historic Building Name: Lobach Block, Kirk & Rinner Millinery, Thompson Confectionery, Elks Lodge
- 6. Current Building Name: Lobach Block, New Spirit Day Spa
- 7. Building Address: 125 E. Main Street
- 8. Owner Name and Address: Stone, Tammy and Folger, Barbara, 125 E. Main St., Florence, CO 81226

II. GEOGRAPHIC INFORMATION

- 9. P.M. 6th Township 19 S Range 69 W
NW 1/4 SW 1/4 SW 1/4 SE 1/4 of Section 16
- 10. UTM Reference Zone 13 Easting 489878 Northing 4248886
- 11. USGS Quad Name: Florence, Colo. Year: 1975 Map Scale: 7.5'
- 12. Lot (s): 3, 4 (E half) Block(s): 2
Addition: Florence Original Town Year of Addition: 1872
- 13. Boundary Description and Justification:
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape): L-Shaped
- 15. Dimensions in Feet: Length 122 X Width 37
- 16. Stories: 2
- 17. Primary External Wall Material(s) (enter no more than two):
Brick
- 18. Roof Configuration (enter no more than one):
Flat
- 19. Primary External Roof Material (enter no more than one): Asphalt
- 20. Special Features (enter all that apply):
Decorative Cornice, Chimney, Segmental Arch Window
- 21. General Architectural Description:

Two-story red brick commercial building with buff color stone trim. First story has an inset center entrance with a metal frame glazed door, sidelights, and a transom. Angled walls with plate glass windows and transoms flanking entrance have frame panels below. Cast iron columns with ornamented capitals at ends of angled walls. The columns were manufactured by John Seaton, Atchison, Kansas. Adjacent these are paired display windows with transoms, plate glass, and paneled kickplates 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 overdoor above a transom and a paneled door. There is a metal lintel at the top of the storefronts. A rock-faced stone belt course extends across the façade above it. The second story is divided by brick pilasters with capitals with foliate ornament into four

bays. Each bay has a wide 1/1-light window with a wide rock-faced stone lintel and a slender stone sill. Above the lintels and between the pilasters are panels with fleur-de-lys and anthemion ornaments. The pilasters support a band of smooth stone enframed with moldings. The wall is topped by a parapet with stone coping that has a central gabled section with a name and date plaque reading "1898 Lobach Block," which 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. There are a series of tall, narrow, segmental arch windows on the second story.

22. **Architectural Style/Building Type:** Nineteenth Century Commercial

23. **Landscaping or Special Setting Features:**

Building extends to sidewalk in front, where there are planters and a bench, and abuts buildings on either side.

24. **Associated Buildings, Features, or Objects:**

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate

Actual 1897-1898

Source of Information: Florence Refiner and date stone on building

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Edwin Lobach

Source of Information: Florence Refiner Industrial Edition, September 1897

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

This building was erected in 1898, according to its date stone; this is supported by Sanborn fire insurance maps for 1895 and 1900, which showed this building in 1900 and a one-story dwelling in 1895. In 1900, this rectangular two-story building was identified as the Lobach Block. The footprint of the building did not change by 1949. The central storefront area was altered with the addition of an overhead garage door, probably during the time the building was tire shop in the 1920s or 1930s. The storefront and entrance were rebuilt along the lines of the original appearance after 1981.

30. **Original Location:** Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Specialty Store
Social/Club House

32. **Intermediate Use(s):** Commerce and Trade/Specialty Store

33. **Current Use(s):** Commerce and Trade/Business

34. **Site Type(s):** Store, Fraternal Lodge

35. **Historical Background:**

Florence pioneer Edwin Lobach had this building erected in 1897-1898. Originally, it housed a clothing store and confectionery and cigar store on the first story and the Elks Lodge on the second. Edwin Lobach, who had interests in oil production and real estate, lived in Florence for 51 years and was involved in the public life of the city for much of that time, including his service as county commissioner. He built this commercial block and several houses in different parts of the city. He was born in Pennsylvania in 1834. In 1854, he traveled to California, mostly on foot. Returning to Pennsylvania after four years, he attended school for a few months. In the spring of 1859, he came to Colorado, mined at Central City, and operated a mercantile before hauling freight for the government during the Civil War. In 1867, he left freighting and began working on the Union Pacific Railroad and later the Adirondack and Southern Pacific railroads. In 1870, he moved to Fremont County, located on the Hardscrabble, and started a stock ranch. His homestead was on what became the western boundary of the city and was described as "one of the most highly cultivated tracts in this section of the valley." His land was known for its heavy production of fruit. In 1874, he married Nancy Ann Crouch. Along with six others, Mr. Lobach organized the first oil company in the city, and an oil

well was drilled on his land about 1880. He was described as "identified with the growth and development of this wonderful territory and state." When he died in 1921, the Citizen noted, "Mr. Lobach was one of the very first settlers in Fremont county and has done much in behalf of the community." The newspaper cited this block as one of his accomplishments.

In October 1897, the Florence Refiner reported that R.C. Thompson opened a confectionery and cigar store in the new block. Another original store in the building was the millinery firm known as Kirk & Rinner. The firm advertised itself as "Florence's first exclusive establishment of the kind, and stock will be complete and first class in every respect, and we include all the season's novelties. The ladies will no longer find it necessary to send to Denver for fashionable millinery." The millinery shared the building with the Elks Lodge upstairs. The Elks trace their roots to Englishman Charles Algernon Vivian, who became a New York entertainer and formed a social group for people in the profession. In addition to fellowship, the group wanted an organization to serve those in need. In 1868 they formed the Benevolent and Protective Order of Elks headed by Vivian. Membership grew rapidly and the group received a charter to establish other lodges. Vivian became a popular touring actor who established a repertoire theater in Leadville before dying in 1880. In addition to aiding those who need assistance, the Elks raise money for children with disabilities, college scholarships, and recreational programs for veterans' hospitals. The Elks are known for their assistance to the country in times of disaster and to members of the military in times of war. Today it is one of the oldest and largest such organizations in the country, with more than 1 million members (both male and female since 1995). This was Florence Elks Lodge No. 611, which formed in 1900 and is still in existence today.

The 1900 Sanborn map showed a clothing store on the first floor and a lodge hall on the second. The 1905-1906 city directory indicated that Walker Brothers, a grocery and dry goods firm, was located in this building. L.S. Walker was the proprietor of the store. In 1909, the Florence Citizen conducted its business here. In October 1909, the Canon City Times reported, "The Florence Citizen, one of our best exchanges, was destroyed by fire Monday. We understand the building and the plant was a complete wreck. The proprietors were fortunate in having it partly covered by insurance." The Citizen was operated by C.N. Bissell and was a daily and weekly paper in 1911. The 1912 Sanborn indicated the lodge hall still occupied the upper story, but the first story was vacant.

By 1916, this was the location of the Golden Rule dry goods store, and a historic photograph shows a painted sign for the business on the west wall. A Golden Rule store had been operating in Florence since the 1890s, when the operators were identified as R.A. Ramsey & Co. The company indicated its popularity was due to a large stock, low prices, and honorable treatment. By 1897, there were seven Golden Rule stores in the Rocky Mountain region. The Florence store boasted, "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. According to historians Lee and Rosslyn Scamehorn, the store became a model for more than 100 stores of the same name. James Cash Penney, who had come to Colorado to fight his tuberculosis, worked as a clerk in the Longmont store before Callahan and partner Guy Johnson sent him to open a new store in Kemmerer, Wyoming, as a partner-manager in 1902. Eventually, Penney purchased the others' interests to create his own Golden Rule chain, which later became his J.C. Penney empire, at one time the largest chain store operation in America. The Scamehorn's note, "What distinguished Callahan's enterprises from those of his contemporaries was a policy of collective buying in large lots from wholesalers and manufacturers. Group buying allowed stores to acquire quality merchandise at very low prices, and to pass on the savings to customers, who gained additional advantages by making all purchases with cash."

The 1921 city directory listed the Salmon Grocery and Pritchard's Candies in this building, as well as the Broken \$ Store. In 1926, the Sanborn map no longer indicated a lodge hall upstairs; an unspecified store was indicated downstairs, although no listing for it appeared in the city directory. The 1937 city directory indicated this was Dailey's Tire Shop, operated by Harry H. Dailey. The business remained here through at least 1951. Harry H. Dailey was born in Pennsylvania in 1898 and came west by train with his family at the age of 10. The Daileys were in search of a climate that would improve his father's (William A. Dailey) asthma. William Dailey worked at an oil refinery in the area, but his health declined and he was forced to stop working. Instead, he took up a 160-acre homestead in Eight Mile Park near Upper Beaver Creek where they family lived five or six years. William Dailey died in 1913, and the family moved back to town. Harry got a job at the United Oil refinery, which later became the Continental refinery. After 20 years of refinery work, Mr. Dailey started a tire shop, which he operated for 15 years, and he also worked for Luke's Motors for 10 years and for Gus Vendetti for 3 years. In 1929, he married Thelma Burchfield in Florence; her father was the Presbyterian minister in town during 1917-1949. Thelma Dailey graduated from Colorado College, was a violinist with the Pueblo Symphony, a member of the Library Board, and taught in Florence and other places. Mr. Dailey died in 1976 and Mrs. Dailey passed away in 1985.

By 1953, Robert Bell was operating the Bell Garage at this location. No listing for this address appeared in the 1957 city directory. By 1960, this was the location of the Western Geophysical Company. In 1962, this building was vacant; it remained vacant into the 1970s. In 1985, Turnons Limited was located here. By 1994, this was the location of a furniture manufactory known as Builders of the Southwest, which made custom furniture and cabinets. No listing for this address appeared in the 2002 city directory. County assessor records listed the following transfers of ownership: 1991-Carhartt to Habdon/Sharp/Davenport; 1997-Hobdon/Sharp/Davenport to BSW, Ltd.; 2000-BSW, Ltd., to Stone/Navarette; 2006-Stone/Navarette to Tammy Stone and Barbara Folger.

36. Sources of Information:

Fremont County Assessor records; Sanborn Fire Insurance Maps; Florence City Directories; Colorado State Business Directories; John and Carol Fox Family Archives, Florence; Four Corners Regional Commission, Survey of Florence, Colorado, 1981; Florence Refiner, Industrial Edition, September 1897 and 26 October 1897; Four Corners Regional Commission, Survey of Florence, Colorado, 1981; Florence Citizen, 7 August 1913, 28 March 1921, Pioneer Edition 1971, 19 March 1976, 26 February 1985; Florence Chamber of Commerce, Florence and Its Environs (Florence: Chamber of Commerce, ca. 1906); Abstract of Title for Edwin Lobach in the files of Royal Gorge Regional Museum; Rosslyn and Lee Scamehorn, The Callahans of Longmont, Colorado: The Family and the House (Longmont: HR&LS, 2001); "J.C. Penney, Honest Merchant," Denver Post Magazine, 23 February 1986; "About the Order: How It All Began," accessed at www.elks.org on 16 January 1997.

VI. SIGNIFICANCE

37. Local Landmark Designation: No **Date of Designation:** N/A
Designating Authority: N/A

38. Applicable National Register Criteria:

- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).
Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Architecture
Commerce
Social History

40. Period of Significance: 1898-ca. 1920s

41. Level of Significance: Local

42. Statement of Significance:

This building is associated with the history of commerce and fraternal organizations in Florence. It was completed in 1898 and housed early twentieth century millinery and dry goods stores on the first story and the lodge rooms of the Florence Elks on the upper story. The building was erected by prominent Florence pioneer and early oilman Edwin Lobach, who also served as a county commissioner, had real estate interests, and operated a productive farm. The building is also notable for its architecture, which represents late nineteenth century preferences for commercial buildings in the city through its two-story brick composition with stone trim, its ornamented parapet with brick corbelling and a name and date plaque, brick and stone columns and pilasters, cast iron columns, large storefront windows and wide second story windows with stone lintels and sills, and a recessed central storefront entrance and second story entrance on the façade. The building's decorative panels with fleur-de-lys and anthemion ornament are also remarkable. This building is potentially eligible for the National and State Registers for its history and architecture.

43. Assessment of Historic Physical Integrity Related to Significance:

The building maintains historic physical integrity. The storefront area of the first floor has been restored to appear more like its original design, although the doors, windows, and kickplates are not identical replacements to the originals.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

**United States Department of the Interior National Park Service / National Register of Historic Places
Registration Form NPS Form 10-900 OMB No. 1024-0018 Downtown Florence Historic District
Fremont, Colorado**

INTEGRITY The Downtown Florence Historic District retains historic integrity as a largely unchanged commercial district of the late-nineteenth and early-twentieth centuries, with alterations to storefronts made in the ensuing decades.

Location None of the resources comprising the Downtown Florence Historic District have been moved from their original location. In addition, the area surrounding the district has not been developed significantly and retains its historic character. The natural setting of Florence has also not changed, and historic views of the foothills to the southwest remain. The physical environment downtown has changed little, the historic buildings convey their historical associations and bring to life the history of Fremont County and southern Colorado. For these reasons, the integrity of location remains very high.

Design Overall, the district retains a high degree of design integrity related to the period of significance. Few of the historic buildings have been modified significantly and individual historic elements largely remain intact. The buildings retain their two- to three-story height and historic massing of an early-twentieth century historic district. Very few buildings have been lost to natural disasters or redevelopment (exceptions include the Blunt Block, 101-103 Main Street, built in 1886 which burned down in 1949 and 105 E. Main Street, torn down for a new building between 1926 and 1949). Main Street still exhibits a continuous street wall of one-, two- and three-story commercial buildings, which front the sidewalk and adjoin each other. The majority of these Main Street and downtown buildings were constructed in the 1890s, and largely retain their original ornamentation, especially at the second story, including brickwork, detailed cornices, dentils, and ornamentation. Several feature cast iron storefront elements. The roads and sidewalks downtown have been redone, as have the street lights. Street trees, that were not present in photos from the late 1890s through 1940s, have been planted.

Materials The Downtown Florence Historic District retains a high degree of integrity of materials related to the commercial use. The majority of buildings are constructed of brick, much of which came from a local brickyard. Eleven of the buildings also display cast iron columns and steel beams that allowed large plate glass windows in late-nineteenth century commercial architecture. In addition, stone is used on at least seventeen of the buildings in the district. Decorative terra cotta can also be found in the district, for example on the First National Bank of Florence (101-103 E. Main St.). The Lobach Block (125 E. Main Street) presents a good example of decorative brickwork, cast iron columns, steel beams, rough faced decorative stone blocks, and ornamental stone panels.

Workmanship on many of the buildings within the district show evidence of skilled masons, with detailed brickwork and corbelling. Almost all the buildings are constructed of brick, and the craftsmanship is particularly evident in those constructed in the 1890s, although detailed masonry also adorns some 1920s buildings, notably the Rialto Theater (5FN.624). Some of the buildings, such as the McCandless Building and Wilson Block and Annex, both by James P. Julian, demonstrate architectural sophistication. The majority of buildings have altered storefronts dating to the period of significance; although these alterations may not have as high a degree of workmanship as the original, they are

examples of their era and the desire of business owners to update their displays in order to maintain interest in their commercial offerings.

Setting The setting of the district remains intact and largely unchanged from the period of significance. While some development has occurred east of downtown, along Main Street, there has been no development within the downtown district since 1979, with only four buildings constructed post-World War II—116 E. Main Street (1948), the gas station at 132 E. Main Street (1956), 101-103 E. Main Street (1952), 112-114 W. Main Street (1976) and 204 W. Main Street (1952). Main Street, which is also Colorado Highway 115, has always been a busy thoroughfare, and remains so to this day, with car, truck, bicycle and pedestrian traffic throughout the day. The blocks south of Main Street have mature trees and are much quieter. One block north from Main Street is the beginning of a residential neighborhood, with many of Florence's oldest houses, dating from the late Nineteenth century. South of Main Street is also quieter, but remains commercial, with many of the historic industrial, automotive, railroad and hotel buildings. The railroad terminal itself, now a community center for seniors, forms the southern edge of the district.

Feeling As the district retains much of the historic architecture lining Main Street, its cross streets, and Front Street, the district has excellent integrity of feeling. Furthermore, the historic buildings retain commercial uses. And while the dominant use is now antique stores and restaurants (rather than the historic grocery and supply stores), locals and visitors alike come to Main Street as the central shopping and gathering place in Florence. The district still maintains a hardware store, bars, restaurants, automotive garages, machine shops and other traditional uses. The feeling remains that of a vibrant downtown commercial district.

Association Downtown Florence continues to be the heart of a vibrant community. While many Colorado cities associated with mining or oil and gas have changed dramatically due to the booms and busts of the economy, Florence has remained relatively stable in population. Since the 1880s, Main Street has served as the commercial core for Florence, and this association has not changed. As the economy in the region shifted away, first from the smelting and support of gold mines in Cripple Creek and Victor, and then from oil and coal extraction, the specific uses along Main Street changed, but the overall commercial use did not. Even as the local economy pivoted, with construction of nearby correctional facilities, and then with a growing tourist and visitor population, Main Street, Front Street and the surrounding blocks remained unchanged in their character.

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Downtown Florence Historic District

Other names/site number: 5FN, 523

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by Main Street, Santa Fe and Petroleum avenues between W. 2nd and Railroad streets

City or town: Florence State: CO County: Fremont

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

History Colorado Office of Archaeology and Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

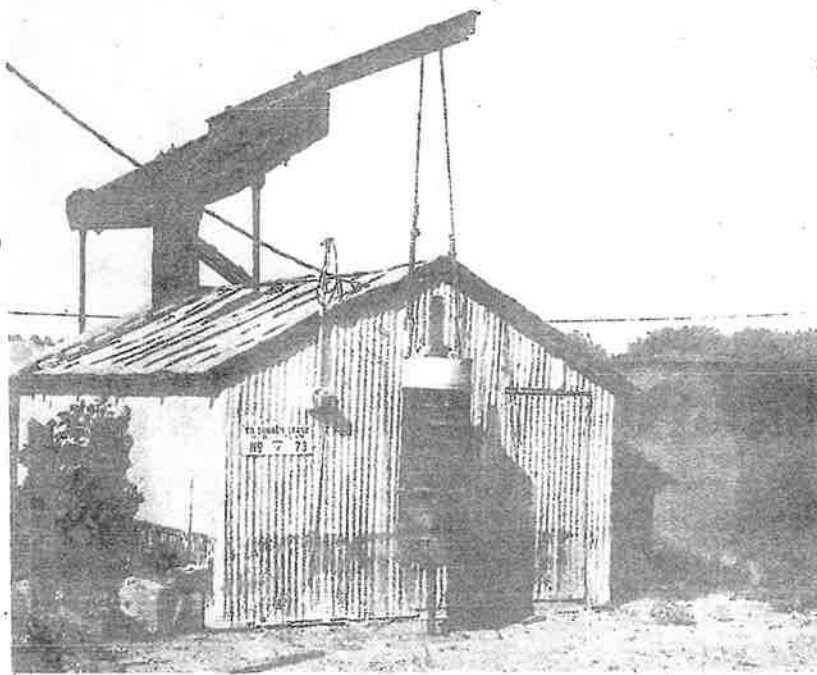
State or Federal agency/bureau or Tribal Government

Downtown Florence Historic District
 Name of Property

Fremont, Colorado
 County and State



Figure 1. Historic District map

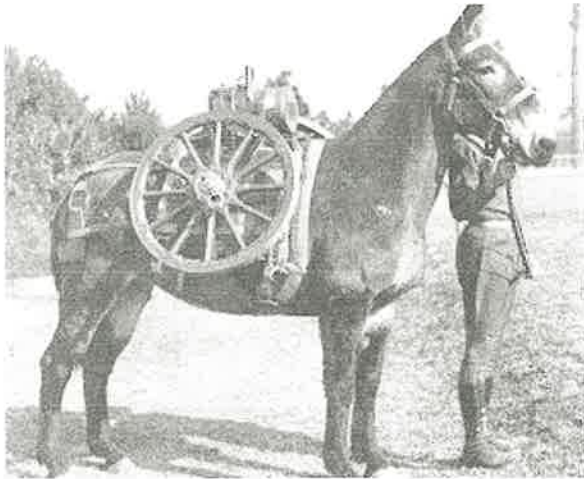


THIS OLD OIL WELL, No. 73, is the last of six producing wells drilled on the Lobach farm adjoining the Florence city limits. Located on West 4th St., one block west of the city limits, it is now owned by Alex Beltramo and pumps one and one half barrels of oil daily. Phil Lobach, grandson of Edwin Lobach, Sr., has reserved the mineral rights and has the natural gas piped into his home. The old Lobach place is now owned by the CF&I but Phil has a 10-year lease on the farm. According to the history of Fremont County published by the Chapman Publishing Co., in 1899, the first Lobach oil well was drilled on the farm by the Lobach Oil Co. in 1880. The lease was first sold to the Florence Oil Co., then to the United Oil Co., and to the Continental Oil Co. It is believed the well has pumped oil for 80 or 90 years.

Second, would be oil and the refineries. In 1872 a group of pioneers pooled their money to organize the Arkansas Valley Oil Company. The Lobach farm had struck a 3 barrel well, which was drilled in their cornfield in 1880, and pumped until 1982. Five more wells were dug on the farm. That gave a sound basis for Arkansas Valley refinery to be built. By 1884, Union Oil Company moved in with Thomas Robinson of Titusville, PA, as superintendent; Harley Cook was chemist; Bert Robinson, assistant Superintendent; and, Harry Robinson, secretary and bookkeeper. By 1886, the crude oil produced in the entire

mounts and artillery horses to units fighting around the world.

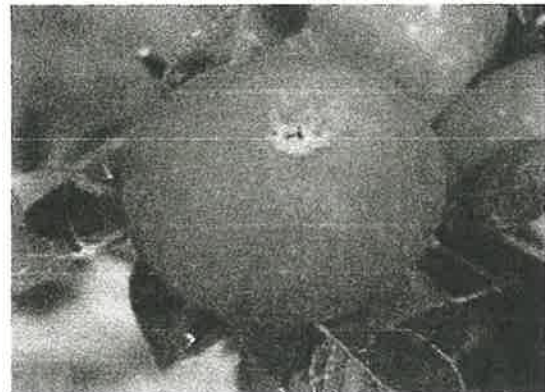
Roosevelt bartered with Lobach for the government to obtain horses for the troops. (Polo ponies were his favorite) The President and Edwin both loved horses but Edwin was the better rider who could tame the broncs. Edwin favored the Cleveland Bay and had a Hambletonian named Ben.



The procurement and training of animals for military use has been a function of the Quartermaster Department since its inception in 1775.



Cleveland Bay characteristically the breed is very bold and honest.



Duchess of Oldenburg, on left, is a popular early-season apple, primarily used as a cooking apple although it can be eaten fresh when fully ripe.

The Jefferies apple, on the right, emerged about 1830 on the farm of Isaac Jefferies at Newlin Township, Chester County, Pennsylvania, USA. Small, round fruit with a pretty, dark red flush over a yellow skin. Juicy, cream coloured flesh. Sweet, slightly aromatic with a pear-like flavour.

Edwin, Jr., born February 29, 1876, Leap Year, then owned the farm and his son, Phillip rented and managed the farming. Edwin Lobach Junior lived in Florence nearly his entire life. He attended the first public school in

Lobach was given a gold watch for his contribution to the Golden Spike and the opening of the West by the railroad executives. It is still in the family.

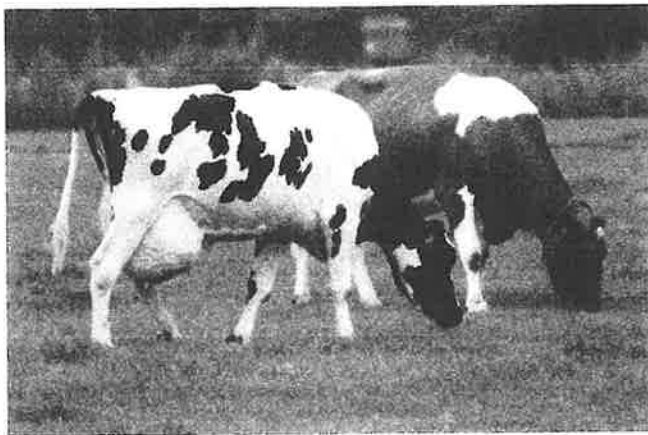


Promontory Point Utah

The first Lobach home in Fremont county was about a mile south of the Marguerite Springs which is 8 miles south of Florence on the Wetmore highway. He was married in Wetmore, February 14, 1871 to Miss Nancy Ann Crouch. He and his bride rode horseback to their house after the



the first Berkshires arrived in the U.S. in 1823. the marked improvement they created when crossed with common stock.



Holstein are a breed of dairy known as the world's highest-production dairy animals.



The breed purpose is milk.

1913, W.W. I

HERMIT COOKIES

"Cookies" of Florence

Content Survey, You Asked It, Florence Historical Archive

HERMIT COOKIES

Oil City Cookbook 1913, Ladies Aid Society



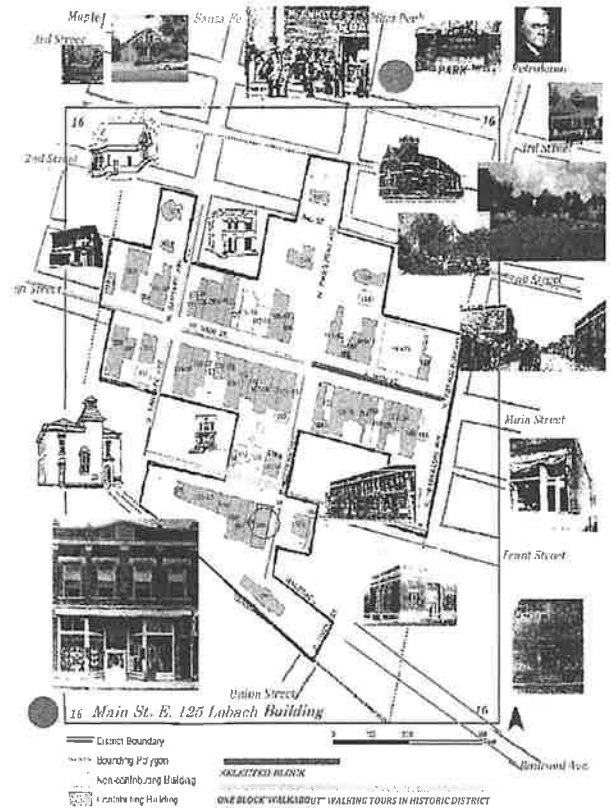
*One and one-half cups brown sugar;
½ cup butter; 2 eggs; 5 tablespoons milk;
½ teaspoon soda; 1 teaspoon cinnamon; ½
teaspoon nutmeg; ½ teaspoon cloves;
raisins & nuts;
Flour enuf to make a stiff batter. Mix well and
drop from spoon on a well-greased pan.*

Mrs. Herbert Hughes.

**Do not feed to mules.*

Photo credits: Buckman Collection, FHAL

2024 "COOKIES" OF FLORENCE: as Information and Yummies
ONE BLOCK WALKABOUT WALKING TOURS
FLORENCE HISTORIC DISTRICT



MAIN STREET EAST, 100 BLOCK

125 E. LOBACH BUILDING

MAIN STREET EAST, 100 BLOCK

FL-02 Lobach Building 1897, 125 E. Main Street

In 1897 Edwin Lobach built a two-story double-bricked building at 125 East Main Street. The building had stone trim, cast iron columns, a parapet with decorative brickwork and a stone name and date plaque as well as highly decorative panels with fleur-de-lis and anthemion ornament. Originally the building housed a clothing store and a combination confectionary

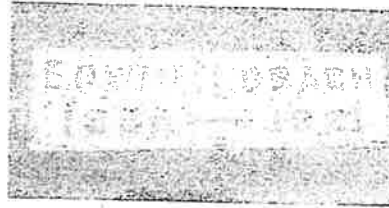
and cigar store on the first floor and an Elks Lodge on the second. In 1899 Lobach erected a one-story, three storefront building to the east that notably housed *The Florence Tribune* newspaper; now the site of "Lill's Garden." Edwin Lobach had been a miner, opened a mercantile, hauled freight and worked on the railroad.

After developing one of the finest ranches in the county he organized a company that drilled an oil well in 1880, which began the Florence oil boom.



2 Fremont County Heritage Commission Self Guided Tours

MC-U-04: Edwin Biel Lobach Grave. Born 1 August 1834 in Berks County, Pennsylvania, he had many adventures prior to settling in Colorado in 1870 on Hardscrabble Creek. He purchased a homestead from Stephen Frasier, a Civil War veteran, in Florence and married Nancy Ann Crouch in 1871. Nancy came to the Hardscrabble in 1863 by ox wagon from Illinois along with the rest of the Joseph Elira Crouch family. They moved into their two-story home in 1872 and together they had 14 children (not all survived to adulthood) who had a home tutor. One of the founders of Florence, he was a horse, dairy and hog raiser as well as grains. He had orchards and was instrumental in the oil industry. He was an astute businessman who also built a two-story, double bricked mercantile on East Main Street. He served two terms as County Commissioner. Ed died in 1921 at the age of 86 while Nancy



died at age 56 in 1908. They are buried in the family plot in the Old Cemetery. Block 7 – iron enclosure, NE corner.

(Turn left and follow the streets to the right, out of the west cemetery gate. Turn right and drive west on Fremont County Road (CR) 95 and continue to the Town of Coal Creek).

8 Fremont County Heritage Guide

LOBACH BLOCK

125 East Main Street
Constructed in 1897-98

Originally it housed a clothing store and confectionary and cigar store on the first floor and the Elks Lodge on the second floor. Edwin Lobach, who had interests in oil production and real estate, lived in Florence for 51 years and was involved in the public life of the city for much of that time, including his service as a county commissioner. The millinery firm was known as Kirk & Rinner was Florence's first exclusive establishment of this kind. The confectionery and cigar store was owned by R. C. Thompson.



In 1905-1906 Walker Brothers, a grocery and dry goods firm, was located in the building. In 1909, the Florence Citizen conducted its business here. By 1916, this was the location of the Golden Rule dry goods store. In 1921 the city directory listed the Salmon Grocery and Pritchard's Candies in the building. In 1926 there was no longer a lodge upstairs. In 1937 it was Dailey's Tire Shop. By 1953 Robert Bell was operating the Bell Garage at this location. Sometime between 1937 and the 1950's the original front of the building was re-

moved and an overhead garage door was added. In 1960 this was the location of the Western Geophysical Company. In 1985 Turons Limited was here. From 1994 until 1998 a furniture manufacturer known as Builders of the Southwest were in the building. From 1999 thru 2006 the building was completely restored adding two apartments upstairs and New Spirit Day Spa downstairs. The overhead garage door was removed and replaced with a storefront and entrance rebuilt along the lines of the original appearance in 2006.

