

United States Department of the Interior
National Park Service

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Not For Publication: n/a Vicinity: n/a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

Applicable National Register Criteria:

 X 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

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>56</u>	<u>21</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>56</u>	<u>22</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/hotel
- COMMERCE/TRADE/business
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/specialty store
- SOCIAL/clubhouse
- GOVERNMENT/city hall
- GOVERNMENT/fire station
- GOVERNMENT/post office
- EDUCATION/library
- RELIGION/religious facility
- FUNERARY/mortuary
- RECREATION AND CULTURE/theater
- INDUSTRY/manufacturing facility
- HEALTHCARE/clinic
- TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwellings

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- SOCIAL/meeting hall
- SOCIAL/clubhouse
- GOVERNMENT/post office
- FUNERARY/mortuary
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/sports facility
- INDUSTRY/PROCESSING/EXTRACTION/communications facility
- HEALTH CARE/medical business/office

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

LATE 19th AND 20th CENTURY REVIVALS/Classical Revival

LATE 19th AND 20th CENTURY REVIVALS/Late Gothic Revival

OTHER: Commercial/Nineteenth Century Commercial

OTHER: Commercial/Early Twentieth Century Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: CONCRETE, STONE, MASONRY

walls: BRICK, STONE/granite, STONE/sandstone METAL/iron

roof: ASPHALT

other

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Florence Historic District encompasses the historic commercial core of Florence, Colorado. Florence, located in the Arkansas River valley, thirty-four miles northwest of Pueblo and eight miles east of Cañon City, has a history rooted in early oil strikes, coal mining, railroads, gold ore refineries, agriculture, and as a commercial center in the region. Florence is nestled between the Arkansas River and the Wet Mountains in Fremont County. Downtown Florence had two significant boom periods, first in the 1890s and then in the 1910s-1920s. The historic district contains seventy-seven buildings, nine of which are outbuildings, and one structure. Of the seventy-eight total resources, fifty-six are contributing (72 percent) and twenty-two are non-contributing (28 percent). Contributing buildings were all constructed between 1888 and 1967 (the period of significance). The oldest building (non-contributing due to extensive alterations) in the district was constructed in 1885 and the most recent (non-contributing outbuilding) ca. 2005.

The resources within this district are primarily located on Main and Front streets (which run parallel), between Petroleum and Santa Fe avenues. Some properties are also located on Santa Fe Avenue, Pikes Peak Avenue, and on Railroad Street. The district forms roughly the shape of a cross, with Main Street and Pikes Peak Avenue as perpendicular arms.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Narrative Description

District Overview and Layout

Primary Buildings. The Downtown Florence Historic District contains sixty-nine primary buildings, of which fifty-five are evaluated as contributing to the district. The district is centered along Main Street between Petroleum and Santa Fe avenues. Since the 1880s, these blocks have been the heart of social and commercial activity for Florence and the rural country surrounding it. Florence itself progressed from an agricultural hamlet to a small industrial city in little more than a decade, benefiting from agriculture, oil, coal, the extraction of gold, and tourism. Profits from these industries were reinvested in the architecture of downtown Florence. The economic boom of the 1890s, and Florence's status as a regional commercial center, remains highly visible in the grand two- and three-story commercial buildings downtown, many with ornate brickwork, cornices, and decorative stone features.

Most buildings in the district are Late Nineteenth Century Commercial or Early Twentieth Century Commercial styles. Many of these buildings display at the upper stories character-defining features of the Italianate style, including bracketed cornices, window brackets, dentils and tall double-hung windows, while the storefront levels have had varying degrees of alterations. Buildings that typify the ornate Italianate style commercial buildings of the 1890s-boom include the 1894 McCandless Block at 109-111 E. Main Street (5FN.2286) and the Wilson Block and Annex at 129-131 W. Main St. (5FN.2313). Additional architectural styles represented in the district include the Late Victorian Hutton House at 205 W. Main St. (5FN.2319), and the Gothic Revival First Presbyterian Church at 200 W. 2nd St. (5FN.2270). Six buildings were categorized as Late Nineteenth and Twentieth Century Revivals, including four Classical Revival style buildings and two Mediterranean Revival style. Four buildings (non-historic infill buildings and altered historic buildings) were characterized as examples of more recent styles, including Modern Movements/Neo-Victorian and Neo-Mansard.¹

The primary building materials in the district are brick (much of which likely came from one of the many brickyards in the surrounding area of Cañon City) and local stone, including sandstone and granite. Examples of stonework, both decorative and structural, include the ashlar cut stone of the Florence Pioneer Museum at 100 E. Front St. (5FN.597), McDonald Block at 107 Front Street (5FN.2273), and Van Nest Block at 121 W. Main Street (5FN.2306).

Geographically, the district includes: two and a half blocks of Main Street (which is also Colorado Highway 115 as it runs through town), from Petroleum Avenue to the middle of the block between Santa Fe and Maple avenues; two-and-a-half blocks of Pikes Peak Avenue, from 2nd Street to the railroad tracks, and a few contiguous buildings (see Historic District Map). Along Main Street, these brick commercial buildings form a continuous street wall, mostly two-stories in height and which were primarily constructed in the 1890s-boom period. Along Front Street, buildings also form a street wall, but were constructed both in the 1890s and 1910-1920s-boom period. There are two vacant lots within the district at 100 W. Main and 127-131 E. Main streets.

Streetscape improvements in the district today include street trees, streetlights, sidewalks, and on-street angled parking. There are sandwich boards on the sidewalk outside many businesses, and flower pots and benches. The

¹ Front Range Research Associates, *Downtown Florence Historic Building Survey*, 2007-08. Nov. 2008. 45.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

streets in the historic district remained unpaved into the early 1900s. Historic Photographs 2 and 4 show what appear to be stone sidewalks on Main Street in the 1890s. Historic Photograph 5 shows what appears to be a wood sidewalk extending out across the dirt street in 1899. Power lines were present by 1900 (Historic Photographs 4-6). According to local historians and city staff, street trees were not planted on Main Street until 1995, though two were present near the later location of the Rialto Theater, based on a 1900 photograph (Historic Photograph 6). Photographs from 1904 and 1906 (Historic Photographs 7 and 14), however, demonstrate the presence of street trees on Pikes Peak and Santa Fe Avenues. By 1932, Main Street was paved and had streetlights (Historic Photographs 24, 26-27). The streetlights evident in 1932 are no longer present in the district.

Outbuildings. There are nine outbuildings in the district, one of which is contributing. The outbuildings are all small in scale and at the rear of buildings, generally consisting of garages and sheds, and are described in conjunction with their associated primary building (please see individual property descriptions and resource table below).

Resources within the District

The district's individual resources are described below, with a brief history and architectural description for each building. Contributing resources are described first, followed by noncontributing resources. Building histories and architectural descriptions are taken from the 2007-2008 *Downtown Florence Historic Building Survey*, by Front Range Research Associates (FRRA) unless noted otherwise. Data from that survey was obtained from a variety of primary sources, including newspapers and historic Sanborn fire insurance maps, previous survey forms, including many from a 1981 survey of the same area, and secondary sources. The text from FRRA has been edited for brevity and to ensure accuracy to the date of this nomination, so that subsequent changes are reflected. Unattributed quotes found in the resource descriptions or histories are taken directly from the survey forms. Resources are presented in geographic order by street, beginning with W. Main St. and moving east. Properties on one entire side of the block (even addresses, for example) are presented, and then the opposite side.

CONTRIBUTING RESOURCES

218 W. Main St., 5FN.665, Tollis Expert Shoe Repair & Tollis House, 1926 (Photograph 2)

This small, one-story building has a flat roof that is stepped toward the rear. There is one short brick chimney on the east toward the rear and two short brick chimneys on the west wall. The façade has a raised center parapet featuring a slightly inset stucco panel with a tile ornament, brick coping (sections of coping flanking the raised parapet are of contrasting brick), and end piers which project above the roof with inset stucco panels with tile ornaments; walls are clad with variegated cream shades of brick. The storefront is slightly inset with stucco walls, a deeply inset entrance with a metal glazed door with sidelights (lower portions covered with stucco), and flanking narrow rectangular plate glass windows.

The east wall is composed of brownish brick (upper part) and orange brick (lower part). Toward the rear of the east wall is a bricked-in window. The west wall has painted brick toward the front and orange brick toward the rear. A one-story gable roof addition projects from the rear; it is clad with vertical sawn paneled siding and has a single-light window with a security grille on the east; the roofing is tab lock shingles.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Alterations. Photographs from 1928 and 1938 (Historic Photos 22, 28 respectively) show the original storefront with large plate glass windows with transoms. The 1926 photograph shows a hanging sign protruding from the center of the building, which was removed by 1981. The front façade has been altered first with vertical sawn paneling by 1981, and by 2008 with stucco. In 1949, the building had the same footprint as 1926. The east addition appears to date after 1949.

Historic Background. This building was built by John Tollis in 1926 to house his shoe repair business and as a residence for his family. Tollis and his wife Lorina (Laura) were Italian immigrants, married in 1911, who came to the United States in 1913 and 1916, respectively. They and their three children came to Florence in 1921. They operated the Tollis Expert Shoe Repair business here until Mr. Tollis' retirement in 1951 and continued to reside here until their deaths in 1958 (John) and 1969 (Laura).

208 W. Main St., 5FN.666, Liberty Motor Company, 1922 (Photograph 3)

This large, one-story, roughly L-shaped building features a shaped parapet with brick coping at the front (south wall). The upper portion of the façade is clad with brown brick and the lower portion with blonde/buff brick; a brown brick soldier course divides the two sections and there are projecting full-height brick end piers. An off-center pedestrian door (glazed with metal frame), a large triple plate glass window with metal trim, and a signband are located between two one-story brick piers; the portion of the wall beneath the window is clad with brown brick. The sign directly above the windows reads "Vendetti's." East of this center section is a one-over-one-light window with a brown brick sill, while to the west is a wood overhead sectional garage door. The brown brick/blonde brick theme is carried through the piers; the shorter central piers have blonde brick trim at the top. On the brick wall above the historic "Vendetti's" sign is new signage of individually mounted letters reading "Salvage/Antiques Vintage/etc." The building has wood trusses and concrete floors.

The west wall has no openings and is composed of common brick with some areas of stucco; there is a red brick chimney at the northwest corner. The east wall is composed of orange common brick and has no window or door openings; there is an air conditioning unit mounted on the wall toward the front. The one-story projection on the east toward the rear is brick (next to the main portion of the building) and concrete block with a shed roof and two brick chimneys, one near the south end and one at the northeast corner. The east wall of the projection has three sliding glass windows.

Alterations. Two smaller one-story buildings shown on the 1912 Sanborn fire insurance map were replaced by this large, roughly L-shaped garage in 1922 (supported by 1912 and 1926 Sanborns). In 1949, the building had the same footprint as 1926. The concrete block portion on the east toward the rear of the building appears to date after 1949. A raised concrete gasoline island with two pumps (visible in the 1981 survey photograph) was removed prior to 2008. When the Architectural Salvage business moved in in 2016, the garage door was painted orange, and the new signage, made of recycled letters, installed.

Historic Background. This building was erected in 1922, by N. Saleh (or Salih), who purchased the lots in 1922. After construction the Liberty Motor Company (which was listed at 210 W. Main Street) was likely the first occupant of the new building. The Quinley Auto Company occupied the space from 1925 through at least 1930. Claude B. Quinley initially operated a livery service for funeral homes in Florence and Cañon City and then turned to automobile sales and service. The building reportedly housed fifty cars inside.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Vendetti Chevrolet moved to this address in 1937 and remained here until about 2005. Earlier in the 1930s, the auto dealership had been located at 216 E. Main Street and 201 E. Main Street. Gus Vendetti, Sr., the founder of the company, was a native of Fremont County, born in 1903 to Italian immigrant parents. In 1925, he began working as an auto mechanic and then served as the manager of the Gibson Chevrolet Agency in 1930-32. In 1933, he purchased the company, moving the business to this location in 1937. During World War II, when few new cars were produced, Vendetti secured old cars from junkyards and rebuilt them to sell. He also acquired the J.I. Case Implement dealership and sold tractors during the war. His son, Gus, Jr., and eventually his grandson, Tom, joined the family business. Gus Sr. retired in 1970. By 1996, the Vendetti dealership had sold more than 8,000 vehicles. The dealership closed in 2005, and has since housed a flea market, nonprofit organization, and now an architectural salvage business.

200-202 W. Main St., 5FN.2318, Florence State Bank, 1901 (Photograph 5)

This large two-story building features a flat roof with a widely projecting metal cornice with a running foliate ornament, molding, and brackets. At the southeast corner of the roof a wood flagpole with an ornamental wrought iron base projects through the cornice. The south and east walls (facing Main Street and Santa Fe Avenue) are composed of buff brick. On the second story below the cornice of both walls are a series of rectangular grilled vents with decorative brick surrounds. The tall, narrow second story windows have flat arches, projecting decorative brickwork surrounds, and stone sills with corbelled brick below. The top of the first story features a metal secondary cornice with running ornament overhanging a frieze with molding.

South Wall. The second story of the south wall has (from west to east) paired one-over-one light windows, a single one-over-one light window, a single window that has been bricked in, and a paired window opening that has been filled with stucco. The west end of the first story contains a storefront with a transom, fabric awning, and brick end piers with stone capitals, trim and bases; the storefront has plate glass display windows with blonde brick below and an entrance at the west end with a transom. Near the east end of the first story is a large single-light fixed window with a carved keystone and a painted stone sill. The southeast corner of the first story is inset and has an angled wall with a wood door with a large rectangular light and a large overdoor; flanking Corinthian columns with stone bases are topped by scroll spandrels, which meet at a hanging acorn pendant. The brick piers flanking the entrance have tooled stone trim.

The windows on the second story of the east wall are (from south to north) two single window openings, two paired window openings, a single window opening, two paired window openings, and a single window opening; the westernmost window opening is filled with brick while the rest are filled with stucco except for one one-over-one-light window toward the north end. The south end of the first story has three large one-over-one-light windows with carved keystones and painted stone sills. To the north is an inset entrance with a paneled and glazed door with an air conditioner in the transom. North of the entrance are two altered storefronts, each with angled walls filled with red brick (lower), ribbed panel siding (above), and large plate glass windows; there are brick piers with stone trim flanking the storefronts. At the north end of the south wall is a lower two-story flat roof brick projection with a segmental arch window on the second story (filled with brick and wood with the Masonic symbol); the first story has an entrance with a non-historic door with a sign above reading: "Fremont Lodge AF&AM." Projecting from the north wall of this section is a one-story painted concrete block component with a shed roof.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

The west wall is composed of orange brick. The first story is obscured by the one-story building (204 W. Main Street) abutting on the west. The second story has three doors (one paneled). There is a narrow two-story flat roof concrete block projection toward the rear (possibly an elevator enclosure). The north wall (rear) is composed of orange brick. There is a tall chimney on the roof near the center of the wall; two other shorter brick chimneys are also visible. At the west end of the second story is a segmental arch one-over-one-light window with a stone sill.

Alterations. This corner building was built in 1901, replacing an earlier dwelling shown on the 1900 Sanborn fire insurance map, and had storefronts facing both streets. A skylight was eliminated and a stairway moved to the north side in 1915. The building's footprint did not change between 1906 and 1949. The one-story section on the north and the two-story section on the west were constructed after that date. The stucco infill of the second story windows has occurred since the 1981 survey, while the west storefronts were infilled sometime prior to 1981. The large fixed window at the southeast corner of the first floor replaced the original sash-and-transom window sometime after 2008.

Historic Background. The building was constructed in 1901, for \$50,000, by Newton Large, a Denver banker, with the help of his father S.P. Large, a "heavy real estate holder in Denver." The building originally housed the Florence State Bank and the Frueauff Brothers store. In 1914, the Fremont Lodge Number 97 of the A.F. and A.M. (the Masons) purchased the building for its lodge rooms. After "considerable remodeling," including the addition of an entrance to the upper floor from Santa Fe Avenue, the first meeting was held in the building in 1915. Interior changes included the addition of lodge and anterooms, reception rooms, and a banquet hall. The Masons still own the building and meet on the upper floor and have rented out the first story to a variety of businesses over the succeeding years, including the *Florence Paradox* newspaper (beginning in 1916), the office of funeral director and furniture salesman S.W. Lee and Son, and the office of physician V.A. Hutton. In 1937, Ipson's Shoe Repair and LaRue Barbershop were located in the building. During the 1950s and 1960s John Clarence operated his insurance agency here. The Modern Barber Shop was also here in 1960. Since that time, a variety of businesses have occupied the ground floor of the building.

209 W. Main St., 5FN.624, Rialto Theater, 1923, Building (Photograph 6)²

This two-story theater is notable for its unusual brickwork on the front (north) façade, enhanced by designs of natural colored slate. The dark slate provides a striking contrast to the soft yellow of the locally made brick. Intricate patterns demonstrate a high standard of workmanship on the building. A rooftop parapet is raised in a gentle arc in the center of the building, and contains the builder's name and date of construction: "R. Elhage 1923". Below this parapet is a brick entablature, featuring dentils and a pattern of diamond shapes spaced by panels of vertical brick. On the second story are four tall, narrow, windows, featuring arcs of brickwork above. In the center is a recessed balcony with an arched doorway. In front of the balcony is a neon sign reading, "Rialto," with a letter tray to display current shows. On the first floor is a large, recessed entryway, with a projecting flat metal canopy above. On either side of this entryway are large plate glass windows with kickplates below.

Alterations. The original vertical marquee was replaced with the current one in 1948 (see Historic Photos 23, 25); at this same time the flat metal canopy was installed and a small projecting balcony was removed and the

² Architectural description and building history adapted from Sharon Nusbaum, Colorado State Register of Historic Properties nomination form, 1992. On file with History Colorado Office of Archaeology and Historic Preservation.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

current metal railing installed flush with the wall. Some interior wall murals have been painted over. The lower level seating was upgraded in 1950, and a new projection room was added in 1950.

Historic Background. This building, listed in the Colorado State Register of Historic Properties on March 10, 1993, was constructed in 1923 by R. Elhage, of a Syrian immigrant family. It was constructed as the first dedicated movie house in Florence, and served the surrounding communities of Penrose, Portland, Coal Creek, Rockvale and Chandler as well as Florence. The theater was sold to the McCormick family of Cañon City, operators of a small chain of successful theaters, soon after its completion. A stage and curtain were included to accommodate musicians and entertainers, but the theater primarily showed films—first silent features, and then “talkies” beginning in 1929. Films shown at the Rialto were usually “A” rated and three different feature films were offered each week. As television gained popularity in post-World War II Florence, patronage dropped, and in 1960 the theater was forced to close. The theater was then used as a church until the early 1970s. The “Red Brick Players” operated out of the theater until 1975. In 1982, ownership passed to the Florence School District, and in 1992 to the nonprofit Florence Architectural and Cultural Traditions (FACT). The group has been working to restore the theater since that time, and by 2014 more than \$1.3 million dollars had been raised locally and 40,000 volunteer hours dedicated to the project.

205 W. Main St., 5FN.2319, Hutton House, 1890-1895, (Photograph 7)

This two-story, cross-gabled Late Victorian house has overhanging eaves, orange brick walls, a stone foundation and wood shingle roofing. A corbelled, stuccoed chimney is visible on the roof toward the rear. The projecting front gable has variegated decorative shingles on its gable face, a gable ornament and paired one-over-one-light windows on the second story. The hipped-roof porch wraps around the projecting front gable and has a concrete deck, a pediment with sunburst ornament, turned spindle supports, decorative brackets, and a cut and sawn frieze and decorative balustrade to the west. The first story of the projecting front gable has a large segmental arch plate glass parlor window. Two paneled doors are present off the east section of the porch, one into the east wall of the front gable and one into the north wall of the projecting east gable; one paneled door (a window as of 1981) is present off the west section of the porch into the north wall of the projecting west gable. A non-historic shed-roof bay window clad with paneling is present on the east wall of the east projecting gable.

Noncontributing shed, ca. 1900. At the southwest corner of the lot on the alley is a shed-roof outbuilding with stucco walls, rolled roofing, and overhanging eaves with exposed rafters; there is a boarded-up square window opening on the south wall and a door on the east wall. The shed is considered noncontributing due to alterations including the non-historic stucco finish.

Alterations. Between 1912 and 1926, an open porch was added to the west side of the house and an L-shaped open porch to the rear projection, while a second shed and garage were completed on the alley (since removed). The building footprint did not change between 1926 and 1949. Alterations include the addition of a non-historic bay window on the east and, since 1981, addition of ornamentation to the porch (balustrade and frieze), addition of the front gable ornament, replacement of the parlor window on the façade, and conversion of a window to a door in the west section of the porch.

Historic Background. This building was erected between 1890 and 1895 (the 1905 date provided by the assessor is not correct according to the 2008 survey form). The original occupants are unknown, but Francis D. McCormick, an embalmer, lived here in 1909, and in 1910, the William H. Stout family rented this house.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Physician Vard A. Hutton and his family lived here from 1920 through 1943. Dr. Hutton married Edith Lucas in 1897 and, in 1903, established a medical practice in Florence, which he continued until failing health forced him to retire in 1941. He served as vice-president of the Colorado Medical Society and was on the Colorado State Board of Medical Examiners. The house continued to be occupied by prominent professionals in the community, and during the 1950s served as the law office for Jack Merwin. In 1986, Jack Birdwell, a retired chef, purchased and restored the home.

201 W. Main St., 5FN.622, Hotel Florence, 1906 (Photograph 8)³

The Hotel Florence is a large, rectangular, two-story building occupying a corner location. Constructed of red brick, it is organized into two distinct horizontal divisions by a pronounced belt course and features a corner entrance with transom. The first-floor storefronts make up the entire northwest wall and wrap around the corner to the southeast, terminating about halfway down the wall to the south. The storefronts have large display windows with a secondary metal cornice, stone kickplates, and transom windows. These transom windows are comprised of small squares of translucent, pale green leaded glass with a border of light purple glass.

On the second story, pilasters with simple capitals alternate with semi-circular arched windows. These window openings are grouped in pairs, except for the two single windows flanking the corners. The half-round transoms within these windows have been painted white. A metal cornice with modillions runs along the top edge of the building. Classical molding inspired the coping that caps the parapet. The corner entrance is marked by a decorative stone ornament that breaks the parapet wall and a second-story window that is topped with a large lintel.

Alterations. The storefront at the rear corner of the northwest wall on West Main Street was replaced with new brickwork and new display windows in about 1950 due to damage caused by a car accident. The windows at the far end of the southeast wall on Santa Fe Avenue were altered as evidenced by the two heavy stone lintels still in place above the present window lintels. The date of this change is not known, however the brickwork around the windows matches the original on this wall. Various sidings were placed over the brick façade during the 1960s, as seen in a 1981 photo of the building. At that time, ground floor window transoms were painted over or covered. These sidings and transom coverings were removed in 1993 and the original brick revealed.

Historic Background. Listed in the Colorado State Register on March 10, 1993, the building first housed the Ramsey-McGuire Mercantile Company, at least as early as 1904, before construction of the building was even complete. When completed in 1906, it housed the Lenox Hotel. By 1924 the hotel was known as the Florence Hotel. In its early days, an oil well was located directly behind the building. During the 1910s and 1920s, Florence attracted many prominent businesspeople, many of whom likely stayed at the hotel.⁴ The hotel fell into disrepair, and was altered somewhat during the 1960s and 1970s. In the early 1990s, the hotel was restored by Ronald and Ruby Incitti. By the early 2000s, however, the hotel was used for inexpensive long-term rooms.

113 N. Santa Fe Ave., 5FN.2326, Paxton Office, 1890-1895 (Photograph 9)

This two-story red brick Romanesque Revival building has a flat roof with a slightly raised hipped-roof section at the southeast corner, wood brackets, a raised rock-faced stone foundation, and white stone and light orange

³ Architectural description and building history adapted from Ruby Incitti, Colorado State Register of Historic Properties nomination form, 1992. On file with History Colorado Office of Archaeology and Historic Preservation.

⁴ Florence Chamber of Commerce. *Florence and its Environs*. 1906. 4th Printing 2016.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

brick ornamentation. There are metal reinforcing plates on the north and south walls at the west end of the building.

The asymmetrical front (east) façade has red brick walls with a corbelled brick cornice with end brackets in light orange brick to the north and a hipped roof section with composition roofing and wood brackets to the south. Beneath is a corbelled band of four courses of light orange brick. The second story has a wide segmental arch opening with three one-over-one-light windows (center one wider) with a three-light filled-in transom; the lintel is gauged light orange brick framed by rock-faced white sandstone with carved ornaments at each end. To the south are two narrow round-arch one-over-one-light windows with filled-in transoms and light orange gauged brick lintels with drip molding. There is a connecting impost band of five courses of light orange brick and a continuous full width narrow rock-faced white sandstone sill course. The southeast corner of the first story features an angled entrance with a paneled and glazed door. There are three courses of thick white sandstone above the door (top two rock faced and lower one smooth). The upper course of sandstone forms a full width continuous lintel course, while below (between window and door openings) is a three-course band of light orange brick laid to produce the appearance of dentils; there is a narrow continuous sill course of rock-faced white sandstone. Near the south end of the first story is a tall narrow one-over-one-light window with a transom, followed by an off-center entrance with a paneled and glazed door, a transom sheltered by a curved fabric hood, a stone threshold, and stone steps. Near the north end is a flat arch opening with three one-over-one-light windows (center one wider) with a three-light transom (two filled with leaded glass); the two flanking windows are slightly angled producing a bow window effect.

The front portion of the south wall has a hipped roof with wood brackets and a three-course band of corbelled light orange brick below; the roof is stepped down toward the rear. The second story features a full height one-over-one-window toward the rear and a shorter window of this type toward the front; both have rock-faced white sandstone lintels and sills. The impost band of corbelled light orange brick continues from the façade onto this wall. The first story has two tall one-over-one-light windows with rock-faced white sandstone lintels and sills and a continuous brick sill course. There is a narrow strip of concrete next to the building.

The north wall, which steps down toward the rear, is composed of orange sand brick. The second story has a tall one-over-one-light window toward the rear, while the first story has the same type of window toward the front and a paneled and glazed door with decorative carving near the center; sills and lintels are wood. There is a narrow concrete sidewalk next to the building.

Rear (west wall): On the south is a one-story frame addition clad with wide wood siding and paired multi-light windows. To the north is a shed-roof brick projection with a short segmental arch window with a stone sill (on the north wall) and a metal pipe chimney on the roof.

Alterations. A one-story open porch was added to the south side of the rear section between 1895 and 1900. Between 1912 and 1926 the open porch on the south of the rear section was enclosed and an open porch was added to the north of that section. The arched transoms appear to have been infilled sometime prior to 1981.

Historic Background. This building was erected between 1890 and 1895. In 1897, Dr. R.H. Paxton lived here and by 1903, Dr. William M. Sheridan had his office and operated the Sheridan Hospital in the building. Dr. Francis A. Sutorius lived here from 1909 through 1916, when the building was purchased as the manse for the

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Florence Presbyterian Church, located next door to the north. The first minister to live in the building was the Rev. James R. Burchfield, who served the church and lived here until his death in 1949. After Rev. Burchfield died in 1949, the building continued as a manse until at least 1953. A succession of residents with no lengthy tenures were listed in city directories from the 1950s through 2000, and the building was returned to nonresidential use in 2002 to house first commercial and then office tenants.

201 W. 2nd St., 5FN.2270, First Presbyterian Church, 1896 (Photograph 10)

This Gothic Revival style, orange-red brick church with white stone trim has a front gabled roof with composition roofing shingles and overhanging eaves. The main entrance faces east and is part of a projecting tower that contains the belfry. The first story of the tower is brick, and there is a shed-roof hood with slender post support sheltering the entrance. The pointed arch entrance is elaborated by a brick archivolt and illuminated by a hanging metal lantern. The pointed arch transom has curvilinear tracery, and there are double paneled wood doors with a stone threshold facing a concrete stoop with steps. The tower is shingled on the second story and has three narrow lancet windows on the east, north, and west walls, which originally had louvers but are now infilled (see Historic Photo 19). The tower is topped by a hipped-roof with small gabled apertures on each slope and surmounted by a finial. The projecting, steeply-pitched gable has a curvilinear gable ornament, brackets, and decorative verge boards. On the east-facing wall is a massive central pointed arch window, with reticulated wood tracery and stained glass, a band of paneling, and stained glass windows below. The gable face is clad with coursed square shingles. There is a flat arch one-over-one-light window with rock-faced stone lintel and sill facing north onto the porch east of the doors and a small, pedimented, wood information case east of the window.

The north wall of the tower has a rectangular flat arch window on the first story with plate tracery and stained glass and a rock-faced stone lintel and sill. Between the tower and a projecting semi-octagonal bay to the west is a pointed arch stained glass window. The projecting bay has three pointed arch stained glass windows with brick archivolts and rock-faced stone sills. The corners of the bay have decorative brickwork. There is a projecting brick sill course on the north wall.

The west wall (rear) has a projecting, hipped-roof brick bay at the center flanked by pointed arch windows. The corners of the bay have decorative brickwork, and there is a segmental arch opening filled with board-and-batten siding. The flanking windows are similar in design to those of the bay on the north wall. The gable face above the bay is clad with coursed wood shingles and there is a round stained glass window immediately above the projecting bay.

At the west end of the south wall of the church is a brick chimney on the roof slope. There is a projecting hipped-roof brick semi-octagonal bay further east with three pointed arch stained glass windows like on the north projecting bay. Further east is a single pointed arch stained glass window and an entrance with a paneled wood door, stone lintel, and metal lantern. Further east is a one-over-one-light flat arch stained glass window. The wall has a brick sill course.

Alterations. Sometime prior to 1981 the shed-roof porch was added to the main entrance. After 1981 the lancet louvered openings in the tower were infilled. Following closure of the church in 2003 the interior was renovated.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Historic Background. In 1894, Presbyterians meeting at a school in Florence organized a new congregation with 42 charter members. Rev. George W. Clark served as the first pastor, beginning his ministry in 1894. By 1895, the congregation was using the current church site, with a “gospel tent” standing at this site before construction of the church. The cornerstone of the new building was laid in 1896, and the *Refiner* reported: “The church was dedicated free of debt.” No record of the building’s architect was found in the Florence Historical Archive, Royal Gorge Regional Museum, or Florence Pioneer Museum collections. Fundraising began to purchase an organ, which was crafted by Mason & Hamlin Co. of Boston and arrived in 1897. The congregation increased rapidly, having 203 members and 260 in the Sunday School by 1901. In the fall of 1916, a manse immediately south of the church at 113 North Santa Fe Avenue was purchased. Rev. Birchfield. Rev. Birchfield became pastor of the church in 1917 and served until 1949, having the longest pastorate. In 1919, a \$3,600 Kimball pipe organ was acquired utilizing a donation from Kate Stock; it was the first pipe organ in Florence. In 1930, the McCormick Apartments across the street from the church were acquired by the Ladies Aid Society for a fellowship hall with Sunday school classrooms. The church closed on Easter, 2003, due to “lack of funds and human resources.” Attendance at the time averaged just 18 people. The building was acquired and renovated by Charles Giebler and Anthony Wright and became known as Gateway Community Chapel, offering “a classic church for funerals, weddings etc. at no charge.”

132 W. Main St., 5FN.2317, Lovell Block, 1894 (Photograph 11)

The Lovell Block is a two-story, rectangular, brick commercial building in the Nineteenth Century Commercial style. It has a flat roof. The south façade has a single storefront, a center entrance with a varnished, paneled and glazed door and second entrance with paneled door at east end. The storefront has large plate glass display windows with paneled kickplates below. Paneled columns, paneled storefront cornice, and a transom panel with decorative glass are found on the façade and the first bay of the west wall. The upper story of the façade has two sets of paired, tall, narrow, one-over-one-light segmental arch windows with brick hood molds and rock-faced stone sills. Between the two sets of windows is a name and date terra cotta plaque reading "Lovell Block 1894." The top of the wall on front and west has courses of molded brick, a corbel table, dentil brickwork, and three courses of unpainted stretcher bricks.

The first story of the west wall continues the storefront design for the first bay. Further north is an expanse of blank brick, followed by a projecting brick chimney topped by a metal pipe. Further north is a short segmental arch window with an air conditioning unit, followed by a replacement window with a fabric awning and an arched window with another air conditioner. At the north end is a filled-in entrance with a small sliding window. The upper story has six tall, narrow, one-over-one-light, segmental arch windows with brick hood molds and narrow rock-faced stone sills.

Alterations. The parcel originally also featured a dwelling to the north near the alley. Between 1926 and 1949, the rear dwelling disappeared. A 1981 photograph shows the original storefront infilled with brick and non-historic entrances. Sometime prior to 2008 the storefront was redesigned to reflect its original aesthetic.

Historic Background. The Lovell Block was constructed in 1894. The Lewis & Yost general merchandise store opened here when the building was completed. A jeweler also had a space in this building. An 1896 newspaper advertisement indicated that Lewis & Yost, one of the older commercial firms in the city, offered dry goods, notions, furnishings, and "everything sold at bed rock." In the early twentieth century, the building had many different uses. After serving as a general store and grocery, in 1909, the Lovell Block housed the Palace

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Theater, an early movie theater operated by Michael Doyle and David Bowman. In 1910, the John Parker family lived at the Lovell Block and ran a confectionery shop. In 1920, John James Rauch had a billiard hall in the building, where he also lived with his wife. In 1925, the business at the Lovell Block was known as "All American," an ice cream and confectionery, as well as a billiard hall and cigar store. By 1934, the building housed Florence Creamery (P.F. Relingshafer, proprietor). In 1943, the creamery was sold (due to the owner being drafted for WWII) to 35-year-old creamery employee Annie Rocchio for \$500. Annie Rocchio started The Malt Shop in the building in 1953. At the same time, the building was the site of the Denver-Colorado Springs-Pueblo Trailways and Rio Grande Trailways bus station. The Malt Shop and Bakery were run by Annie Rocchio and Marge Hudnall until 1972.

130 W. Main St., 5FN.2316, Columbia Block, 1900 (Photograph 11)

This is a two-story rectangular commercial building with a flat roof in the Nineteenth Century Commercial style. The front façade is clad in stucco, although red-orange brick is visible on the west wall. The first story is a single storefront with two doors and large rectangular lights and transoms at the east end of the façade. West of the doors is a large metal frame plate glass window that angles inward toward the doors and two smaller plate glass display windows. There is a flat hood projecting outward above the storefront, and slender cast iron columns stamped with decorative ornaments flanking the storefront and extending above it. The columns have the name of the manufacturer: John Seaton, Atchison, Kansas. The second story features two sets of paired, flat arch, deeply inset one-over-one-light windows with rock-faced shared stone sills. Centered on the wall above the windows is a terra cotta name plaque reading "Columbia." Above this are bands of molding, panels, corbelling, and a course of arcading. The wall is topped by a band of rock-faced stone.

Alterations. Between 1912 and 1926, the building was extended northward to the alley, with a small one-story section adjacent to the alley. At some point prior to 1981, the front façade was stuccoed and the storefront entirely replaced, including the installation of the flat metal awning.

Historic Background. The builder of the Columbia block, George W. Columbia, was born in 1861 and was described as "very active in civic, fraternal and business circles," sitting two terms on Florence City Council. The contractor he employed to construct the building was S. S Lindeman. When the building was completed, Hoffman Brothers bakery moved into the building, advertising itself as "manufacturers of bakery and confectionery goods" and was joined by a theater about 1912. In 1909, Gardner Bakery, owned by Henry J. and Rowena B. Gardner, moved in to the Columbia Block, and by 1916 and continuing into the early 1920s, Mc's Bakery, owned by E.O. McDermuth, was located here. In 1919, B.P. McCormick purchased the building from George Columbia. McCormick planned improvements that reportedly included tearing out the second story to provide a high ceiling for the theater, creating a roomy balcony, and increasing the seating capacity; if these improvements were made, they are not believed to remain today. McCormick sold the theater to Hobart Kincaid about 1930 and operated the nearby Rialto Theater until 1960. In the late 1930s, the theater was known as the Diebert Theater. In 1949, BilTug Enterprise, a paint and wallpaper business, moved into the Columbia building. From 1953 onwards, the Columbia block housed a variety of professional offices, including accountants, insurance, and real estate offices.

126-128 W. Main St., 5FN.2314, Andrews Block, 1898 (Photograph 11)

This two-story, rectangular, painted brick, Nineteenth Century Commercial style building has a flat roof. The brick of the first story is of a different type than the upper story. At each end of the façade are brick piers with

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

stone bases and simple capitals. There is an entrance at the west end of the first story, which has a steel lintel above a wood door with a large rectangular light and a narrow horizontal light. A covered transom sits above the door. The broad single storefront has a steel lintel. There is an off-center, inset entrance with an aluminum-frame glazed door, a transom, and an aluminum frame sidelight of the same size as the door. Large plate glass display windows have interior columns and painted wood or metal in the kickplate area. Flanking the entrance, the walls are angled inward. The area above the storefront is brick and has a projecting metal sign.

The two-bay upper story has four one-over-one-light windows in each bay, with the two centermost windows being wider than the flanking windows. There is a wide painted stone lintel course and a narrow, painted stone sill course. At the center between the two groups of windows is a decorative brick panel. An elaborate cornice crowns the façade. The cornice has short brick end piers with stone trim that project above the roofline. There is a central flat parapet that also projects above the roof and has several courses of decorative brickwork, fan-shaped brackets at the corners, and stone coping at the top. It is flanked by areas with several courses of decorative brickwork. At the base of the raised parapet is a name and date plaque reading "18 Andrews 98." A band of block dentils flanks the plaque, and there is a narrow band of rock-faced stone below this.

Alterations. Between 1926 and 1949, a small one-story addition was constructed to the east rear of the building; the building also had a two-story open porch across the rear. The original two storefronts (as seen in Historic Photograph 11) were removed at some point prior to 1981 and combined into one storefront with aluminum-frame windows and brick infill. In addition, the entrance to the upper story was relocated from the center, between the two storefronts, to the west.

Historic Background. In 1899 the *Florence Citizen* noted: "Sherman Andrews erected his block, a beauty in appearance and supplied with modern conveniences." Henry Sherman Andrews was a rancher who became involved in real estate and lived upstairs in the Andrew's Block after it was completed. He remained there with his family, at least until 1910. One of the building's two original storefront tenants was Jones Grocery, operated by H.M. Jones. The grocery remained from 1899 until 1918, when it moved to 123 W. Main. The firm offered staple and fancy groceries, "finer table supplies and delicacies, imported fancy groceries and all kinds of fresh fruits and vegetables." The *Refiner* described Jones Grocery Co. as "one of the most complete and best managed grocery stores in Fremont county." In the early days, food was shipped by railroad to the grocery in bulk, much of it in barrels, and repackaged on site. Fresh fruits and vegetables came from Texas, California, and Mexico. In March 1910, Mrs. Andrews and a 16-year-old assistant were cleaning clothes using gasoline when the fluid ignited and the room blazed. The assistant ran out and helped three small girls, including one of Mrs. Andrews', escape the building. By that time, the rear of the building was "a mass of flames," preventing rescuers from entering. Mrs. Andrews was killed in the fire, and the building suffered some damage.

In 1923, Fremont Tailoring occupied 126 W. Main, and T.S. James & Co., a furniture store and funeral director, was housed in 128 W. Main. In 1927, Skagg's Safeway store, a grocery firm, was located in 126 W. Main, while the Variety Store was still housed in 128 W. Main. By 1937, Skagg's was the only business listed in the building, continuing in this location through 1960. The upstairs housed Rock Wool Insulating Co. in 1946 and rooms and apartments by 1953. From 1960 to present, a variety of grocers, shops and then antique stores have occupied the retail spaces of the Andrews Block.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

124 W. Main St., 5FN.2312, Julius McCandless Hardware, 1894 (Photograph 12)

This two-story rectangular brick commercial building with flat roof is plainer in style than many of the downtown commercial buildings from the 1890s. The walls are composed of tan brick with orange brick used as contrasting ornament. The first story has a single storefront with a center inset entrance. The walls next to the entrance are angled inward and there are large plate glass display windows on those walls facing the street. At the east end of the façade is an entrance to the second story that has a wood door with a rectangular light, a narrow transom, and a glazed overdoor. A transom panel extends across the façade above the storefront, and there is a wide storefront lintel above. The second story features two flat arch one-over-one-light windows and a soldier course of orange brick at lintel level extending across the façade. Square ornaments composed of orange brick flank the windows. The parapet is stepped up at the center and has a rowlock course of brick serving as coping. A hanging sign frame projects between the two upper story windows.

A two-story flat-roof brick addition is present at the rear, with segmental arch windows on the second story and segmental arch windows and entrances on the first.

Alterations. In 1899, the *Florence Refiner* reported that an addition of 30' x 50' was built behind this building and the one to the east. The façade was modified in the late 1930s or 1940s to include new face brick at the upper story and large glass panels with aluminum framing at the storefront.

Historic Background. Julius McCandless constructed this building in 1894 to house his hardware store and a residence on the upper story. Julius McCandless, nephew of Florence founder James McCandless, came to Florence in 1876 to work for his uncle. By 1909, the business here was a grocery known as McCandless & Son, with Julius McCandless as the owner. McCandless lived upstairs with his family. By 1916, the building housed the Fulton Market, which had previously occupied stores on East Main Street. The Fulton Market later moved to 118 E. Main. By 1923, McCandless & Son grocery store was once more operating at this address. In 1937, Bastian's Marine Beauty Shop, Cleaners and Tailoring, and Shoe, Dress and Hat Shop shared this address. In 1946, the building housed the Gamble Store. A variety of businesses have since occupied the building.

122 W. Main St., 5FN.2310, Carmody Block, ca. 1894, Building (Photograph 12)

This two-story, rectangular, painted brick building has arched windows and brickwork that is more elaborate than the buildings on either side. The first story has a central inset entrance with a wood door with five horizontal lights and a transom. Flanking the entrance are large plate glass display windows; angled walls with windows are immediately adjacent to the entrance. There is painted, wire-drawn brick below the windows. The storefront is framed at each end by brick piers with stone trim. There is a projecting metal hood with a full-width sign band between the piers. A steel lintel extends across the façade above the storefront.

The second story features two sets of narrow, paired, round arch windows with rock-faced stone sills. A projecting course of brick is at sill level. There are also ornamental courses of brick at the level of the upper window sash and architrave level, as well as brick hood molds. Short, paneled brick end piers project above the roof and frame a band of corbelled brickwork near the top of the wall.

Alterations. In 1899, the *Florence Refiner* reported that an addition of 30' x 50' was built behind this building and the one to the west. The 1900 Sanborn map showed the two-story section had been erected on the alley, joined to the front section by a one-story component. The addition has a brick wall on the east, segmental arch

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

boarded-up openings on the upper story of the rear wall, and horizontal boards filling a large opening on the first story. Prior to 1981 the storefront was modified slightly with a non-historic door, brick below the display windows, and the storefront transom covered over.

Historic Background. This building was erected in 1894 by Thomas Carmody, an early undertaker and furniture dealer. He had been a successful merchant in Iowa before moving to Colorado for his wife's health. Mr. Carmody was described as "a thoroughly scientific and experienced embalmer and a graduate of the Chicago College of Embalming" and his embalming room in this building was described as having "every late improvement." He was also a dealer in all kinds of undertakers' goods, as well as furniture. The *Refiner* noted: "His stock is unexcelled by any of its kind in Fremont county. Mr. Carmody stands deservedly well in business circles. He pays close attention to his business, pursues honorable methods and amply deserves the success and esteem he has gained in Florence." City directories indicate that Frank Carmody took over the building and went into business with W.C. Kitching by 1905-1906, beginning a home furniture business known as Carmody & Kitching. Beginning in 1916, Thomas Carmody operated a real estate office in the front building.

In 1923, Florence Recreation was located at this address. The Recreation "bowling parlor" was managed by L.N. Gandy and offered bowling, a soda fountain, and Gandy's jewelry, as well as candy, cigars, and cigarettes. By 1953, it was known as Huskie Bowl, operated by Ed Marlin. By 1957, Donald Glass owned Huskie Bowl, and H.J. Hatch was the manager. In 1960, Florence Bowling Alley, owned by Walter Butterworth, was housed here. The bowling alley included a snack bar. Since the late 1980s, the building has been home to several different antique stores.

108-110 W. Main St., 5FN.2302, W.P. Wilbar Block, 1895-96, (Photograph 15)

This two-story red-orange brick commercial building with flat roof has elaborate brickwork and stone lintels. The building was erected in two sections in 1895 (east) and 1896 (west). The brick of the eastern side is a lighter shade than that on the western side. The two storefronts of the first story, now part of one business, have been extensively altered. The western storefront has been infilled with slate tile and a wide band of glass block between the original stone rock-faced piers, while the eastern storefront has an infill of faux-rock siding flanked by two entrances; the entrance at the west end is deeply inset and has an aluminum-frame glazed door. Above the infilled storefronts and entrance is a signband that covers the area of the storefront transoms. The eastern entrance is a modern flush door with rectangular light and transom topped by an original transom within the original opening. This entrance is flanked by fluted cast iron columns with rosettes at the top. The columns are stamped "Paxton & Vierling Iron Works, Omaha."

The second story of the eastern section has paired arched windows at the east end divided by a narrow brick column with stone trim. There is a wide one-over-two -light window at the center of this section and a narrower one-over-one-light window at the west end. The western section has central one-over-one -light windows divided by a narrow brick pier with stone trim flanked by one-over-one -light windows and wider brick piers with stone trim. A rock-faced stone lintel course extends across the second story, and there is a continuous stone sill course. The entablature at the east end includes a central name and date plaque reading "W.P. Wilbar 1895" and bands of brick corbelling and brick brackets. The entablature on the west end has a stone plaque reading "W.P. Wilbar 1896." The brick surrounding the plaque alternates with smooth- and rough-faced rock.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Alterations. Earlier one-story additions to the building's rear were no longer present by 1949. The original double storefronts were reconfigured in the early 1960s, as well as the large signband depicting bowling pins, and the other façade treatment elements. Due to the date of these changes which occurred within the period of significance, and which are in keeping with the commercial significance of the district, the building is considered contributing.

Historic Background. When completed in 1895, the eastern portion of the building housed the grocery of William P. Wilbar. The *Refiner* noted: "The rock is from the quarry of Norman McKay and the cutting was done by D. Mustard," and then commented: "With the completion of the Daniel's-Wilbar block [sic], there will be presented a business front of 100 feet which will compare in appearance with any two-story front in the state." William Pawton Wilbar, described as "a pioneer of the community," was born in 1854, married Laura Matilda Saylor, and lived in Florence for 55 years. He built the east half of this building to house his grocery business, which offered "staple and fancy groceries." In the following year, he began construction of the west half of the W.P. Wilbar Block. After it was completed in 1897, the building housed The Department Store, operated by S.G. Kelso, offering items such as dress goods, dry goods, ladies and gentlemen's furnishings, millinery, shoes, notions, groceries, and silverware.

In 1917, Wilbar sold his grocery and dry goods businesses and Sullivan Faricy Company moved in, offering dry goods and groceries. This business later became Faricy-Price Mercantile. By 1937, the Wilbar Block was the location of Warner's Variety, with J.C. Stephens as proprietor. By 1946, Hested Stores occupied the space. From 1962 until present, Fremont Lanes bowling alley has been at this location, first operated by M.M. and Gale Decker.

106 W. Main St., 5FN.2300, City Drug, ca. 1895 (Photograph 15)

This flat-roofed, two-story red brick commercial building has arched second story windows and brick cornice detailing. The south facade has a single storefront with an inset center entrance with a metal frame glazed door and transom. The walls flanking the entrance are angled and have metal frame plate glass display windows. Plate glass display windows facing the street are of similar design. There is a flat, narrow metal hood across the top of the storefront, with a wide stuccoed sign band extending between that and the sills of the second story. The upper story features two tall round arch windows with covered transoms, rock-faced stone sills, and painted brick archivolt moldings. These are replacement windows with panes of plate glass above two narrow lights. A projecting brick pier is at the east end of the upper story. A corbelled cornice at the top of the wall surmounted by courses of brick and metal coping continues the next door (108-110 W. Main Street) cornice line. The east wall is covered with textured stucco and has no openings.

Alterations. Between 1895 and 1900 the building received a small one-story rear addition. During modernizations, likely in the 1960s, the original storefront was replaced the transom area was covered in ribbed metal paneling, and a horizontal sign projecting from the building reading "Drugs" was removed. The 1960s ribbed metal signband was replaced with the current stucco sometime after 1981.

Historic Background. This building was constructed between 1890 and 1895 and housed drugstores during a long span of its history. City Drug appears to have been its first occupant, and was one of the older businesses of the city. Advertisements appeared as early as 1894 in the *Florence Refiner*, describing the store as a "headquarters for everything carried by a first-class drug establishment." By 1900, John D. Stewart operated a

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

drugstore in the building, continuing at this location until 1929. Stewart was a founder and director of the Florence Building and Loan Association, served as the secretary of the Elks Lodge No. 611 for nineteen years, and served on the Florence High School Board for eight years. He owned the Stewart Drug Store until his retirement in 1929, and was described as "an outstanding resident of Florence" at the time of his death at the age of 72 in 1932.

Upon retiring, Mr. Stewart sold his drugstore to H.D. Andrews, who with Dr. T.A. Davis, operated the Florence Pharmacy. They continued to operate the Florence Pharmacy through the early 1960s. In 1963, Fox Drugs, owned by John and Carol Fox, moved into this location. The Foxes were known for their work in preserving local history, with both serving on the board of the Price Pioneer Museum and Carol serving as president of the local historical society. The Foxes closed their pharmacy, then known as Rexell Drug, in 1967, and a variety of businesses have since occupied the space.

129-131 W. Main St., 5FN.2315, Wilson Block and Wilson Annex, 1897, 1900 (Photograph 16)

This two-story, rectangular, red-orange brick corner commercial building, in the Late Nineteenth Century Commercial style, with stone foundation and stone trim, constitutes one of the most prominent buildings on Main Street. The west part of the building was erected in 1897 and the east in 1900. The first story of the façade (north) is divided into two storefronts with large metal frame plate glass display windows, transom panels, inset entrances, and wire-drawn brick kneewalls. At each end of the building are cast iron columns; the 1900 annex has a column stamped "W.H. Runkle Foundry." The cast iron columns have "X" ornaments and panels and there is a brick center column with stone trim at the center of the façade. The upper story is divided into two bays by a central brick pilaster with a carved stone block. Each bay has four large windows, sharing a continuous stone sill and surmounted by a wide, continuous, rock-faced lintel. Between the two center windows in each bay is a stone block; that at the western half is inscribed "1897," while the eastern half has a block carved "1900." Other blocks have floral or foliate carving. Courses of decoratively corbelled brickwork sit above the lintels of the upper story. Each half of the building has a substantial metal cornice with a raised central parapet; the cornice is elaborated with brackets, circular ornaments, and decorative moldings. The central portion of each cornice projects above the roof above a stone plaque; one plaque reads "Wilson Block" and one reads "Wilson Annex."

The metal cornice continues onto the west wall of the building, as does the band of brick corbelling below. At the north end, the first story has a large plate glass display window with a transom and a metal lintel topped by a course of stone. There is a brick pilaster with stone block at the top and a corner cast iron column framing the window. South of this bay are two short square windows with stone lintels and sills, followed by a tall, narrow window with a stone lintel and sill, two additional square windows with stone lintels and sills, and two entrances with stone lintels, large glazed transoms, and doors. The second story is divided into bays by brick pilasters extending from a thin stone sill course to the metal cornice. The first bay at the north end has a tall, narrow window with a wide stone lintel flanked by brick pilasters with decorative blocks of stone. The second bay is blank brick. The next four bays each have two tall windows with shared stone lintels. The seventh bay has two windows toward the north and then an expanse of blank brick. The final bay has one tall window. At the rear of the building is a shed-roof, one-story attached garage with two overhead garage doors.

Alterations. Brick kneewalls were installed sometime prior to 1937 (see Historic Photograph 27). In the early 2000s, the upstairs interior was converted into condos.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Historic Background. George Wilson, who operated a hardware store and tin shop, was the builder and original occupant of the building. He was born in England in 1860, came to the Florence area in 1882, and worked in coal mines for three years before buying a small hardware store in Williamsburg, a small town about two miles southwest of Florence, in 1885. The building's architect was James P. Julien.

In 1920, Wilson Hardware was sold to Sam and Mary Rankin and Rufus Stoddard, and in 1935 Carl H. Dennerline, who had worked for the Rankins and Stoddard since 1923 as a clerk and serviceman, bought a 3/4 interest in the business. In 1954, Mr. and Mrs. Dennerline purchased the building. By 1957, the upstairs rooms were known as Dennerline Apartments. The building has housed a variety of stores on the ground floor, and has been home to various residents upstairs.

125-127 W. Main St., 5FN.2313, Ricketts Block, 1899, 1915 (Photograph 17)

This two-story red-orange brick building was erected in two stages, with the east-side addition almost matching the original west section in appearance. The first story is divided into two storefronts (now operated as one business) by a wide brick pier formed by the conjoined center piers of each section of the building. The east storefront consists of a band of plate glass display windows with a kickplate area in a darker shade of brick than the walls. The west storefront has plate glass display windows and windows in angled walls flanking the inset center entrance. There is a wide signboard extending across the top of the two storefronts. There is a cast-iron column stamped "John Seaton, Atchison, Kansas" adjacent to an entrance to the second story with a wood paneled door with light and large transom on the west and a brick pier with blocks of sandstone adjacent on the east. Above the storefronts are bands of display windows at the mezzanine level. A steel lintel with rosettes extends across the façade above the mezzanine windows.

The upper story has four flat arch one-over-one-light windows in each bay, with a continuous wide stone lintel above each group of windows. Each window has a narrow stone sill. The parapet wall above the windows is slightly taller at each end and tallest at the center, and the parapet is ornamented with decorative brickwork and rooftop projections. The east half of the flat roof is asphalt, while the west half is tin.

Alterations. Between 1926 and 1949 a one-story addition was constructed on the rear, extending the western part of the building to the alley. Prior to 1981 the entrance to the east storefront was removed. The upper story windows were replaced sometime prior to 2008.

Historic Background. William G. Ricketts had this building completed by Henry Lewis in two sections, the first in 1899 (west) and the second in 1915 (east), where he sold furniture, carpets, and house furnishings. The *Refiner* commented: "Mr. Ricketts started in business in this city in a small way five years ago and has by fair dealing and close attention to business built up an enviable trade. To be sure he found it necessary to go in debt some on his block, but a rustler like Ricketts will soon rustle himself out of debt." William G. Ricketts settled in Florence in about 1890 and was called a "Florence pioneer" and a person who was prominently identified with the business life of the community. After William died in 1928, his widow Nettie Ricketts continued to live upstairs and run the business downstairs until her death in 1953. By 1960, William Hiatt and Carl A. Meyers were operating W.G. Ricketts Hardware in the building. In 1964, the store became a Gambles hardware store. Since that time, the building has housed a variety of businesses.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

121 W. Main St., 5FN.2309, Van Nest Building, 1895 (Photograph 19)

This two-story commercial building has a façade wall of white rock-faced stone. Large plate glass windows and walls flank the first-floor center entrance. Below the plate glass windows are short brown brick walls. At the west end of the façade is an original entrance to the upper story that has a paneled and glazed door and a multi-light transom. There is a single cast iron column adjacent to the entrance. Painted stone end piers with alternating blocks of rock-faced and tooled stone frame the first-story façade at either end. The end piers have stone capitals with foliate carving. There is a steel lintel with rosettes across the top of the storefront.

The upper story features four large one-over-one-light windows. There are stone piers with decorative carving between and flanking the windows and a tooled stone sill course and a stone lintel course with molding at the top. Above the windows is a stone parapet with four rectangular vents and a central name and date plaque reading "Van Nest 1895." The parapet has two courses of horizontal blocks of stone followed by a course of alternating tooled and rock-faced stone and a cornice consisting of two narrow rock-faced courses of stone. End piers project above the roofline and are topped by projecting stone caps. In his book, *Colorado: A Liquid History & Tavern Guide to the Highest State*, historian Tom Noel reports about interior features, including a pressed-metal ceiling, high-backed hardwood booths, individual table Wurlitzer jukeboxes, and "1873 Brunswick walnut and mahogany, Corinthian-columned back and front bars."

Alterations. Between 1895 and 1900 a small one-story addition was added to the rear containing an oven for a bakery. Prior to 1981 the original storefront was replaced with the current configuration within the original opening. In 1981 the front of the building was sandblasted.

Historic Background. This building was erected in 1895 by Albert J. Van Nest, a 41-year-old boiler maker from Illinois, who lived upstairs with his family. Kelso's Department Store moved into the building's ground floor in 1896, advertising: "notions, underwear and hosiery, blankets, shoes, shirts, overalls, tin ware, glassware, groceries, and school supplies." In April 1897, the *Refiner* noted that Waddles Grocery was the new firm in the Van Nest building. That business was succeeded by the Florence Grocery Co. in 1897 and in 1900 by a bakery, which added an oven at the back of the building. In 1900, D.K. McRae, hardware and implements, occupied the Van Nest block then owned by August Fast of Silverton, and in 1902 Florence Investment and Ginsberg and Hoffman Candy moved into the building. S.B. Austin millinery shop was located here in 1906 and in 1909, W. Weaver, an oil driller, had offices upstairs, while E.A. Thede, a milliner, occupied the first story.

The Oasis, a local restaurant owned by Mike Brator, moved to the Van Nest Building in 1939, and in 1953 it was listed as Oasis Tavern. A 1978 newspaper article noted that the Oasis looked almost the same as when the brothers took over the place. However, Dan Brator stated, "When the mines were going it was standing room only." The stores on Main Street remained open until 10 p.m. to handle the people coming to Florence for their once-a-week shopping. The Oasis continued at this location until 2013, when a barbecue restaurant moved in, replaced in 2016 by Quincy's steakhouse (headquartered in Leadville, with other locations in Salida and Buena Vista).

119 W. Main St., 5FN.2308, Florence Firehouse and City Hall, 1892 (Photograph 20)

This two-story red brick building with stone trim is rectangular in shape. The first story of the building has two storefronts between red brick end piers with stone trim. There is a continuous transom panel across the top of the storefronts. A center, inset entrance area has doors with large rectangular lights and transoms. Large plate

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

glass display windows flank the entrance area. The area above the storefront is brick and extends to a painted red sandstone sill course on the second story. There are paired, flat arch, one-over-one-light windows surmounted by a half-round transom at the center of the second story. At each end of the upper wall are flat arch one-over-one-light windows surmounted by flat-arch transoms. The windows are elaborated with a continuous painted brick lintel course that follows the outline of the transoms. There is a brick corbel table with red sandstone coping above the eastern two-thirds of the building, and the western third has a molded white stone cornice projecting above the roof creating a tower motif.

Alterations. A belfry at the northwest corner of the building is shown on the 1900 Sanborn map; the date of its removal is unknown. The footprint of the building did not change between 1895 and 1949, according to Sanborn maps. It is believed that when government offices moved elsewhere in 1920 the current storefronts were installed; no historic photographs of the original façade have been found to date.

Historic Background. This building, which opened in 1892, was originally the location of the City Hall in Florence, and included a jail, mayor's office, and the fire department. The building accommodated one hose cart, one Marshfield Steamer, and one hook and ladder. When the new high school was built in 1920, the city hall moved into the Central School Building, where it remained until construction of a new facility in 1977. In 1928, 119 W. Main housed the Hat & Art Shop, and in 1937 this building was the location of the Western Union office and Florence Jewelry. In 1946, this was the site of the Daniels Café and the Florence Grill was located here in 1948. In 1960, 119 W. Main was identified as vacant, while 119 1/2 held the Jehovah's Witness Kingdom Hall. By 1964, the Thrift Mart offered novelties here. Thrift Mart was operated by O.T. Shrock. Jim Ellis operated Jim's Auto Parts in the building in 1966. The building has housed a variety of retail businesses since that time.

115-117 W. Main St., 5FN.2306, Fritz-Johnson Block, 1901 (Photograph 21)

This two-story red brick commercial building with white stone trim presents one of the most embellished façades on the south side of Main Street. The first story has two storefronts and a central inset entrance to the second story between two cast iron columns stamped "W.H. Runkle Foundry Florence Colo. 1901." This entrance has double paneled, glazed doors, a transom and clerestory window. The storefronts flanking this entrance have cast iron end columns. The east storefront has a central inset entrance with a glazed metal frame door with transom, angled walls with plate glass and plate glass display windows with brick below. There is a continuous transom panel above the storefront. The west storefront is similar, but no longer has an entrance. There is a metal lintel with rosettes across the entire façade.

The second story has a slightly projecting pavilion at the east and west ends. The projecting pavilions are marked by triangular pediments on the entablature, and the brick pilasters of those pavilions have brackets at their bases. Each projecting pavilion has a stone name plaque; the eastern one reads "Johnson" and the western one "Fritz." The windows of the upper story are one-over-one-light and have continuous rock-faced stone sill and lintel courses. The pilasters between the windows have stone bases and capitals. There is a wide metal frieze ornamented with garlands, and the projecting cornice above has shaped brackets. Between the two pediments is a band with half-circular ornamentation and brackets.

Alterations. A 1906 photograph showed the building with two storefronts flanking a central entrance on the first story. The upper story was the same as it is today. In 1901, the west part of the building received two rear

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

additions extending it to the alley. The additions housed a tin shop and warehouse. The 1926 and 1949 maps showed the rear addition used as warehouse. By the time of a 1981 survey photograph, the west storefront had had its original entrance removed.

Historic Background. John Frederick Fritz bought this lot for \$2,700 and had this building erected in 1900. Fritz was born in Wurttemberg, Germany, about 1860 and at the time that 115-117 was erected, Fritz was proprietor of the Florence Packing & Provision Co. Fritz's partner in the construction of this building was Judge George D. Johnson, and the building was erected in joint ownership, described as a "novelty," with each half owned by one gentleman. The *Tribune* indicated this was the case because "Judge Johnson was not to be outdone by Mr. Fritz." Built of Denver No. 1 press brick, "the finest grade available," the building cost approximately \$10,000. Steel beams were imported from Chicago, and W.H. Runkle of Florence, cast the 6-“ iron pillars (described as "quite a mechanical feat for a town of this size"). James P. Julien served as architect for the building.

In 1901, D.K. McRae occupied the west half of the building for his hardware store, and in 1902 the Florence Drug Co. and the Florence Electric Street Railway occupied the 115 W. Main side of the building. The 1926 city directory listed the jewelry store of O.L. Gibbs in 115 W. Main, while Fremont Clothing and Tailoring was located at 117 W. Main. The Fritz Rooms, a rooming house operated by Marie Fritz, occupied the upstairs space. In 1927, the Rayburn Store moved into the Fritz Block and in 1929, T.M. Howells, jeweler, operated at 115 W. Main. By 1937, the building housed the Florence Radio & Electric Service operated by Robert Fritz, a Gambles hardware store operated by Henry Boese, and the Fritz Rooms, still operated by Marie Fritz. In 1941, Western Auto Supply, owned by Robert Fritz, occupied the first story, continuing operations into the early 1950s. By 1953, the building was occupied by Acme Cleaners (115 W. Main Street) Duca and Florence Radio & Electric (117 W. Main Street). In 1966, the businesses included Acme Cleaners (115 W. Main Street), Western Auto (117 W. Main Street), and Florence Radio & Electric (117 W. Main Street). Since that time, a variety of retail businesses have occupied the space.

113 W. Main St., 5FN.2305, Dils Dry Goods, 1893 (Photograph 22)

This two-story rectangular red brick commercial building with a flat roof has large, arched second-story windows. The first story has a single storefront. At each end of the first story are painted, banded brick piers with stone bases and capitals. There is a metal lintel across the top of the first story ornamented with rosettes. At the west end of the façade is an inset entrance with a wood door with a rectangular light surmounted by a large transom with ornaments at the corners. East of this is the storefront, which has a center entrance with a similar door flanked by angled walls with plate glass windows and plate glass display windows facing the street. The kickplate area below the windows is clad with panels of grooved wood. A fabric awning across the top of the storefront is surmounted by a full-width transom panel. The second story features two large round-arch windows. The windows have stone surrounds with paneled pilasters, shoulder ornaments, and keystones, as well as stone sills. There are brick quoins at the corners of the second story and the parapet wall has mismatched brick laid in a random pattern. There is a ghost sign on the east wall reading "J.H. Dils, Dry Goods."

Alterations. A 1906 photograph (Historic Photograph 13) of the building shows it with entrances at each end and two large plate glass windows with paneled kickplates and transoms at the center of the wall. A 1981 survey photograph showed the storefront area had been remodeled with a central entrance flanked by display windows, metal panels, painted piers, and a covered transom panel. The building was rehabilitated in 2007-

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

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

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

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

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

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

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

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

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

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

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

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

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

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

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

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

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

105 W. Main St., 5FN.2299, Knights of Pythias Castle Hall, 1888 (Photograph 25)

This flat-roofed, two-story red brick commercial building, with a stone foundation, is considered the oldest extant brick building on Main Street. The first story has two, symmetrical plate glass display windows and a center inset entrance with large rectangular light. Above the door is a transom. Within the plate glass windows are interior columns flanking the entrance (angled walls adjacent the entrance). The transom above the storefront is covered with metal panels. A plain steel lintel runs across the top of the first story. Framing the storefront are columns of rusticated stone tooled on the outer edges and rock-faced at the center. At the west end of the building is the entrance to the upper story; the door and transom are non-historic modern infills. The brick wall above this entrance has had all ornamentation that would have corresponded with the rest of the façade removed. The second story has tall, narrow, one-over-one-light windows with aluminum storms and painted stone sills. Paired windows at the center of the wall are flanked by single windows on the outer ends. The windows have painted brick hoodmolds with springers and keystones of stone. Centered above the paired windows is a name and date stone reading, "K of P/ Castle Hall/1888." The entablature has an architrave with two narrow bands of contrasting brick, a frieze with corbelled brackets, and a narrow band of stone coping.

Alterations. The building experienced fire damage in December 1949. In 1950, the storefront was remodeled and an addition was built at the rear. Since 1981 the storefront transom windows have been covered over and the upper -tory windows have had aluminum storms installed.

Historic Background. The Knights of Pythias Hall first housed a drugstore and post office on the first story and the Castle Hall of the Knights of Pythias on the second. The Knights of Pythias were an international fraternity founded in Washington, D.C., in 1864 by Justus H. Rathbone to "promote friendship among men and relieve suffering." By 1900, the post office and a news shop were on the first story, and in 1906, a stationery store, Frueaff Brothers Books, was conducting business in this location and offering art supplies, stationery, and books. In 1916, a stationery/book shop was still operating here, with F.P. Austin as proprietor. The 1925 and 1938 city directories indicated this was the location of McConnell Variety store. In 1944-1945, Decker Plumbing operated from this building, and in 1949, M.M. Decker Appliance (radios, appliances, plumbing and heating) was located here. In that year, Decker's business was severely damaged by fire originating in the Blunt Block next door. M.M. Decker was elected president of the Chamber of Commerce in 1950. In March of that year, the appliance store moved back into this building, which had been completely remodeled and redecorated. The building has since been home to a variety of stores.

101-103 W. Main St./104-108, S. Pikes Peak Ave., 5FN.2298, White House Barbershop, 1952 (Photo 26)

This flat-roofed, one-story red Roman brick commercial building replaced the historic Blunt Block, which burned down in 1949. The building has a wide wood cornice with decorative panels and metal coping at top of walls on north and east. Angled corner entrance at northeast corner has door with large rectangular light surrounded by glass blocks. North wall has two large windows filled with glass blocks at east end. Second storefront has inset entrance at east end and three large aluminum frame display windows. There is a transom panel across the top of the storefront. The east wall has two large windows at the north end with glass blocks. South of this is a large window opening with a casement window with sidelights and a glass block transom. Further south are a paneled and glazed door with glass block transom, a wood door with a large rectangular light and covered transom, another casement and glass block window, a door with transom, another casement and glass block window, a door with glass block transom, a casement window with glass block

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

transom, a door with glass block transom, and a large window with glass block transom. The signs of various business are mounted on the brick wall over their corresponding entrances.

Alterations. It appears that the current building used the foundation and perhaps some of the walls of the earlier building. The building appears as it did in 1981.

Historic Background. The Blunt Block was built in this location in 1896-1897. The building housed the Bank of Florence, later the First National Bank, from which it apparently derived its other name, the Bank Block, and it also provided space for the Florence Reading Room, the city's library. The Florence Post Office was also located here for several years, and later the Florence Building and Loan occupied the building. The Blunt Block burned down in December 1949.

In 1950, the site was purchased by E.A. Mineer of Shiprock, New Mexico, who constructed a one-story building utilizing parts of the old building. In 1955, the building housed Neill McGrath, M.D. (101 W. Main); White House Barber Shop (104 S. Pikes Peak); and Dr. J.C. Knause, a dentist (106 S. Pikes Peak). These three tenants were also listed here in 1957, as well as Farmers Insurance Group (103 W. Main) and Berardi's Smoke House, a pool room operated by Joe Berardi (108 S. Pikes Peak). From the 1960s onwards, the building has housed medical offices and a variety of other professional services.

100 W. 2nd St., 5FN.2269, Florence Public Library/Florence Carnegie Library, 1919 (Photograph 27)

The historic Florence Library is a one-story, rectangular, flat-roof buff magnesium brick building with a concrete foundation and raised basement covered with smooth stucco. The front (south) façade has a central, slightly projecting entrance bay, topped by a shaped parapet with a stone plaque inscribed "Public/Library." There is rowlock coping along the top of the walls and the parapet and a decorative brick course near the top of the walls. The entrance bay is framed by brick pilasters and a wide flat arch entrance with a two-light transom, a metal frame glazed door, and a sidelight. The entrance faces a flight of wide concrete stairs flanked by slanted-top concrete sidewalls clad with stucco and with a central metal railing. On the upper wall above the entrance is a projecting cornice that wraps around to the east and west. There are paired, flat arch, one-over-one-light wood frame windows (western windows replaced) with tooled stone sills on each side of the entrance. Fabric awning have been installed over the windows and entrance opening. At the west end of the raised basement are two smaller one-over-one-light windows with security grilles.

The east wall has a grilled window at basement level next to a central, projecting, one-story, gabled-roof enclosed entrance bay. The entrance bay has stucco walls, a center entrance on the east, and asphalt roofing. The brick wall of the first story has a one-over-one-light window at each end and a short window at the center with an air conditioning unit. The windows have tooled stone sills.

The north (rear) wall at the east end has a shed roof, projecting, stucco entrance bay at basement level. West of this is a full-height, projecting brick chimney with bands of corbelled brickwork near the top. The chimney is flanked by one-over-one-light windows with stone sills. At the west end of the wall is a two-part horizontal sliding window with stone sill. The projecting cornice and the parapet wall above are missing on the rear. To the north of the building in the rear yard are a non-historic shed and gazebo.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

The west wall has a central one-over-one-light window at the basement level. On the brick first story two full-size windows flank a central short window; all the windows are plate glass. The cornice and parapet wall are continued on the west.

Alterations. The projecting basement entrances were built after 1949 (based on Sanborn maps). No major alterations to the exterior have been made. The fabric awnings on the east were added sometime after 2008.

Shed, ca. 2005, Noncontributing. This one-story flat roofed rectangular shed was likely purchased and brought on-site, likely when the building was sold by the City to a private owner.

Gazebo, ca. 1987, Noncontributing structure. This open air, eight-sided structure is about 15' across and contains chairs and seating area. The roof is asphalt shingle, and the poles are wood. It appears to have been constructed within the last 30 years.

Historic Background. Creation of a free reading room in Florence in March 1897 marked the beginning of the public library system in the city. The reading room was established as a joint project of the local Methodist, Episcopalian, and Presbyterian churches to provide a warm "homelike" place for young men living in small rooms (in part, as an alternative to saloons). The library moved several times and was funded by donations from residents and civic organizations, as well as small contributions from the city. The Carnegie Corporation of New York provided \$10,000 for a permanent building in 1918. Between 1899 and 1917, Carnegie had provided funds to twenty-seven communities in Colorado to erect thirty-five libraries, with the last award in Colorado given to Florence. Pueblo architect George W. Roe designed the building.

The library possessed 2,803 books in 1919, and it is reported that during the Great Depression, the building stayed open late so that men working for the Works Progress Administration could have a warm place to read newspapers. The Carnegie Library served the city until 2003, when the building closed following the filing of a complaint under the Americans with Disabilities Act for failure to provide handicap access throughout the building.

120 N. Pikes Peak Ave., 5FN.2320, McCandless House/Holt Funeral Home, 1889 (Photograph 28)

The McCandless House is a large painted brick dwelling with painted rock-faced stone courses and trim. The gables have vergeboards with decorative moldings and carved ornaments. The foundation is painted stone and has basement windows. Originally, there was a large porch topped by a covered balcony on the west (see Historic Photograph 3). Today, the west wall has a gabled-roof projecting two-story bay at the north end with wide horizontal siding and a shed-roof projection on the north that has large plate glass windows on north and west. A concrete stoop is covered with carpet and has stone planters on either side. There is a shed-roof porch with wrought iron supports leading to an entrance. A neon sign above the porch reads "Florence Mortuary."

The original portion of the façade south of the projecting bay has a slightly projecting, pedimented brick and stone bay with a flattened arch first-story window with surround of gauged pieces of rock-faced and carved stone and a stone sill course. The window is filled with brick and glass blocks. There is a basement window below and centered above at the second-story is a tripartite window with stone surround and sill course. The center window is flanked by stone columns with foliate capitals, and the flanking windows are three-light. The pediment has dentil trim and decorative carving. The gable face above has non-original horizontal siding. The

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

triangular gable ornament has decorative shingling, and the vergeboards have decorative ornaments. There are brackets at the corners below the vergeboards.

On the north, east of the projecting frame addition, each story has flat arch windows framed by the stone lintel and sill courses. The first-story window is filled with glass blocks and a metal grille/vent. The upper story has a one-over-one-light window. There is a slightly projecting full-height chimney with a stone base, stone courses, dentil brickwork, and a polychromatic tile plaque of Native American design. The upper part of the chimney has bricks laid at an angle, stone trim, and a stone cap.

A projecting bay west of the chimney has shed roof and gabled components. The bay has basement windows and on the first story there is a half-round window with wide stone surround with a keystone and molding and a chevron motif ornament. Above this, the upper story has paired one-over-one-light windows with decorative glass divided by stone pilasters with acanthus leaf capitals and carved blocks of stone at the corners. There is a transom lattice of six stained glass windows with a stone surround above the paired windows. The center part of the projecting bay has an entrance with very wide stone lintel with dentil carving and carved corner stones. A plaque on the wall east of the entrance reads, "C.C. Holt & Son Funeral Home." The transom is filled with glass blocks and vents. A shed-roof porch with wrought-iron supports covers the entrance. There are three one-over-one-light windows on the second story with stone columns, lintels, and sills; square brick and stone columns divide the windows. The gable face above has wide horizontal siding and a triangular ornament with wood shingles. The vergeboards are ornamented, and there is a chimney on the east roof slope.

East of the projecting bay is a hipped-roof wing with a flat arch window filled with glass blocks that has a stone sill and a stone lintel course. Above the window is a wood balcony with hipped roof, turned spindles and cut and sawn wood spandrels with sun ornaments. The base of the balcony is shingled and has dentil trim and brackets below. Further east is an entrance on the first story with a door with a very large rectangular light facing a concrete and stone ramp covered with a shed-roof porch with wrought-iron supports and railings. On the wall above is a one-over-one-light flat arch window.

The east wall has an attached one-story painted brick garage. The garage has a stepped roof, and there are three bays: two with overhead garage doors and the eastern one with paneled double doors. The upper story of the house has a single flat arch window.

The south wall has a slightly projecting, full height, brick and stone chimney with courses of stone and an ornamental stone plaque with the date "1889" with entwined 8s on the second story and an inset tile panel on the first story. Two small windows with glass blocks and stone lintels and sills flank the chimney. East of the chimney is a projecting bay with beveled walls topped by a hipped-roof dormer. The dormer is clad with wide horizontal siding. The first story has a window with glass blocks on the north side and an inset tile panel on the south side. The second story has a one-over-one-light window on the north side. East of the projecting bay are two windows filled with glass blocks on the first story, followed by a projecting shed-roof porch with wrought-iron supports.

Alterations. Between 1926 and 1949, the house was converted to a mortuary; a trapezoidal garage addition to the rear of the building is shown on the 1949 Sanborn map. Likely also during the 1930s or 1940s, the front porches were enclosed with wood siding, a new covered front porch and entrance were added, and a sign above

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

the front entrance was added. The wraparound porch was demolished at that time, and glass blocks filled-in the first floor windows. Although extensively altered from its original design, the building is considered contributing due to these alterations having been undertaken to convert the residence to a commercial use dating to the district's period of significance.

Historic Background. James McCandless, credited as the founder of Florence, had this house built in 1889 after he had achieved substantial wealth, and his previous log cabin home no longer matched his status. James and Katherine McCandless, and their son Julius V. McCandless, a Florence businessman, lived in the house until James' death in 1922. After McCandless's death, the funeral services were held at the "beautiful McCandless home" and every business in the city closed during the funeral. The *Florence Daily Citizen* judged: "Almost everything of worth connected with the growth and development--building, banking, railroad and road building, promotion of mills--all of the city of Florence, has the hand of McCandless upon it."

The Denver architectural firm of Robert G. Balcomb and Eugene R. Rice designed the building for McCandless. In 1931, the home became the site of the Holt Funeral Home, operated by Cecil C. Holt. Cecil Holt died in 1951, and the business was sold by his estate to Mr. and Mrs. Frank V. Witty, who operated it as Florence Mortuary. The Wittys advertised "ambulance service day or night." Holt Family Mortuary purchased the house for their business in 1994, and continues to operate at the location.

121 N. Pikes Peak Ave., 5FN.642, Florence Post Office, 1937 (National Register listed 1/22/1986, NRIS.19860122, Photograph 29)

The Florence Post Office is constructed in a style of government buildings common to the late 1930s. The *U.S. Post Offices in Colorado, 1900-1941* National Register Thematic Resource document classifies the Florence post office as an Art Deco example of the Starved Classicism style.⁵ The single-story building is constructed of hollow tile faced with tan brick. It has a concrete front entrance and concrete foundation. There is a composition roof. The windows are rectangular, recessed, and outlined by a stepped course of brick. There is a fluted concrete facing surrounding the front door and two adjacent windows, and a cast rectangular panel with a zig-zag modern design, over the front door. The lamps flanking the front entrance are original, as are many of the interior fixtures. The public lobby has a tile floor and wainscoting; the workroom has a maple floor. There is a fluted ceiling molding. Within the lobby is a mural painted by Olive Rush in 1937 of a group of antelope. The architect was Louis A. Simon, who also designed post offices in Delta, Englewood, Rifle, and Manitou Springs.⁶

Alterations. No significant alterations have been made to the building since its construction.

Historic Background. The building was one of 408 post offices constructed by the Public Works Administration during the years 1933 to 1939. Under a general appropriations bill, each congressional district was eligible to receive a post office, and this building was a result of that Federal action. The Florence Post Office is a well-preserved example of these, having undergone no additions or renovations. It has been continuously operated as a post office since its construction.

⁵ Paul R. Second and H. James Kolva, *U.S. Post Office in Colorado, 1900-1941* National Register Thematic Resource document, Sec. 7, p.8 (1985). On file with History Colorado Office of Archaeology and Historic Preservation.

⁶ *Ibid.*, Sec. 7, p. 1.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

100 E. Main St./100-111 S. Pikes Peak Ave., 5FN.2280, Florence Hotel, 1890-1891 (Photograph 30)

This two-story corner brick commercial building has corbelled brick on the second-story corners and an angled entrance at the northwest corner with decorative surround of large painted stones. The building has stucco walls on the first story, painted brick on the second story, and a flat roof. A stone belt course divides the first and second stories. The northern part of the building is slightly taller, and on the north wall is the former hotel entrance, since converted to a window, with a gabled pediment supported by brick brackets with tapered bases. West of this is a one-over-one-light window with thick stone lintel and thin stone sill. The second story has two flat arch, tall, narrow, one-over-one-light windows. There is a stone lintel course above the windows. Panels of decorative brickwork are above the lintel of each window. The original cornice is gone and the area is covered with bands of stucco.

The angled corner on the northwest features the original bank entrance with a surround composed of large blocks of rock-faced stone and a smooth keystone. There is a glazed door with a large arched transom and a sidelight facing steps with a metal railing. The second story has a single one-over-one-light window with stone lintel and a panel of decorative brickwork above. The corners of this bay feature decorative brick brackets at the top.

At the north end, the west wall has a two-over-one-light window with a stone lintel and stone sill on the first story. Further south is a storefront with center entrance surmounted by a transom flanked by one-over-one-light windows also surmounted by transoms. The transoms have stained glass and there are stone lintels and sills. One of the windows has a sign reading "Cañon National Bank Administration Office." Further south is another storefront, which has a stone lintel above a plate glass window and an adjacent entrance with a covered transom and a door with a rectangular light. The second story has five flat-arch one-over-one-light windows with stone lintels and sills and decorative brick panels, as on the north wall. There is a bracket at the south end of this section of the building.

The southern part of the west wall is slightly lower, marking the original portion of the building. The first story is stucco and the upper story is brick. The original cornice has been covered with stucco except for the southernmost portion of the building. At the south end of the first story are tall tinted windows flanking a newer paneled and glazed door with a fanlight. The second story has segmental-arch one-over-one-light windows with rusticated keystones and thin stone sills. Further south is a bay with stucco walls and no windows on the second story. The first story has two plate glass windows with paneling below and an inset entrance with a door with a narrow rectangular light, covered transom, and projecting plastic sign. Further south is a bay with painted brick, segmental arch windows on the second story, and a first story with a large plate glass window and a door with a glass block transom.

Alterations. Between 1895 and 1900, a one-story section was added to the east wall of the southern part of the building. Sometime prior to 1981, the original cornice and parapets had been removed and the west storefronts altered and infilled with brick, glass block and other non-original materials. The cornice of the lower southern section was covered in stucco sometime between 1981 and 2008.

Historic Background. The Florence Hotel was erected in two sections--the southern part (103-111 S. Pikes Peak Ave.), with storefronts containing offices and a saloon (109-111 S. Pikes Peak) facing Pikes Peak Avenue, was erected in 1890 and the northern part of the building (100 E. Main) was erected in 1891. The building was

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

erected, per *The Refiner*, to "keep pace with the town and to accommodate the constantly growing patronage." Located at what was considered the principal business corner of Florence, the hotel featured 40 guest rooms, as well as an office, dining room, reading and writing rooms, and parlors and was described as "furnished throughout in a comfortable and attractive manner, and provided with modern conveniences." The hotel included free sample rooms for the so called "Knights of the Grip," also known as traveling salesmen. Sample rooms were a common feature of larger hotels and were utilized by the salesmen to display their wares to customers. *The Refiner* noted that rates at the hotel were "exceptionally low," being \$1.50 and \$2.00 per day in 1891.

In 1897 the hotel was completely remodeled and the corner space previously occupied by the Bank of Florence had become the hotel office. The bank moved into the Blunt Block, also known as the Bank Block (101-103 W. Main). In 1900, the first story of the building housed a restaurant, barbershop, cigar factory, confectionery, and saloon. In 1906, the first story housed the real estate and loan offices of J. Victor McCandless, son of J.A. McCandless, in the former corner bank and Rudolph Kauert had a small cigar factory here (105 S. Pikes Peak). The O.K. Shop, a barber, (107 S. Pikes Peak), and the Green Front Club (109-111 S. Pikes Peak), a saloon were also operating here. In 1910, the Peter Smith family was the proprietor of a saloon in the building. In 1912, offices, Rudolph Kauert's cigar factory and store, Joe Lloyd's cigar store, a barber, and a saloon (111 S. Pikes Peak) were present. In 1918, the offices included: J.V. McCandless, Union Ditch and Water Co. (100 E. Main); Earl Barnard, notary public; and J. Victor McCandless, real estate office. In 1926, T.N. Spencer (101 S. Pikes Peak), barber; A.L. Trivett (103 1/2 S. Pikes Peak), shoe repair; Deluxe Barber (105-105 1/2 S. Pikes Peak); Shields Shoe Shop (107 S. Pikes Peak); Robert Belt (109 S. Pikes Peak), justice of the peace, and a paint store (111 S. Pikes Peak), all shared the building.

In 1930, Jansine Knudsen's boarding house was located on the second floor and had eight boarders. The 1937 city directory listed: J.V. McCandless Insurance, Spencer's Barber Shop (101 1/2 S. Pikes Peak), Champion shoe repair (103 S. Pikes Peak), Deluxe Barber Shop (105 S. Pikes Peak), and Daily's Café (109 S. Pikes Peak). In 1946, this building also housed the Florence Liquor Store. By 1949, the occupant mix included offices (100 E. Main), a restaurant (103 1/2 S. Pikes Peak), three stores (105, 107, and 111 S. Pikes Peak), and one storefront used as a residence (109 S. Pikes Peak). In 1953, the building provided space for the Florence Novelty Shop (105 S. Pikes Peak) operated by Thelma Chorus, Eddie's Barber Shop (109 S. Pikes Peak), and the Florence Liquor Store (111 S. Pikes Peak). In 1957, Western Union and Paul Strickland Realty were housed here. The same businesses appeared in the 1966 and 1976 city directories. The 1976 edition also listed the Florence Liquor Store (111 S. Pikes Peak).

The building continued to house a great variety of retail establishments, saloons, restaurants, and offices. In 1998, City Manager Larry Lasha, Leon Lasha, Bob Weller, and Nancy and Lewis Schwartz, doing business as U.G.B. Ltd., acquired and completely remodeled the interior of the 56,000-square-foot building over the next four years.

104-110 E. Main St., 5FN.2283, Union Block, ca. 1895 (Photograph 31)

104-110 E. Main Street is a long (145') two-story building with a flat roof, stone coping, and prominent, tall, narrow second-story windows. Above the windows is a distinctive entablature with a variety of decorative brickwork and four brackets. Wide, continuous, smooth white stone lintel course and narrow rock-faced sill course run across the second story. The tall, narrow, one-over-one-light second-story wood sash double-hung

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

windows have transoms and are divided by brick columns. One window above an entrance to the upper story at the west end has brick panels with stone trim at the base, creating a shorter sash and transom window. A corresponding entrance to the upper story at the east end has panels of corbelled brick within what would have been a similar window opening.

There is a storefront cornice above the first story that has projecting brick brackets extending to the sill course of the second story and a metal lintel with ornamental rosettes (some of which are missing). There are four storefront bays at the north-facing wall, one on either side of the upper story entrances, and two at the center. Across the westernmost storefront a non-historic fabric awning with metal pole supports extends in front. The three storefronts to the west have been mostly infilled with brick or glass block and other walls clad with non-historic siding. There is an original cast iron column at the west end and two flank central entrances to the upper story. The columns are marked "Riverside Iron Works Co., Kansas City." The columns have fluting, brackets, and other ornamentation.

The storefront at the west end is inset between two of these columns, has horizontal lap siding, and has a metal frame glazed door flanked by horizontal plate glass windows. The entrance further east between two columns has a slab door and a covered transom. Further east is a metal frame glazed door set within brick infill, with a lighted marquee panel to the west. Further east, the storefront is framed with ribbed, vertical metal siding at the sides and kneewalls. There is a band of glass blocks across the storefront, metal frame plate glass display windows, and walls with curved glass block corners next to the entrance. East of this is an inset entrance to the second story that is flanked by cast iron columns. The easternmost storefront has a center inset entrance with angled walls facing the entrance area. There is a transom panel with a centered signboard above aluminum frame plate glass display windows with paneled kickplates.

Alterations. The ground floor façade has been continuously modified over the years, including the installation of aluminum storefront windows, glass block, brick infill, and non-historic siding. The aluminum storefront windows and glass block are believed to date to the 1950s, whereas the brick infill, wood siding and smaller windows of the two westernmost storefronts probably date to the 1970s or later. Most of these alterations date to the period of significance (1888-1967), and therefore the building is considered contributing.

Historic Background. As indicated by Sanborn maps, this building was erected sometime between 1890 and 1895, replacing smaller one-story buildings. Joseph D. Blunt was one of the primary investors in the building. Having come to Florence in 1894 wealthy from Cripple Creek mining ventures, he "at once bought considerable realty and identified himself with the interests of the city." The Florence Opera House, housed upstairs in this building, was a popular venue for touring entertainment and an important location for local cultural events. Historian Ralph Taylor writes: "In its hey-day, Florence was one of the foremost entertainment towns between St. Louis and San Francisco." In 1895, 104-110 E. Main Street contained a clothing store, Jack Brothers, with unspecified stores in the west and east ends; the second story contained a hall (the Opera House) on the west and the Odd Fellows Hall on the east. Jack Brothers began operation in Florence in 1891, first as grocers, and then as a department store offering clothing, shoes, furnishing goods, and more.

By 1900, the first story housed four storefronts from west to east: a saloon (104), pool and billiards (106), a meat store (108), and the grocery store (110), while the second story contained a lodge hall in the east part and the Opera House with a stage and scenery in the west part. In October 1900, the *Florence Citizen* reported that

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

the Isis Theater in the first story Union Block was damaged by fire so badly that "it will require several hundred dollars to put it in shape for occupancy." By 1912, the second story still contained a lodge hall and had a dance hall in the west part. The first story lineup in 1912 included (from west to east) a billiard hall (104), a saloon (106), a printing shop (108), and a moving picture theater (110, the Photoplay Theater). The 1937 city directory listed the Brunswick Billiard Parlor, operated by Charles and Harold Akin, in the building, as well as Arkansas Valley Tailoring at 110 E. Main. A variety of stores, restaurants and offices occupied the building between the 1940s and 1990s, including a credit card processing office, Florence Natural Gas Company, a dentist, an insurance office, Johnnie's Café and Bar, and the Capri Restaurant and Lounge.

114 E. Main St., 5FN.2287, National Club Bar, ca. 1897 (Photograph 32)

114 E. Main is a one-story, flat roof, painted brick commercial building with a cast iron column at the east end and a corbelled brick cornice with stone coping. The cast iron column is inscribed "Riverside Iron Works Co. Kansas City." The storefront has two large windows of glass bricks, with a center wood door with three stepped lights. The entrance area has a concrete floor with checkerboard design. Angled walls extend from the entrance to the outer piers of the building and have panels of glass block surrounding small plate glass windows. Areas surrounding the door and windows are brick. The transom panel above the storefront is covered with a signboard. The upper wall has a flat parapet with narrow bands of brick, brick brackets, and rock-faced stone coping.

Alterations. The original storefront (see Historic Photograph 16) was replaced with the current glass block configuration sometime before 1981, but given the materials used, it was likely in place by the 1950s. In 1949 a rear addition was constructed.

Historic Background. This building first housed a saloon. The 1905-1906 city directory indicated that the saloon was the National Club Bar operated by Theodore Outhier and William H. Smith, advertising a "fine stock of wines, liquors, and cigars." By 1916, Charles Bates operated a billiard hall and sold cigars in the building. By 1946 and continuing until at least 1976, the Magnet Café and Bar was located here, operated by Joe Ruffatti and Gabriel Smilanich into the 1960s. Gabriel Smilanich, who died in 1963, was a 65-year-resident of Florence who worked in coal mines in addition to being a partner in the Magnet. In 1985, Urban Ayala operated Urban's Lounge here, and in 1986-2000, the Alibi Lounge was conducting business here.

116 E. Main St., 5FN.2289, Grande Liquor Store, 1948 (Photograph 33)

116 E. Main is a one-story, yellow brick commercial building with large plate glass windows and a row of glass blocks above the inset entrance. Flanking the double door entrance area are angled aluminum frame display windows with plate glass, and similar windows face the street. There is brick at the kneewalls below the windows. The wall above the band of glass blocks is brick and has a course of soldier bricks near the top. There is a hanging plastic sign above the entrance.

Alterations. No significant alterations are evident.

Historic Background. This parcel was a vacant lot until construction of the current building in 1948. The 1949 Sanborn map shows an unspecified store in this location, but in 1953 the city directory listed Grande Liquor Store (116) and Fremont Jewelry (116 1/2) in this building. Grande Liquor operated here until about 1958 and was owned by Robert Dunsmuir. In 1960, Town Liquor, owned by Elsie Mae Roberts and Frances Perrino,

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

conducted its business here. By 1966, Elsie Mae Roberts was operating Town Liquor by herself, which she continued to do until about 1975. The business advertised itself as "Your Friendly Package Store."

120 E. Main St., 5FN.2291, Cornwall (Cornwell) Block, 1897, Building (Photograph 34)

This two-story flat-roof painted red brick commercial building has a corbelled brick cornice and symmetrical second-story windows. The first story has an inset entrance at the west end with two doors, each with rectangular lights and transoms. The entrance area has non-historic tile flooring. Two large plate glass display windows set within brick infill occupy the east end of the storefront with large plate glass transom panels above the windows and entrances. There is a continuous metal lintel above the storefront with star ornaments. The upper story has four one-over-one-light windows, with narrower windows on the outside ends flanking wider windows. Continuous painted rock-faced stone lintels and sills run above and below the second-story windows. Brick corbelling and dentils form the cornice. On either end are brick paneled corner brackets with stone caps. The west wall is visible above the first story and is red brick.

Alterations. In 1919, an earlier one-story rear section was removed and replaced with a larger one-story rear component labeled "vulcanizing" on the Sanborn map, which presumably referred to a vehicle tire repair process. A 1981 survey photograph indicates that the earlier aluminum storefront and transoms were replaced since then with the current configuration.

Historic Background. In 1897, L.E. Cornwell (also spelled Cornwall) had this building erected by builders John Stewart and James Hall, of whom *The Refiner* wrote: "There is no stronger firm in the building trades in Florence, nor one possessing greater experience or better facilities for all kinds of building work." The original first-floor tenant is unknown, but a photo business occupied the second story. In 1901, August Fast, of Silverton, bought the building, and in 1906 the Fulton Meat Market opened on the first floor (the photography studio still occupied the second floor). The Fulton Market, operated by Dan Morganstein and Owen Price, offered meat and sausage and was a competitor of the Boston Market located nearby. Price and Morganstein bought cattle, pigs, and poultry from local ranchers and fattened them for their market. In 1919, J.J. Hessick purchased the two-story Cornwall building then occupied by Miller Brothers Garage. By 1925, Bundy Auto Company was located on the first story, with the photography studio still on the upper story. Bundy Auto Company remained in the building until 1947, when Doyles Auto and Pixler's Radio moved into the building.

The building was vacant from 1953-1960. In 1966, Van's (a paint, glass, and floor covering business operated by Van Goodrich) was located here. In 1967-1968, Paul Cornell's Florence Raceways was listed at this address. Florence Auto Parts, operated by Pat Napier, was listed at this address during about 1975 to 2000. Since then, second-hand stores have occupied the space.

122 E. Main St., 5FN.2292, Central Block, 1895 (Photograph 34)

This two-story painted brick commercial building forms the central portion of a three-part row of similarly proportioned, two-story buildings (120-124 E. Main Street). The first story has one storefront with a deeply recessed double entrance area at the west end. At the east end are plate glass display windows, with painted brick kickplates below. A continuous glass block transom panel runs above the entrance and windows. Painted brick piers frame the storefront. A business sign covers the area between the glass brick panel and a rock-faced stone sill course that runs below the second story windows. There are four evenly spaced one-over-one-light windows on the second story, which share a continuous stone lintel above. Above the lintel course is a narrow

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

stringcourse of corbelled brick supported by brick brackets at each end. There is a plain frieze with a name and date plaque reading "Central Block/1895." There is a band of brick corbelling above and brick end piers project slightly above the roof.

Alterations. The 1900 Sanborn map identified this building as the Central Block, which had two storefronts. The 1949 Sanborn shows the detached garage on the alley. The storefront was reconfigured sometime before 1981, but likely dates to the 1950s given the materials (aluminum framing and glass block) used.

Garage, ca. 1940s, Contributing. This brick garage is detached from 122 E. Main and faces the alley to the south. On the south side, there are large, original wood garage doors. On the southeast corner, a section of the brick wall, about 6' long has been replaced by cinderblock construction. The original brick has not been modified on the rest of the building.

Historic Background. 122 E. Main Street was erected in 1895 and originally housed the post office, a confectionery, and a jewelry store. In 1900, the post office moved, and a bicycle repair shop occupied one of the storefronts (the other was vacant). In 1906, the building housed a saloon known as the Antlers Bar. In 1912, a meat market known as the Boston Market occupied the first story. Prominent businessman Augustus R. Gumaer opened the Boston Market at this location as an outlet for his cattle company's beef. Charles J. Butz, Sr., an employee of Gumaer, purchased the market about 1920, and three generations of the family continued to operate it as a meat and grocery store. In 1967, the Butz family closed the store, which was called "Florence's oldest business." In 1957, C.C. and W. TV Center was listed at the building and continued to do business here through about 1971. By 1975, Florence Plumbing and Heating and Lancaster Home Maintenance was located here and apparently also in 124 E. Main. James R. Lancaster, who lived above 122 E Main, was owner of the business. The same business was shown at this address in 1994, then operated by Carl Lancaster.

124 E. Main St., 5FN.2293, Boston Market, ca. 1906 (Photograph 34)

This narrow, two-story, rectangular flat-roof painted brick building forms the east end of three similar two-story commercial buildings (120-124 E. Main Street). The first story features a single storefront with an inset entrance at the east end. The door has a large rectangular light and a transom above. West of the door are two large aluminum frame plate glass display windows; the window facing the entrance area is angled. Below the windows is a low painted brick wall. A large divided-light transom runs the width of the building above the plate glass window and entrance. A signband extends above the transom to the second-story sill course. There are two segmental arch one-over-one-light windows on the second story above a rock-faced sill course. Above the windows is a decorative, slightly arched course of brick with brick dentils and a corbelled brick cornice with brick dentils. A pier at the east end of the wall projects above the roof. East of the two-story part of the building is a one-story flat-roof addition of painted brick with a paneled door toward the west end.

Alterations. The 1949 Sanborn map showed a two-story open porch on the rear of the building. The one-story addition on the east side of the building was completed after 1949. Storefront reconfiguration occurred prior to 1981

Historic Background. This building was erected between 1900 and 1906 and originally housed the Boston Land & Cattle Company's Boston Meat Market. The market was an outlet for the cattle raised by A.R. Gumaer's company, which had a wholesale business and slaughterhouse in east Florence. The business was later leased by

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Charles J. Butz, and D.W. Gribble managed the slaughterhouse. The lease required that Mr. Butz purchase all of his meat from the Boston Land and Cattle Co. By 1912, the Boston Market had moved next door to 122 E. Main and 124 E. Main Street was the home of competitor Fulton Market, which offered meat and sausage. The Fulton Market was operated by Dan Morganstein and Owen Price, who also had a slaughterhouse and feed lot on S. Union Avenue. They bought cattle, pigs, and poultry from local ranchers and fattened them for their market.

Owen Price sold his interest in the business to Max Morganstein and then operated a coal mine near Coal Creek for several years. Morganstein remained as owner until the business closed. In 1937, the Boston market moved back to 124 E. Main, where the business operated until 1967 when Mr. and Mrs. Butz, the owners, retired and moved to Riverside, California. In that year, the Boston Market was described as the oldest business in Florence. In 1971, C.C. and W. TV was operating from this location, having previously been listed at 122 E. Main beginning about 1957. By 1975, Florence Plumbing and Heating and Lancaster Home Maintenance was located here and apparently also in 122 E. Main.

128 E. Main St., 5FN.2296, Fabrizio Brothers Coors Beer Distribution, 1925 (Photograph 35)

This rectangular, one-story multi-colored brick building is an example of Florence's 1920s automotive buildings. The walls are composed of red, brown, and dark-brown striated tapestry brick with piers of decorative brickwork that project above the roof at each end of the façade. At the west end of the façade is a large vehicle entrance with an overhead metal garage door with three lights that is surmounted by a transom. East of this garage is a two-part plate glass display window surmounted by a large transom panel with semi-opaque glass. Below the display window is a brick kickplate. East of the window is a wide pier with decorative brickwork at the center, and adjacent to this, near the center of the façade, is an entrance with aluminum-frame glazed door. A band of display windows is east of the door with a continuous transom panel of semi-opaque glass above. A fabric awning extends across the display windows and entrance below the transoms. Above the transom panels the wall has a center inset panel of decorative glass, with an illegible painted name (F--- & T---), surrounded by header bricks. At either side of the glass are three vertical vents, which are flanked by brick panels. Crowning the center of the parapet is a flat projection aligned with the pier below.

The west wall, visible above the adjacent building, appears to be poured concrete. The east wall is stucco except for the brick pier at the northeast corner, adjacent to which is a plate glass window with an awning. There are three projecting chimneys on the roof on the east.

Alterations. The fabric awning was added sometime after 1981. The display window at the north end of the east wall appears to have had a transom that was infilled at an unknown date.

Historic Background. 128 E. Main Street was constructed in 1925 as a garage. By 1946, this was the location of Florence Plastic Vault Manufacturing owned by Michael J. DeAngelo. From 1953 through 1965, this was the location of Fabrizio Brothers beer distributors, owned by John J. and Michael Fabrizio. Their partnership was formed in 1933 to distribute Coors Golden Beer after they received a contract to represent the Adolph Coors Co. as its distributor in Fremont and Custer counties. During World War II, the brothers were given additional territory in Chaffee County where a branch warehouse in Salida was operated by a nephew of the brothers. Fabrizio's became the oldest continuous Coors Beer distributor in Colorado. The Fabrizio's business grew with the beer company, handling 800 barrels in 1933 and 6,300 barrels in 1957. The Fabrizio brothers were two of eleven children, born to an Italian immigrant coal mining family in Coal Creek. In 1909, their father, Michael,

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Sr., who came from Italy in 1880, started a soda water bottling plant in Coal Creek, beginning the family business. In 1966, Jack Pedoppo operated a Coors beer distribution facility at this site.

101-103 E. Main St., 5FN.2281, First National Bank of Florence, 1921 (Photograph 36)

The First National Bank is the only Classical Revival building on Florence's Main Street. The building is double-height wire-drawn brick, with distinctive dark-red tapestry brick on front (south) and west and red brick on east. The walls have a base of sawn sandstone blocks that rise to the level of the window sills. The central entrance of the façade (south side) is flanked by fluted, two-story, terra cotta, Corinthian columns rising from the base to a secondary cornice. Adjacent to these columns are brick pilasters, also with Corinthian capitals. There are paired brick pilasters with Corinthian capitals at the ends of the façade. The deeply set entrance has an aluminum frame glazed door with sidelights and transom and a terra cotta surround with round ornaments and moldings. Above the door is the name of the business, First National Bank, executed in blue letters, a dentil molding, and above that a terra cotta pediment. On the wall behind the pediment are terra cotta blocks with a band of terra cotta molding above. Above this is a former transom opening that has been filled in with brick.

On either side of the entrance area are bays that originally featured large divided-light windows (see Historic Photograph 21). The window openings have been filled in with dark-brown brick and now have small rectangular plate glass windows. The original terra cotta keystones remain at the top of the original flat-arch openings, and above the secondary cornice is a brick frieze with round grille vents, surmounted by another terra cotta cornice with block dentils. Above this is a brick parapet with short pilasters aligned with the columns and pilasters below. The pilasters are ornamented with square insets of white terra cotta.

The west wall is of similar design, with three bays flanked by brick pilasters that have window openings filled with dark brown brick and replacement windows that are tall, narrow, one-over-one-light aluminum sashes. A non-historic projecting corner sign at the southwest corner provides the time and temperature.

There is a one-story L-shaped rear addition with a flat roof and stucco walls. At the south end, the addition has plate glass windows and an aluminum frame glazed door. Further north on the east wall is a flat hood above a plate glass window surrounded by glass blocks. There is a stepped back part at the rear with aluminum windows and door facing east and a shed roof carport on the rear. An automobile canopy with steel posts on short brick columns shelters a drive-up horizontal teller window at the north end adjacent to the alley.

Alterations. The 1949 Sanborn map showed a concrete block building in the north part of the parcel; a 1981 survey form indicates it was still extant at that time. It is unclear whether this building was later connected to the 1921 building or demolished to make way for the extant addition. The interior of the building was remodeled in 1962. The removal of the original windows and the insertion of smaller ones and blocking of openings may have been part of this interior remodeling; regardless, this alteration was in place by 1981.

Historic Background. Banking in Florence formally began in 1887, when James A. McCandless and Henry Topping started a private financial establishment, which incorporated as the Bank of Florence. The panic of 1893 resulted in reorganization of the bank in 1895, with McCandless as president. Construction of the First National Bank building began in 1919. Delays in obtaining adequate labor and materials due to World War I resulted in a long period of construction.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Architect Frank W. Frewen, Jr., who also designed Florence High School, designed the bank. The cost of the building and furnishings was estimated at \$65,000. The newspaper judged: "Particularly is the new structure a source of civic pride to every resident of Florence and those who are in sympathy with its growth and development. That the bank is not only a credit to Florence but would likewise be a credit to cities with many times its population, was freely expressed by the delighted visitors." It was estimated at least 3,500 people toured the building and the Valley Five Orchestra played at its opening. In 1995, the bank became a state bank and changed its name to Rocky Mountain Bank and Trust.

105 E. Main St., 5FN.2284, Dr. Morgan Office, ca. 1927 (Photograph 37)

This plain, one-story brown brick building with flat roof has some characteristics of the Mediterranean Revival style. The front façade (south side) has a central entrance with brick arch and inset wood door with three stepped lights. Flanking the entrance are flat arch plate-glass windows with brick sills. There is a center flat parapet above the entrance and projecting piers at each end of the wall. Between the piers and the parapet are slanting bands of metal tile. At the top and bottom of the wall are contrasting courses of red brick.

Alterations. A 1981 survey photo shows the same door but the window openings have glass block; neither are believed to be original. The date the original windows and door were removed is unknown.

Historic Background. A previous building on this site was removed by 1926, when Sanborn maps show the parcel to be vacant. The current building is shown on a 1949 map. In 1955, Dr. A.W. Morgan, an osteopath and surgeon, had his office here and in 1957, Bramer & Tull Optometrists were located here. In 1964, the Florence Chamber of Commerce had offices here, and Anthony Scutti was the secretary and manager for the organization. The 1981 survey found that the building was used as an annex of the First National Bank of Florence. Rocky Mountain Bank & Trust began utilizing the building in the early 2000s.

107 E. Main St., 5FN.2285, New Music Company, ca. 1926 (Photograph 38)

This one-story, rectangular, multi-colored and glazed brick building has a central inset entrance with a wood door with large rectangular light, transom, and sidelights. Large plate glass display windows on each side of the entrance area have brick kickplates below, and angled walls with plate glass windows flank the entrance. Above the storefront is a narrow projecting hood and a continuous transom with a soldier course of brick above. At each end of the transom is a decorative brick ornament in the shape of a Maltese cross. A large centered brick panel is at the upper wall between the brick end piers. At the roof is a gabled parapet with brick coping.

Alterations. No significant alterations are evident. A 1981 photograph shows a slatted aluminum awning below the hood, which has been subsequently removed.

Historic Background. This building was erected in about 1926 and was used as a store. An electric company office was later housed in the building. The New Music Co., which repaired phonographs and sold sheet music mainly to the high school, moved here in the 1930s. The business was eventually owned by Mr. Salardino. For more than 50 years, Mr. Salardino, a native of Louisiana, operated New Music Co., a firm that fixed vending machines, including video games, coin-operated music machines, cigarette vending machines, and amusement machines. After fixing the machines, Salardino traded them. In 1946, the company shared the building with Monitor Home Appliances. Salardino still owned and operated the business in 1973, advertising records and

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

amusement machine rentals. In 1973 the company offered "coin-operated music." By 1987, Salardino had five full-time workers assisting him. He retired in 1990 and died two years later.

109-111 E. Main St., 5FN.2286, McCandless Block, 1894 (Photograph 39)

The McCandless Block is a three-story, flat-roof, rectangular, red brick building with white stone trim, notable for its imposing size, symmetry, and detailed ornamental brickwork. The façade has a curved awning sheltering the entire first story (a 1981 survey photograph shows the continuous transom panel that is now covered by the awning). At each end of the first story are fluted cast-iron columns stamped "Riverside Iron Works, Kansas City." There is a metal lintel with rosettes across the top of the first story. A central inset entrance area has two round columns between three entrances openings and angled walls leading to the entrance. The center door of the entrance area is metal with rectangular light in the upper half; it leads to the upper stories and projects forward slightly. On either side is a wood frame glazed storefront door with sidelights. Display windows are two-part plate glass with interior columns. The kickplates below the windows are brick.

Slightly projecting brick piers at each end of the wall rise from the top of the storefront lintel to the roof. The upper stories are divided into three bays. The two outer bays have three tall one-over-one-light windows at each story, with continuous rock-faced lintel and sill courses (the courses of the third story are narrower). Between the second-story lintel course and the third-story sill course are inset panels of decorative brickwork. The brick areas between the third-story windows have brick corbelling at the corners. The center bay of the second story features an arched window formed by paired windows with quarter-round lights in the upper sashes and a brick window surround with stone trim. The center bay of the third story has one-over-one-light flat-arch windows flanked by columns with decoratively corbelled capitals. The entablature is ornamented with a central raised parapet, molded brick, stone trim, stone coping, and bands of alternating projecting and inset brick.

The east wall has the ghost outline of a previous adjacent two-story building; this parcel is now empty. The lower two stories are red brick and have no openings. The upper story is painted and has a series of flat arch one-over-one-light windows with wood sills. The west wall is visible above the building to the west and has painted ghost signs. There are two chimneys, one painted and one stucco and the walls are stepped down toward the rear. On the interior, the building has a two-story atrium and a third-story balcony.

Alterations. In 1901, a two-story full-width rear addition was constructed. In 1926, the rear section of the building was shown as one-story rather than two. The awning was added after 1981.

Historic Background. James A. McCandless erected this building in 1894, which was originally home to a general store (James A. McCandless Mercantile Co.) in the east storefront and a clothing store (Poplin Shoe & Clothing) in the west storefront. The European Hotel occupied the second and third stories, along with a few offices and a public hall, known as McCandless Hall, on the second story. According to local historian John Fox, the Denver architectural firm of Robert G. Balcomb and Eugene R. Rice designed the building for McCandless. A Golden Rule store was in the building by 1896 (of future J.C. Penny's fame) and then the Florence Supply Company took over that space when the Golden Rule moved.

By 1900, the McCandless Building held furnished rooms and a public hall on the second story; the storefronts contained a grocery on the east and the McCandless store on the west. In 1901, the officers of McCandless Mercantile included: M.H. Kinney, president, who also founded a mining business; J.D. Randal, vice president;

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

C.M. Gunprecht, secretary; and C.N. Kinney, general manager. McCandless's mercantile business was purchased by Archie I. Hadley, C.M. Hadley, and J.M. Hadley, who operated a dry goods store and grocery here. Hadley Mercantile Co. offered wholesale and retail merchandise, including dry goods, carpets, curtains, notions, clothing, hats and caps, trunks, suitcases, and groceries. It advertised: "We carry more than double the amount of any other store in the city." In 1921, Butler and Sauer Furniture Company, owned by George Butler, established its business in this building, where they remained until 1958.

In 1958, Mr. and Mrs. Gene Shadwell of Eldorado, Illinois, purchased the Butler and Sauer Furniture Co. and Gene Shadwell operated the Tub-o-Suds Washomatic and the Econo-Shop here. The 40 furnished rooms above were still known as Butler Apartments. Tub-o-Suds and Econo-Shop were still here in 1975. In 1981, the building held Wendy's Game Room on one side and a laundromat on the other. The game room, owned by Mr. and Mrs. Richard Dunemn and named after their daughter, featured electronic video games, pinball machines, foosball, and other games. The Dunemns renovated the upper floors for apartments. In 1989, Chuck Owens began renovation of the building for his upholstery shop and a mini-mall, with furnished sleeping rooms upstairs. The building was included in a project by the Florence Rural Revitalization Committee to help improve the appearance of downtown buildings using almost 50 volunteers, donated equipment, federal prison contractor donations, and merchants' funds. Since the early 1990s, the ground floor has been occupied by a variety of businesses and restaurants.

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 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.

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

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

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.

127-131 E. Front St., 5FN.94, The Fremont Hotel/ Elks Home and Lodge, 1897 (Photograph 42)

The Fremont Hotel/Elk's Lodge is a massive three-story red brick building with an angled southeast corner. Most of the windows of the front and east walls are flat arch style, with rock-faced stone lintels and narrow stone sill courses. The windows of the first story are tall and narrow. There are two-story projecting brick pilasters between the windows of the upper stories. Paired windows have shared lintels. There is a flat roof, flat parapets on the front and east with decorative brickwork, and a pediment above the angled corner. Brick pilasters with decorative brackets and pointed stone caps divide the building into three bays on the south and east walls.

The original front of the building on south wall features a central bay with an arcade of three round arched entrances. There are rock-faced blocks of stone along the foundation on the south and east. On the second story, the central bay has a wide plate glass window flanked by narrower one-over-one-light windows. The third story also has a wide window flanked by narrower ones. There is corbelled brickwork above the third-story windows of the central bay, as well as a nameplate that originally read "Fremont Hotel" and later "Elks Home." The central bay is framed with brick pilasters rising above the roof with pointed stone caps. The bay at the west end of the façade has paired windows with a shared lintel and sill immediately west of the arcaded entrance. Further west is a single window, followed by paired windows (one window opening has been converted to an entrance). The bay to the east has paired windows on each story. The parapet above the east and west bays has bands of corbelled brick work, panels of dogtooth brickwork, brick dentils, and sandstone coping. There are pilasters with pointed stone caps at the corners of the building.

The angled southeast corner has square brick corner columns atop stone bases and with orange brick on the inside edges flanking the former entrance. The door opening has been partially filled with glass blocks and has a sandstone lintel and threshold. There are single windows on the stories above with stone lintels and stone sill courses. A stone plaque on the parapet is inscribed "1897" and there is decorative brick work as on the south wall and a triangular pediment above.

The south bay of the east wall has a large arched window with decorative glass, drip molding with dentils, and a stone sill. Further north is a flat arch window that is partially filled in. The upper stories have two sets of paired windows each, and the parapet is ornamented as on the front wall. The central bay is flanked by projecting pilasters with pointed caps. The first story has a modified entrance with double metal frame doors, glazed

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

panels, and narrow transoms. There is a sign reading "Elks Club BPOE 611" above the entrance. The second and third stories have a wide window flanked by narrower windows; the windows have transoms. There is a signband at the top of the wall.

The bay to the north has bricked in openings on the first story. The upper two stories are divided into three sections by pilasters and each section has paired windows. The north wall has no parapet and does have a projecting, full-height chimney toward the center. East of the chimney each story has a segmental arch window, with the upper-story windows facing a metal fire escape. There is a metal Elks Club sign at the second-story level near the northeast corner. West of the chimney there are stacked narrow windows atop each other at the level of the second and third stories. An area on the first story is deeply inset.

The west wall has a full-height chimney with corbelled top and a wide metal full-height chimney at the north end. Further south is a very tall filled in segmental arch window (like those at the west end of the north wall). Further south are three segmental arch windows with stone sills on each upper story. The second story has one window further south. There is a one-story shed-roof concrete block projection near the center of the first story, and further south is a filled in segmental arch window with air conditioning unit.

Alterations. The original arched entrance at Front Street was bricked in and a new storefront entrance inserted on the east side before 1963, according to the 2008 survey form. Other alterations include the insertion of glass block at the original corner entrance and the covering over of most upper-story windows. The concrete block fence around the backyard was built by members in 2003.

Historic Background. In 1897, H.L. Rice purchased lots at this site on which to build a hotel. Rice, who came from Durango and had successfully operated the Strater Hotel until the Silver Crash, hired James P. Julien, who designed many of Florence's most notable buildings, as the architect. An April 1901 edition of the *Florence Tribune* described the hotel: "There is not a town in the state of Colorado of the size of Florence that can boast of a house like the Fremont." The hotel boasted electricity, steam heat, and well lighted and ventilated rooms. The lobby was handsomely furnished, and the building also contained a large waiting room. In 1900, the Rices employed 11 people to work at the Fremont Hotel. The employees were male and female, from places such as Ireland, Wales, and Sweden, as well as the United States. Three black employees worked at the hotel. Occupations ranged from waiters, clerks, chef and assistant cooks to chambermaids.

Mrs. Phoebe Augusta Rice passed away in her apartment in the building after an attack of appendicitis in 1908. H.L. Rice was devastated, and by 1912 the Fremont Hotel was closed. In that same year, Rice died unexpectedly in the building. The Fremont Lodge B.P.O.E. No. 611, which organized in 1900 and received its charter in July 1901, bought the building in 1914 and began extensive renovations to convert it into their lodge quarters and club on the upper story and to rent the first story to businesses. The Elks moved in in 1915. The building became a popular location for local social events such as wedding receptions, class reunions, and the annual Firemen's Ball. The Florence Elks have staged a variety of fundraising activities over the years, donating proceeds to local organizations, student scholarship funds, and community projects. The local group provides assistance during disasters, helps with Thanksgiving and Christmas baskets, and sponsors the Drug Awareness program. The Florence Elks celebrated their 100th anniversary in 2000 and still own and have their lodge in the building. For many years however, the lodge has been underutilized, with upper-story windows boarded up.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

118 S. Pikes Peak Ave., 5FN.2322, Deibert's Furniture and Undertaking Office, ca. 1900 (Photograph 44)

This narrow two-story red brick building has a one-story hipped-roof projection on the north, a shed-roof projection on the rear and detailed brick dentils. The front (east) has an off-center, segmental arch entrance with a filled-in transom. There is molding with dentils elaborating the arches of the façade. Adjacent to the door is a large segmental arch parlor window with a rock-faced red stone sill. On the second story is a center segmental arch opening with two one-over-one-light windows and a shared rock-faced stone sill course with dentils below. The window is surmounted by molding with dentils, and there is a lintel course of projecting brick with dentils below. The building is crowned by a cornice with end brackets flanking brick corbelling and a band of brick dentils below.

The elaborate cornice and courses of dentils are continued on the upper story of the north wall. The first story has a center segmental arch one-over-one-light window with stone sill. The upper story has a similar window, but with drip molding and a stone sill, toward the west. Toward the northwest corner is a one-story hipped roof projection with stucco walls and a door and windows facing north. A shed-roof shingled projection with a metal pipe chimney is visible on the second story of the rear.

Alterations. The 1900 Sanborn map shows that this building abutted others to the north and south. Between 1926 and 1949, the abutting buildings to the north were removed and this building gained a rear addition.

Historic Background. This building, erected between 1895 and 1900, was first utilized as an office for George M. Deibert. In 1903, George M. Deibert acquired the Canfield residence located north of this building to convert it into "a nice suite of undertaking parlors," and in 1905 this building became the office for George M. Deibert Furniture and Undertaking Co, which continued to operate at this location through the early 1920s. Deibert was described as one of the pioneers of Florence, having come to the city in 1884 and having built the first brick house in town. After Diebert's, Campbell's Furniture and Undertaking Co. was listed at this address in the 1920s. In 1937, Bluff Springs Leasing, a coal company run by J.E. Newell and Owen Price, operated at this address. The 1949 Sanborn map identified the building as a store. The building then became a residence, first of Juan Mata, who lived here from the 1950s through 1990s, and members of the Mata family still own the building. In 2000, Florence Meigs was the occupant of this building and by 2003, S.J. Brooker lived here.

120-124 S. Pikes Peak Ave., 5FN.2323, Trulove Block, 1895 (Photograph 44)

120-124 S. Pikes Peak Avenue is a two-story rectangular painted brick building with a flat roof and a concrete-covered foundation. The east wall is divided into seven bays defined by projecting, full-height brick piers that extend slightly above the roof. The three bays to the south are part of a storefront with a central flat arch entrance with double paneled and glazed doors and a multi-light transom. On either side of the entrance are large, flat arch, plate glass windows with metal lintels and multi-light transoms. There is decorative molding above the windows. A center bay has a round arch entrance with brick surround with slight corbelling above the arch, a paneled and glazed door. At the north end of the wall is a second storefront with similar windows flanking a central entrance with a stucco area above the door. The upper story has a tall, narrow, segmental arch window in each of the seven bays. There is a stone sill course extending across each bay between the brick wall piers. Several courses of plain and accordion motif brickwork form the cornice.

The south wall also has seven bays, defined by projecting wall piers. The easternmost bay has a large flat arch opening with a plate glass display window, a six-light transom, and a metal lintel. There is stucco on the area

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

below the window. The next bay to the west is blank, followed by a bay with a wide segmental arch opening with inset, double paneled and glazed doors and a three-light transom. The sixth bay has a flat arch window and the westernmost bay has a segmental arch single door entrance with a transom. The upper story has six segmental arch one-over-one-light windows with sandstone sills.

Alterations. Based on a photograph from 1906, the bay windows on the north side, at ground level, have been altered, with a new entrance added. It appears that this alteration occurred in the 1990s.

Historic Background. The building was erected by J.A. Trulove, an early grocer, in 1895. Trulove, a veteran of the Civil War, was described as "one of the pioneers of Florence and [he] owned considerable property here." He and his family lived upstairs when the building was completed in 1895. The first downstairs tenant was a clothing store. In addition to a residence, the upper floor included a cigar manufactory. In 1906, this was the site of Goldman's Clothing (120 S. Pikes Peak), operated by D. Goldman, and a wholesale liquor business run by Tom Orecchio (124 S. Pikes Peak). The Arcade Hotel and Restaurant was also located here (122 S. Pikes Peak). Thomas Orecchio, an Italian immigrant and one of downtown's important developers, purchased the building from Trulove in about 1906.

By 1906, the Chamber of Commerce, which had been formed in 1903 was located here (122), with R.W. Jay serving as secretary. The Chamber of Commerce published a booklet in that year promoting the city entitled, "Florence and Its Environs," which contains a photograph that identifies this building as the site of the group's offices. In 1916, the building still housed the Chamber of Commerce (122) as well as the Conrado Brothers (relatives of Orecchio) and Tom Orecchio's beer and real estate businesses, and the Western Union Telegraph Co. In 1925, the Chamber of Commerce shared the building with the Florence Building and Loan Company. In 1957-1960, Baublits Art Shop, owned by Ray Baublits, was housed in the building. After that time, only persons living as roomers in the building were listed in directories.

104 E. Front Street, 5FN.92, Arrow Tire Sales, ca. 1926 (Photograph 46)

This simple, one story, flat-roof building has a buff brick façade. The front (north) façade has a prominent garage door on the west side. Just east of the garage door, in the center of the façade, is a wood door, now boarded up. Above the door is a large space, now boarded up, that may have been a transom or a sign. East of the doorway is a large window, now boarded up. The window is about 2'-6" wide, and 6' tall.

In the center of the façade, below the cornice, the bricks are indented, except for at either end, where the bricks take on the shape of pillars. Small square indentations mark the top of each edge. At the top edge of the indentation, the bricks are corbelled. The east and west sides are flush with the adjacent buildings. On the north side, the façade, made of concrete, rises a few feet above the neighboring building.

Alterations. Sometime since 1981 (based on a photograph from that year), the door and window have been boarded up, and a board placed over a sign in the center of the façade, which read "Arrow Tire Sales."

Historic Background. The builder and architect of 104 E. Front Street are unknown. The building first housed the Arrow Tire Sales. By 1934, the building housed the Florence Sign & Service Shop. In 1953, the building was occupied by Florence Washeteria & Laundry. In 1966, the building was listed as vacant in the business directory, and was not listed in the 1975 or 1985 business directories.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

100 E. Front Street, 5FN.597, Braden & Griffith Block, 1894 (Photograph 46)⁷

Constructed in 1894, the Braden & Griffith Block is a two-story stone commercial building with a rectangular plan, flat roof, and an oblique corner entrance. Situated on the southeast corner of Front Street and South Pikes Peak Avenue in Florence, the building is a short block north of the former Denver & Rio Grande Western Depot, and a block south of Main Street. A concrete sidewalk runs along the north and west sides separating the building from the streets. The building with its full basement has served as a museum since 1964, and the fenced yard on the south side of the building contains large objects from the collections, including a small building moved to the site (see below). A one-story, flat-roofed brick annex immediately east of the building was constructed after the museum was established.

The Braden & Griffith Block is a 25' x 50' building with the long axis oriented north and south and an oblique-angled entry at the northwest corner. The walls are evenly coursed, quarry faced, cream-colored sandstone ashlar. Smooth faced stone ashlar accents the building utilized as quoining and as continuous lintel and sill coursing. This smooth ashlar also frames the entrance and storefront bays. The quarry faced sandstone walls on the north and west sides rise up to form a parapet wall with a simple corbelled stone cornice that was recently stuccoed.

A small concrete stoop marks the entrance, a multi-light wood frame door preceded by a screen door. The entrance bay is infilled with red brick laid in a stretcher bond. A carved wood sign that states "Pioneer Museum" is inset into the brick above the door. Surmounting the entrance bay is a stone lintel with a decorative crown chiseled with two rosettes flanking "1894." Centered directly above the entrance bay is a window. This window, like the other second-story windows on the north and west sides, is a tall, narrow, wood frame, double hung one-over-one sash surmounted by a transom.

The north side facing Front Street has two large storefront bays that have been filled in with red brick and a multi-light window unit. Like the entrance bay, the brick is laid in a stretcher bond. Each window unit consists of three eight-light fixed sashes surmounted by a paired two-light transom. On the second story above the two storefronts are three evenly spaced windows.

The storefront bay of the west side (facing Pikes Peak Avenue) received the same treatment of brick infill with the same multi-light window unit. The smooth ashlar that frames the storefront continues upward, framing a second-story window centered directly above the storefront. Four more evenly spaced, second-story windows punctuate the expanse of the west wall. Another entrance is toward the rear of the building near the southwest corner. The recessed paneled wood door is preceded by a storm door and surmounted by a transom light. Between the storefront bay and this other entrance is the stairwell that descends from the sidewalk to a basement service entrance. The door surmounted by a transom is original. An elongated shed-roof canopy supported by poles covers this stairway.

There are no door or window openings on the east side. With its corner location, it was probably anticipated that at some point another building would abut this one on the east. The 1900 Sanborn map shows a small building adjacent to the Braden & Griffith Block, but it is not present on the 1906 map. The one-story annex was constructed after 1964 and the expanse of stone wall not obscured by the annex has been covered with stucco.

⁷ Architectural description and building history adapted from James C. Maxon, Colorado State Register of Historic Properties nomination form, 2001. On file with History Colorado Office of Archaeology and Historic Preservation.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

The rear (south) wall was also covered with stucco, obscuring the stone construction. There is a rear entrance at the southeast corner, and its door and transom appear to be original. A double-hung sash one-over-one window and a solid door surmounted by a transom punctuate the upper floor. A metal staircase with a pole railing provides access to the second-story entrance that now serves as a fire escape. Currently all three levels of the building are used for the display and storage of the museum's collections.

Alterations. The building has undergone some alterations over the years. The most obvious is the brick infill of the entrance bay and the flanking window bays. It is not known for certain when this change was done. Consensus of museum board members at the time of nomination to the State Register is that the work was done prior to the Eagle's purchase of the building in 1945, probably in the late 1930s. As no historic photos have come to light, the original configuration of the bays is not currently known. The other obvious alteration is the museum annex that abuts the building on the east.

"Jail" Outbuilding, construction date unknown, moved ca. 1970, Noncontributing. This stacked lumber building is interpreted as a jail and is of unknown origin. It was moved to the museum parcel after the period of significance and is therefore considered noncontributing.

Shed, 2012, Noncontributing. In 2012, the Pioneer Museum constructed a wood-frame, side-gabled shed behind (south) of 100 E. Front Street. The building is noncontributing as it was constructed after the period of significance.

Historic Background. Listed in the Colorado State Register on March 13, 2002, the Braden & Griffith Block building was constructed in 1894 by Syl Braden and Phillip Griffith, partners in a saloon business, to house a new saloon on the first floor. The building was constructed around the same time as many of the buildings on Front Street, but stands out for its sandstone construction. By 1895, Braden was operating the saloon alone, and in 1901 it was named the "Braden & Tribble Saloon." In 1902, the building was once more owned by Griffith, until 1925 when it passed to his widow. By 1906, it was used as a hay and feed business. The 1912 Florence Sanborn Map shows the building as vacant. Directories are not available for every year. The Florence section of the 1918 Cañon City Directory, shows William Campbell running a feed, grain, and transfer business in the building.

In the 1922 Colorado Business Directory (p. 522), JJ Slevin advertised that he had succeeded Campbell as proprietor of the feed, grain, coal, baggage, and transfer business housed in the building. In 1925, Griffith's widow sold the building to Alva Smith of Colorado Springs. It is not certain who Smith's new commercial tenants were, but the 1925, 1927-28, 1929-30, and 1931-32 Cañon City Business Directories show the building as the Eagles Club House. Velma (Toni) Price, cofounder of the Pioneer Museum, recalls that the building functioned for one to two years as a youth center operated by the local Catholic Church in the late 1930s. She believes that it was at this time that the original storefront windows and entry bay were changed to their present form. Other members of the Pioneer Museum board remember that the building served as the draft/induction center for Florence during World War II. The Eagles Aerie No. 169, the local chapter of the fraternal organization, bought the building for a permanent Lodge Hall in 1945 (unidentified 1947 newspaper article in Eagles Lodge scrapbook). In addition to the meeting rooms, the Eagles operated a bar on the main floor.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

In 1964, Charles (Chopper) and Velma (Toni) Price established the Pioneer Museum (now the Florence Pioneer Museum). A group of interested citizens each contributed \$100 to purchase the building for \$1500. It was then deeded to the City of Florence. It is administered by a board of directors with a mission to preserve and interpret the history of Florence and Fremont County.

100 Railroad St., 5FN.2325, Denver & Rio Grande Railroad Depot, 1918 (Photograph 47)

This long (approximately 157' X 49') irregularly-shaped one-story hipped-roof former railroad depot has slightly set back hipped roof wings to the east and west, walls of dark brown and buff brick, prominent horizontal lines, and a distinctive orange clay tile roof.

The front façade (north) exhibits a symmetrical design with a center flat-roof projecting porch and a shaped parapet with floral ornaments and "DENVER & RIO GRANDE R.R." in raised lettering below. The porch has four thick square brick columns with smooth beveled stone trim atop slightly wider bases. The entrance has glazed double doors and a wide transom. Flanking the entrance are short two-light windows with stone sills just below the cornice. East and west of the projecting porch are bays with three slightly inset one-over-one-light windows with filled-in transoms and a continuous smooth stone sill course. To the east is a slightly set back hipped roof wing divided into three bays by brick piers like those of the porch; the bays are clad with wide horizontal siding with a glazed metal door in the one closest to the building, and a tripartite non-historic window in the center. There is a slightly stepped-back hipped-roof wing west of the center porch that is divided into four bays by the same type of piers used on the porch. From east to the west the bays are: brick with double pedestrian doors (four-light glazing in the upper); filled with wide horizontal siding with a single door; brick with paired windows with a shared stone sill; and filled with wide horizontal siding with a tripartite nonhistoric window. The west wing has a brick chimney on its north roof slope.

The west side is brick and divided into two bays by brick piers; a segmental arch flat panel door with small rectangular light (nonhistoric) is located in the north bay, while the south bay has no openings.

The east side is divided into two bays by brick piers. Both bays are filled with wide horizontal siding, with the north one containing a glazed metal door that opens onto a concrete pedestrian ramp and the south one having a tripartite nonhistoric window.

On the south side (trackside; the track is extant), the clay roof tiles are no longer present on the roof, having been replaced by asphalt composition shingles. The south wall features a slightly projecting center section with a parapet with floral ornaments and "FLORENCE" in raised lettering below. The brick wall below has three slightly inset window openings (the center one is filled-in and the flanking ones have three-light windows) and a continuous smooth stone sill course. The main part of the building is divided into three bays by brick piers on either side of the center projection. The bays are filled in with wide horizontal siding and some have nonhistoric doors or windows. The south wall of the east wing also is divided by brick piers into three bays, each with nonhistoric siding and a nonhistoric window. The south wall of the west wing is divided by brick piers into four bays, filled with alternating brick and wide horizontal siding as the north wall of the wing.

Alterations. In 1970, the open west section of the building was enclosed; the east section was enclosed in 1979. In 1986-87, the interior underwent substantial remodeling; entrance doors and new concrete sidewalks were installed on the exterior as well as putting new roof underlayment in and reinstalling clay tiles where possible.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

These changes have impacted the integrity of the building, but because it retains its overall design and massing and can be discerned as a former depot, it is considered contributing to the district.

Historic Background. An earlier depot, no longer extant, was located just east of this location. The current depot was erected in 1918 and on both the 1926 and 1949 maps the building is shown with open sections on the west and east, a projecting office section on the south flanked by open porches, and a center open porch on the north. The Denver & Rio Grande Railroad (D&RG) was a narrow-gauge line incorporated by General William Jackson Palmer in 1870. Palmer originally planned a main line from Denver to El Paso and then southward to Mexico City; mineral discoveries in the Colorado mountains and the industries that supported them led the railroad to project lines westward into the high country. The D&RG laid track from Denver to Pueblo and then on to the vicinity of Florence in 1872. It then constructed a line to Coal Creek and built a branch line to Cañon City in 1874. The D&RG and the Atchison, Topeka & Santa Fe Railway (AT&SF) battled on the ground and in the courts over which railroad had the right to build in the Grand Canyon of the Arkansas (also known as the Royal Gorge) and the Upper Arkansas Valley to the rich mining camp of Leadville.

The depot was dedicated in 1918, with speeches from Florence civic and business leaders and D&RG railroad representatives and a band performance. Ice cream was served, a dance was staged in support of the Red Cross and three to four hundred people attended the event. The trackside of the depot displayed the name “FLORENCE” in “gold bronze,” while the street side showed the name of the railroad. Approaching the station from the north, the visitor entered a vestibule and then came to the ticket office, which was flanked by separate waiting rooms for men (to the west) and women (to the east), each with toilet facilities. West of the men’s waiting room were the express, baggage, and freight areas. In the center of the building facing the tracks was the depot office, containing space for the train dispatcher, ticket agent, and Mr. Hitchcock, the depot agent. A room for trainmen to report and receive orders was also located adjacent to the tracks. The interior floors and paneled walls were fir, oiled and waxed to resemble oak. The depot had steam heat and chain drop lights. The *Paradox* opined that the new depot would give arriving passengers “the impression of a prosperous, thriving and progressive community” and deemed the new building “a credit to the city and in accordance with the march of events.”

In 1920, the D&RG reorganized as the Denver & Rio Grande Western Railroad. The building continued to function as a passenger depot for the railroad until 1968. By that time, passenger service via the Royal Gorge had been discontinued and in 1968, the railroad donated the building to the City of Florence. The City reopened the depot as the Florence Community Center, and in 1970 the west wing of the building was enclosed to become a dining room. Portions of the building were used for city storage in the 1970-75 period. In 1976-77, the building served as the Florence City Hall and the Florence Chamber of Commerce. City government offices then left, but the Chamber continued through at least 1986. The east wing was enclosed in 1979 (Harry Adamson was the contractor), and the Florence Council on Aging began serving meals. A thorough interior remodel took place in 1986-87, and in July 1987 an open house was held to unveil the refurbished building. The building currently houses the Florence Senior Community center.

200 S. Pikes Peak Ave., 5FN.2324, Orecchio Block, 1913 (Photograph 48)

200 S. Pikes Peak occupies a prominent position at the corner of S. Pikes Peak and Front Street, a block from the railroad station. The two-story rectangular building is composed of red brick with buff brick trim. The building has a flat roof and on three walls has a flat

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

parapet ornamented with corbelled brickwork, brackets, and inset panels of buff brick and terminated with a course of buff brick. The northeast and southeast corners are angled and have entrances.

The north wall has a slightly inset center entrance with paneled door and two-light transom. Flanking the door are two large windows, (one with a covered transom and one with a multilight transom. The windows have painted stone sills. The upper story has four boarded-up segmental arch windows. There is a course of buff brick at lintel level and the window surrounds have alternating red and buff bricks creating a toothed appearance.

The angled northeast corner has a large round arch entrance on the first story that includes a surround with pilasters with stone bases and rock-faced brick. There are double inset paneled and glazed doors and a large infilled arched transom. Above the entrance is a star-shaped plaque reading "1914 Orecchio Block." The second story is framed with buff brick quoins and has a single round arch window that is boarded up.

The east wall has two very wide windows with plate glass transoms at the north end. South of these are slightly inset double paneled and glazed doors with boarded-up lights and a transom. Further south is a storefront with center entrance with a door with a rectangular light flanked by partially boarded-up windows with stone sills. The storefront is sheltered by a shingled shed-roof hood. At the south end is a storefront with off-center entrance with door and boarded-up transom flanked by large boarded-up windows with stone sills and multilight transoms. There is a metal lintel above the southern storefront. The upper story has a series of ten segmental arch windows.

The angled southeast wall has a flat arch entrance on the first story with double paneled and glazed doors and a transom. There is a stone beltcourse above the first story, and the second story has a segmental arch window. The southeast wall has fingered brickwork at the corners.

The south wall features a boarded-up flat arch window with stone lintel and sill at the east end of the first story. There is a faded sign reading "Beer." There is a stone beltcourse at the top of the first story. The second story has painted wall signs (some faded) reading; "Hotel Steam Heat" and "Oil Works Supply Co." There are two groups of two segmental arch boarded-up windows on the upper story.

The angled northeast corner has a large round arch entrance on the first story that includes a surround with pilasters with stone bases and rock-faced brick. There are double inset paneled and glazed doors and a large infilled arched transom. Above the entrance is a star-shaped plaque reading "1914 Orecchio Block."

Alterations. The shingled hood on the east side is believed to have been added in the 1970s based on its design and materials; it was present during the 1981 survey. The upstairs windows were boarded up sometime between the 1981 and 2008 surveys. It is unknown whether the windows are extant underneath the coverings.

Historic Background. This building was erected by Italian immigrant and downtown investor Thomas Orecchio in 1913. Orecchio was a miner in Rockvale for almost twenty years before moving to Florence where he took over the Walters Brewing Co. distributorship in 1907. Among other business interests, he operated mines around Brookside and Williamsburg, a macaroni factory in Florence and had a wholesale grocery business. Orecchio built and financed other commercial and residential construction throughout Florence and the county.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

When completed, the Orecchio Building contained the Lodge Café, Eagles Hall (Florence Aerie #169), and Orecchio's own office.

In 1917, J.F. Mitchell occupied a room for his business and lived with his family upstairs. In 1922, the United One Cent to One Dollar Store opened a branch in the building and the Depot Hotel operated upstairs from the 1920s through at least 1949. In 1925, Paradox Printing, operated by Duntsch and Duntsch, was on the first story. The *Florence Daily Citizen* newspaper was operating here by 1937 and continued in this location until the early 2010s. The *Citizen* was a weekly newspaper until 1909, when it began producing issues six days a week. It returned to weekly status in 1939. In 1966 the upper story was vacant. The building has housed the Florence Brewery since the mid-2010s.

114 W. Front St., 5FN.2276, Hotel Glenwood, ca. 1895 (Photograph 49)

This small two-story painted brick building has a small parapet at center of the south façade and distinctive round windows. The first story features brick corner piers and wood cornice with brackets and dentils. The remainder of the first story is covered with wide horizontal siding, has non-historic paired multi-light windows at the west end, and an inset off-center entrance at the east end. The upper story is brick and has three tall, narrow, segmental arch six-over-six-light windows and painted stone sills. The windows have drip molding. There are courses of molded brick on the wall above the windows and slightly projecting brick piers at the ends of the wall. The west wall has a sliding window and an inset window on the first story. The upper story has four tall, narrow, segmental arch windows with wood sills grouped in pairs. The east wall has an octagonal window on each story at the south end.

Alterations. Wood or vinyl siding was added to the first-floor, covering up brick. It appears that this modernization, which included a non-historic divided light window and modern vinyl paneled door with arched light, was completed in the 1970s.

Historic Background. This building was erected between 1890 and 1895 as the Hotel Glenwood, taking advantage of its location near the Denver & Rio Grande Railroad depot. By 1901, this was the location of the Glenrock Hotel, which advertised itself as "the best \$1.50 per day hotel in Florence." P.T. Stankard, described as a hotel man of long experience, was the proprietor. The Glenrock offered amenities such as electric lights, 20 "cozy rooms," and a dining room accommodating 40 persons. The local and traveling public were its patrons. In 1912, this building was a boardinghouse with an additional house in the back. In 1920, the boardinghouse was operated by Josephine and Francis M. Fuller. In 1926, the building was labeled as a "store" and the house at the rear was gone. In 1930, Lula Watkins, a boardinghouse keeper, lived here with her son, Harry (who worked at an oil refinery. Mrs. Watkins rented the house for \$20 per month. In 1947, the City Mattress Shop operated here and in 1953, Orecchio Bookkeeping, operated by Lewis Orecchio, operated here. By the 1970s, the building was a private residence.

105 W. Front St., 5FN.2272, Deibert Furniture and Undertaking, ca. 1896 (Photograph 50)

105 W. Front Street is a two-story red brick building with a stepped parapet and large one-over-one windows. The north façade has a segmental arch entrance at the west end with brick hoodmold and stone springers, and a non-historic door with a rectangular light with a transom above. The door faces concrete steps with wrought iron railings. To the east of the door there are two wide segmental arch windows with similar brick arches and hoodmolds. The one-over-one-light windows have a shared rock-face sill and the spandrels of the entrance and

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

windows have ornamental designs. The second story has three one-over-one-light windows with the same hoodmolds and a shared stone sill. The parapet above has brick brackets topped by stone caps at each end. At the center, the parapet is stepped up and has similar brackets, as well as decorative brickwork corbelling, an ornamental panel, and brick dentils.

The rear (south) wall has an entrance facing a concrete stoop at the west end. A segmental arch vehicle entrance has a paneled overhead garage door. At the east end of the first story is a segmental arch opening with paired windows with security grills (part of one window is boarded up). The upper story has two narrow one-over-one-light segmental arch windows with brick arches and stone sills. At the top of the wall are narrow bands of brick, a plain frieze, and a corbelled cornice. The building abuts the building to the west, which has a similar entablature.

Alterations. In 1899, a two-story southern extension was added at the rear. In 1912, the Sanborn map shows the front part labeled as "iron clad," and used as a dwelling. There is a gap between that and a two-story building extending to the south end of the building to the west, labeled "Florence Artificial Ice Co." In 1926 and 1949, the Sanborn maps show the two buildings connected by a one-story connector. The front part was used as a dwelling and the rear as a two-story warehouse in those years.

Historic Background. In 1895, this lot was empty except for a livery toward the back. The building was erected ca. 1896, with Deibert Furniture and Undertaking as the original occupant. In 1897, the *Florence Refiner* judged: "Probably the leading establishment of its kind in Fremont County is that of Mr. Deibert. His undertaking rooms are provided with every necessity to the end that the mortal remains may be treated for preservation in the best manner known to modern science. Mr. Deibert is also one of the leading merchants of Florence. In furniture his stock includes everything in demand here, from that for the adornment of the mansion to that for the humbler homes of the people, including carpets, mattings, linoleums, rugs, bedding, pictures, and house furnishings."

Diebert's former office became a "female boarding house" (brothel) in 1906. In 1912, the front section of the house was used as a dwelling, while the Florence Artificial Ice Co. operated by Thomas Orecchio occupied the rear, facing the railroad. In 1918, John and Jeanette Roxbury's flour, coal, and feed business was located at this address and in 1925, F.F. Edwards had a flour and feed store here. In 1926, the front of the building was a dwelling and the rear was a warehouse for the feed store operated by Edwards. The building continued as a residence, and from 1985-1995, Nicholas Velme lived in the building and operated Ark Cañon Stripping. Since that time, the building has been a private residence.

107 W. Front St., 5FN.2273, McDonald Block, 1895 (Photograph 50)

This two-story rectangular stone and brick building has prominent second-story arches, tall first-floor plate glass windows, and a gabled cornice. The basement level of the north façade of the building is exposed and has windows wells that are enclosed with wrought iron fencing. The first-story has rock-faced banded stone columns supporting a stone storefront cornice. There is an off-center inset entrance with two paneled wood doors with large rectangular lights in the upper half. Above the doors is a transom with decoratively etched glass (non-historic) and a second transom above. A second entrance at the east end is not recessed and has stacked transoms. Doors of both entrances have been replaced. On either side of the main entrance are two large

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

plate glass display windows with transoms flanking the main entrance. There are wood panels with carved ornament (non-historic) below the windows.

The second story features a red-orange brick arcade with a large arched Venetian window at the east end, and two round arch windows to the west. The brick arches are compound, and the smaller windows have wood spandrels with ornaments. Pilasters between the windows have stone capitals and there is a continuous stone sill course. There is a gabled, stucco parapet flanked by pilasters above the Venetian window that has a name and date stone reading "McDonald Block" and "1895." The flat parapet to the west is also covered with stucco.

The rear façade is brick and features a round arched entrance with fanlight transom above a multi-light window and a non-historic paneled door and sidelight. Further east are two round arch window openings with rock-faced stone sills. One of the windows is bricked in and the other has concrete on the wall below the window. The upper story has a center, segmental arch entrance with transom and non-historic door with stone threshold. There are brick sill and lintel courses and bands of molded brick above the windows, as well as corbelled brickwork at the top of the wall and a brick bracket projecting above the roof.

Alterations. A porch originally extended across the south wall, but was gone by 1926. Stucco was applied to the upper parapet sometime prior to 1981. The entrance was inset from the street wall and the basement window wells with railings were installed sometime between 1981 and 2008.

Historic Background. W.E. McDonald erected this building to house his feed and fuel business. The *Florence Tribune* described McDonald's business as carrying "a large stock of hay, grain, feed, and coal," as well as offering a transfer service. The southern part of the building housed the hay and feed business, which faced Railroad Street and had scales to the south. Later the northern part of the building had furnished rooms operated by A.C. McCarthy on the second story and the first story was vacant. In 1900 (and possibly earlier), the McDonald family lived in the upper part of the building.

In 1901, the Union Steam Laundry was housed in the basement, and F. Meyer and Son Feed and Seed operated from the building. The Union Steam Laundry continued to operate in the basement for several years, sharing the building with the Florence Macaroni Factory headed by Thomas Orecchio in 1909. In 1912, the building was also the site of the Florence Bottling Works. In 1920, George and Dora Rexburg had a feed business here. F.F. Edwards operated a business offering hay, grain, coal, feed, and flour in the building during the 1920s. A 1923 ad read: "Make 'em lay more eggs by feeding our specially prepared hen food." In 1949, there was a restaurant in the McDonald block, and from 1955-1960, the building was vacant. B & W Used Furniture, operated by Budgie and Wilma Fazzino, occupied the first story during 1962-1975 and the Fazzinos lived upstairs. In the 1990s, an antique store opened here and in 2000, Regina's Beauty Supply and the Shoppe Hair Salon were at this address.

109 W. Front St., 5FN.2275, Service Motor Co. Building, 1921 (Photograph 51)

This low one-story rectangular brick commercial building shares many of the design characteristics of Florence's 1920s garages, including prominent horizontal decorative brickwork. The north façade facing Front Street has mottled white, gray, and tan brick, with concrete on the wall below the windows and concrete coping. At the center of the wall is a prominent double, diagonal wood, hinged doors with a metal lintel above the doors. Flanking the doors are symmetrical wood-frame windows with two lights in the upper sash.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

The rear wall is tan brick and there is stone on the lower wall at the west end and concrete at the east end. The rear wall has concrete coping and decorative brickwork along the top of the wall. There is a central entrance with double wood doors and two rectangular transoms. Decorative wood panels are above the entrance and the flanking plate glass windows, that have transoms.

Alterations. No significant alterations are evident.

Historic Background. This building was erected in 1920-1921 by Thomas Orecchio. The Service Motor Co., operated by Marco & Reckmeyer was located here when the building opened. The company had previously occupied the corner room of the Orecchio Block on South Pikes Peak Avenue. In 1925, the Silver State Auto Co., dealers for Hudson-Essex automobiles, was listed at this address. The building was listed as auto storage in the 1940s, and was not present in directories from the 1950s-1980s. From about 1990-2000 Kernan Stewart operated Royal Gorge Studebaker at this location, where he restored Studebaker vehicles and dealt in Studebaker parts. In 2007, this was the location of Coulter Construction, general contractors.

119 W. Front Street, 5FN.2277, Marsh Motor Company, 1923 (Photograph 51)

This one-story painted brick building with concrete coping continues the form and proportions of the garage buildings on either side. Two bands of brick enframing a soldier course ornament the upper wall of the façade. Metal louvered vent at center of upper wall. There is a metal lintel across the top of the storefront. At the east end are a wide plate glass window and a metal frame glazed door with transom. There is brick below the window. At the west end is a garage entrance with hinged vertical board doors.

Alterations. No significant alterations are evident.

Historic Background. Thomas Orecchio erected this building, together with 121-123 West Front, in 1923 by. An article in the *Florence Citizen* of that year noted: "Frank Westfall has the contract for erecting a large building for Tom Orecchio at the location of the Orecchio coal yard on West Front street and the work is progressing nicely, Mr. Orecchio says he is not certain at this time just what the new building will be used for, but it will be rented when the right fellow comes along and wants a building of that character." The Marsh Motor Company became the first tenant, in 1923. The company advertised "high class service on Ford cars" and "genuine Ford parts exclusively."

In 1937, Florence Feed and Fuel, owned by Louis Van Loo, was operating in 121-123 West Front, offering flour, feed, hay, transfer, and storage. Jim "Spider" Kelly, who fought five times in world champion featherweight boxing bouts, set up an auditorium here. Kelly came to the city as an employee of Federal Emergency Relief Administration, serving as an athletic director and operating a popular boxing training camp for the agency's camp for transients. In 1953, Cañon Monarch Garage, operated by Lloyd J. Beer, occupied this address. During the 1960s, this building was associated with the Vendetti Chevrolet Warehouse. In 1975 and 1985, Layton Organs was listed at this address, owned by Dewey Layton. By 1987, R&R Trophies, the current occupant was conducting business here.

121-123 W. Front Street, 5FN.2278, Marsh Motor Company, 1923 (Photograph 52)

This one-story brick building has a flat roof that is stepped down toward the rear. The brick of the north façade is magnesium brick in shades of yellow, orange, and cream. The former vehicle entrance has been filled in with

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

vertical grooved paneling and has non-historic paneled and glazed door flanked by sidelights. A steel lintel is shared by this entrance and a window to the west. The window has a three-part transom above plate glass and a concrete sill. Further west is a large vehicle entrance with double vertical board garage doors that shares a metal lintel with a two-part window with transom. There is a similar window at the west end of the wall. East of the main entrance are two plate glass windows with transoms and a very large plate glass window at the east end. There is a contrasting painted band of brick extending across the façade at a midpoint level of the windows. The upper wall has a brick panel and there are painted ghost signs, one of which reads "Motor Co." At the top of the wall is a rowlock course of brick and concrete coping.

Alterations. No significant alterations are evident.

Historic Background. In 1890-1900, there was a small house and livery barn on this site, operated by J.W. Pope, who was joined by his stepson, Albert Sidney Cole about 1898. The family lived in the associated dwelling. In 1905, the livery, was destroyed by fire. This building (together with 119 West Front) appears to have been erected in 1923 by Thomas Orecchio with the contractor Frank Westfall.

The original garage was associated with the Marsh Motor Company, which was in a connected building to the east and offered service and parts for Ford cars. The company advertised "high class service on Ford cars" and "genuine Ford parts exclusively." In 1937, this was the location of Florence Feed & Fuel, operated by Louis Van Loo, and a hay and feed warehouse was shown on the 1949 Sanborn map. By 1960, Walter's Beer Agency, headed by Frank Orecchio, was using the building. 1977, Gene's Automotive, with Gene and Barbara Espinosa as proprietors, was shown at this address. They advertised, "No matter how old or new your transportation, we'll do our best to keep it running." In 1983, Mohr's Handcrafted Furniture and Wood Items moved into this building, later being known as Mohr's Handicrafts and Trophies. The company produces wood items, does engraving, and prepares trophies.

129 W. Front Street, 5FN.2279, Berardi House, ca. 1930 (Photograph 53)

129 E. Front Street is a one-story painted brick building, flush with 121-123 E. Front Street, with minimal ornamentation and a symmetrical façade. The north façade has a center entrance with a wood paneled door with a large rectangular light and a transom. There is a metal gooseneck light above the entrance. Large sash and transom windows flank the entrance; these windows have three-light transoms and plate glass. There is a brick sill course on the front and west wall and a projecting brick course on the upper wall. There are also small vents and round ornaments at the top of the wall at each end. The west wall has two one-over-one-light windows toward the north end, an entrance with a metal security door, and a second door, both sheltered by a metal hood. There is a projecting pergola with metal roof and pole supports. The east wall abuts the adjacent building.

Alterations. No significant alterations are evident.

Historic Background. A small store was located at this site before the current building was erected sometime between 1926 and 1936. A historic photograph of the building to the east, taken in the 1930s, shows 129 W. Front Street. The building housed a retail store in 1949, and by 1966 was the dwelling of Joe Berardi.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

NON-CONTRIBUTING RESOURCES

204 W. Main St., 5FN.2328, Southern Colorado Power, ca. 1952 (Photograph 4)

This one-story flat-roof building abuts the two-story building to the east. The walls are painted concrete block. A mansard clad with wood shingles extends across the full width of the façade. The front has an off-center glazed metal frame door with transom to the west and a large plate glass window with metal frame to the east. There are no window or door openings on the west wall. This resource is assessed as noncontributing due to extensive alterations that appear to date outside the period of significance.

Historic Background. This small one-story commercial building was built about 1952 and held the offices of the Southern Colorado Power Company (SCPC) starting in 1953. SCPC traces its roots to the Pueblo Gas and Electric Light Company (later the Pueblo Light and Power Company), established by John Thatcher in 1887. That company merged with the Pueblo Electric Street Railway Company to create the Pueblo Traction and Electric Company (1900), which two years later became the Pueblo and Suburban Traction and Lighting Company. The companies generated electrical power and operated a streetcar system in Pueblo. The local office of Southern Colorado Power was housed in this building until the early 1990s, when the company became West Plains Energy, and continued to operate here through at least 1993. The Genie Bottle, a beauty shop, accent art, and antique store now occupies the building.

112 S. Santa Fe Ave., 5FN.2327, Florence Steam Laundry, ca. 1901 (No Photograph)

This large two-story roughly square building has a flat roof with concrete coping and concrete walls, which appear to have been poured in successive layers. On the roof near the southwest corner is a tall concrete smokestack with a metal cap. The front (east wall) is clad with vertically sawn wood paneling and has shingled mansards at the top of each story. On the first story a center section of the mansard angles outward to create a shed hood over the building entrance, which has double wood doors with large rectangular lights and a slanted concrete apron in front. The second story of the front has five one-over-one-light windows, while the first story has two non-historic sliding windows on either side of the entrance. This resource is assessed as noncontributing because extensive alterations outside the period of significance have diminished its historic integrity.

The south wall of the building (on the alley) is stuccoed and has a ghost sign reading “LAUNDRY” at the top of the wall near the east end. There is a metal fire escape to a boarded-up doorway on the second story; covered window openings flank the door opening, while further west a stuccoed window opening is flanked by window openings containing smaller nonhistoric windows and stucco infill. The first story of the south wall has a window opening near the east end that is filled with a glass block panel and stucco; there are a small sliding window and a pedestrian door near the west end.

The second story of the west (rear) wall displays successive layers of poured concrete and has a series of narrow non-historic sliding windows. These window openings appear to have been created by cutting through the concrete wall and patching the edges around each window with stucco. A section of red brick wall is visible on the first story near the south end (perhaps a portion of the original one-story building). The north wall abuts the building to the north. Local resident Larry Baker reports that the basement contains a 6' x 6', 30'-deep well with a metal ladder, that may have served as the water supply for the laundry.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Historic Background. The first story of this building was constructed in about 1901 as the new home of the Florence Steam Laundry. The business was established in 1897 by J.B. Lantz of Cañon City, who operated the Cañon City Steam Laundry in that city. In the early-mid 1910s, the laundry ceased operations; an article in the *Denver Post* in December 1916 observed that Florence needed "an up-to-date steam laundry." A January 1920 article in the *Florence Citizen* recounted that an attempt to secure a laundry in 1919 had been unsuccessful.

The building received a second story and a northward expansion in the 1922-25 period and in 1922, the Snow White Laundry, owned by the Shults family, began operations at this address. Display advertisements in the *Florence Citizen* noted that the Shults had been in the laundry business for twenty-three years and boasted that the firm provided "the best laundry work in Fremont County." According to the 1930 Census, the Shults lived in the laundry building, which they owned and valued at \$15,000. By 1949 the building had been converted to apartments, its current use. Based on the number of gas meters on the south wall, there are at least five units in the building.

123 W. Main St., 5FN.2311, Proctor and Company, ca. 1900 (Photograph 18)

This two-story red brick building with white stone trim has a flat roof and a rectangular footprint. The first story has a single storefront. At the west end is a slender cast iron column with fluting and ornamentation at the top and a much wider column that has additional ornament; these columns flank an entrance with a paneled door. The columns were produced by John Seaton, Atchison, Kansas. The storefront has a cornice of rock-faced stone with blocks of smooth stone at the corners. The storefront features a center entrance with a door with a large rectangular light flanked by large windows with faux-muntins giving the impression of multi-lights. Above the center door is a large signboard where the original storefront transoms would have been.

The upper story has brick pilasters with foliate-carved stone capitals between a stone sill course and stone lintel course. The center and outer pilasters have extended bases, creating two bays. There are four non-original metal frame sash and transom windows with metal panels above. There is a narrow band of stone above the lintel course. The parapet above is clad with stucco. This building underwent a façade modernization, likely in the 1950s, in which the parapet was covered in stucco, the upper-story windows replaced, and the large plate glass storefront windows replaced by divided light windows and a large signboard over the transom windows but leaving the steel lintel visible. The signboard and storefront have been replaced again with the current configuration sometime after 2008. The building is considered noncontributing due to the extensive changes to the storefront that occurred after the period of significance.

Historic Background. In 1900, this building was occupied by a shop operated by W.S. Proctor offering a millinery and ladies' furnishings. In 1902, the business was known as Proctor & Company and transitioned to selling carpets and notions. W.S. and Ida Proctor lived above the shop. The business continued to operate here into the 1910s. In 1918, this became the site of The Jones Grocery Co., a long-lived business established by H.M. Jones and Thomas Williams and later operated by the Mitchell family. In 1918, W.H. Mitchell bought out the interests of the others and acquired this building for the company operations. Fred T. Mitchell retired from the grocery business and died in Florence in 1960.

By 1957, Acme Cleaners, operated by Louie Del Duca, was operating in the building. That business was replaced by Nellie's Beauty Salon, owned by Louie and Nellie Del Duca in the 1960s. By 1983, Nellie's Beauty Salon was operated by Kathy Pollard and Rose Marie Teel, and in 1988, Doug and Debbie Whittington owned

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Your Way Deli in this building. In 1996, White Phoenix, a tattoo, jewelry, record, tape, video, and clothing store operated by Denise Namay, was located here. Coyotee's, a decorative print shop operated by Tom Bender and later by Jill Barnes, also opened here in 1996. The business printed full color art on "anything you bring in." Fox Den of Antiquity, an antique store owned by sisters Peg Fox Piltingsrude and Kit Fox Lamborn, was listed at this address in the 1999-2008 directories.

120 W. Main St., 5FN.630, The Fair, ca. 1895 (Photograph 13)

The building at 120 W. Main is two stories with painted brick walls. The first story has a wood door with a transom at the west end. East of this is a narrow horizontal band of display windows with a fabric awning. There is a wide horizontal band of ribbed metal siding above the windows that extends across to the building to the east (116-118 W. Main). The upper story has two flat arch windows (with replacement two-part metal frame windows) and rock-faced stone lintels. At the top of the façade is a band of corbelled brickwork framed by end brackets and above this are narrow bands of molded brick. This building is assessed as noncontributing as it has undergone extensive alterations, including painting of the brick and stone, placement of a wide horizontal band of siding across the façade, and window and other storefront alterations, and does not display historic integrity.

Historic Background. 120 W. Main housed a grocery store in 1895. By 1900 "The Fair" store was located in the building. A harness shop owned by Henry J. Owens was in 120 W. Main in 1906, with R.H. Paxton, M.D. conducting his practice upstairs. A boots and shoes and furnishings store was here in 1912 and in 1916, Gibbs Jewelry was operating. City Bakery was listed at this address in the 1925 and 1930 city directories. Nu-Way Cleaners, operated by Michael and Elizabeth Perrino, was in this space by 1953, having started out in the one-story building at 118 W. Main in the early 1940s. Mike Perrino continued to operate Nu-Way Cleaners here until his death in November 1960. In 1966, W.A. Allison had his Allison Cleaners here. By 1975, Fremont Cleaners was conducting business in this space. By 1976, this building had joined with 116-118 and housed World of Variety.

116-118 W. Main St., 5FN.2307, J.C. Penney, 1928 (Photograph 13) The building is one story and has painted brick walls. The roof slopes toward the parapet at the front and to the north. There are brick end piers that project above the roof. The original two storefronts are divided by a central brick pier, although the eastern storefront no longer has an entrance. The western storefront has a central, inset entrance with angled walls with display windows leading to the entrance and narrow display windows facing the street. The building is considered noncontributing due to extensive alterations to its façade that are believed to date to after the period of significance.

Historic Background. Now operating as one store, this building was originally separate from its immediate neighbor at 120 W. Main (the two-story western part built between 1890 and 1895). After its construction in 1928, 116-118 W. Main housed a J.C. Penney's store for about 30 years. By 1960, 116-118 was the location of a Hested's Store, another chain of department stores. By 1980, Jack Peterson's V&S World of Variety was utilizing both buildings. The business featured a large selection of baby goods, stationery and office supplies, pet supplies, and household items. True Value of Florence, a hardware store, was operating here by 2000.

112-114 W. Main St., 5FN.2304, Jim's Clothing, 1976 (Photograph 14)

This one-story, rectangular, brick commercial building with a flat roof is in the neo-mansard style and is notable as one of the few modern buildings on Main Street. The walls are composed of tan brick. A wood-shingled

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

"mansard" overhang extends across the top of the façade. Three plate glass display windows with brick sills flank each side of entrance. The center entrance has double metal frame glazed doors surmounted by a transom. This building is assessed as noncontributing as it was constructed after the period of significance.

Historic Background. An 1897 building, known as the Daniels Block, was located on this site until it was destroyed by fire in 1975. Fremont Tailoring, operated by S.J. "Jim" Provenzano, Sr., and his wife, Josephine, shared the Daniels building with the Crow Drug Company from the late 1920s through the early 1950s. In 1970, Jim Provezano retired, and his son, James, Jr., and his wife, Sally took over operation of the business. Both Jim and Sally were part of the campaign to purchase the Rialto Theater as a community playhouse. In 1975, a fire set by two boys resulted in destruction of the building and the death of one man living in one of the upstairs apartments. The Provenzanos built a new one-story building on the site in 1976 and continued to operate their store in this location until 2003. In 1998, a Proven Choice Travel office became part of the store.

116 N. Pikes Peak Avenue, 5FN.2320, Holt House, 1929, moved ca. 1936 (No Photograph)

South of the McCandless House is a second house (116 N. Pikes Peak). The one-story side-gabled house has overhanging eaves, a shed-roof dormer with covered windows, and a tan brick chimney on the south. The walls are clad with textured stucco, and the lower walls are inscribed to resemble blocks. There are battered piers with brick bases at each end of the façade. A center door has an oval light. An inset porch has been infilled with stucco panels and picture windows. A raised wood deck with lattice sides and off-center stairs has been constructed across the north half of the façade. This house is noncontributing as it has been significantly altered since its construction.

Historic Background. According to Deborah Hooten and Laura Letter with Holt Mortuary, this house was built by the Holt family in 1929 across Pike Peak Avenue at the current location of the post office. It was moved to its current site on the parcel of the McCandless House/Holt Mortuary ca. 1936, just before the construction of the post office.⁸ It is currently leased by the mortuary to the Florence Chamber of Commerce.

112 S. Pikes Peak Avenue, 5FN.2321, Palace Pharmacy, 1895 (No Photograph)

This two-story rectangular building with flat roof is entirely clad in stucco and has a shingled mansard overhang along the east side that shelters an angled door at the south end and three large plate glass windows and a second entrance to the north. A tripartite sliding sash window with shingled hood is at the second story. Projecting from the cornice line are faux vigas. The south side of the building features a square window opening filled with glass blocks at the east end, followed by a small enclosed shed-roof entrance porch with board-and-batten siding, a paneled and glazed door facing east, and a two-over-two light window facing south. An opening with air conditioning unit is further west. The upper story has four widely-spaced windows with stone sills. The current materials and styling are believed to date to the 1970s, which were documented in a 1981 survey form. The building is therefore assessed as noncontributing due to these extensive alterations completed after the period of significance.

Historic Background. Sanborn maps and newspaper accounts confirm that this building, which originally housed the Palace Pharmacy, was completed in 1895.

⁸ Deborah Hooten and Laura Letter of Florence Mortuary, interview with J. Shapiro, March 2017.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

102 E. Main St., 5FN.2282, Greenlight Bar, ca. 1895 (No Photograph)

This flat-roof, two-story commercial building has walls of painted novelty log siding on the first floor and variegated red brick on the second. The first story has projecting areas at each end flanking an inset center section with a paneled door, wrought iron, and flanking plate glass windows. A fabric awning extends across the façade, and there is vertical siding above the log siding. The upper story is framed by projecting brick end piers and has two tripartite, flat arch, metal frame windows with projecting brick sills. Novelty log siding was added in 1985, and exterior alterations took place again in 1995. This building is assessed as noncontributing because it was rebuilt about 2003 with a new façade, and does not possess historic integrity.

Historic Background. A previous one-story building at this location was replaced with the current building sometime between 1890 and 1895. The building may have been erected as part of the 1891 expansion of the building on the corner at 100 E. Main Street. In 1895 this building housed a saloon on the first story and gambling on the second story. The saloon had an entrance into the hotel office and dining room to the west. An early photograph shows a hanging "bar" sign above the entrance to this building, which appeared to be of the same design as the corner building. A saloon occupied the first story through at least 1912. In 1900 there was also a restaurant in the rear of the building. The 1906 city directory indicated the saloon was the Greenlight Bar operated by Peter Smith.

In 1926, the Boston Lunch occupied the first story as a café and had a bake house at the rear. A restaurant continued at this location through the 1940s. On 1 April 1950, Johnnie's café and bar opened at 104 East Main, operated by John and Velda F. "Janie" Petry. The business included this space. By the 1970s, the Capri Restaurant and Lounge, owned by the Petrys, operated in 102-106 E. Main. Mr. Petry was born in 1917 in Florence and died here in 1977. He became the AAU Golden Gloves heavyweight champion for a five-state region and pursued professional boxing on the West Coast during 1939-1941, becoming the 10th ranked boxer in the world. In the late 1970s the Petry family sold the enterprise to Dorothy and Lester Caughman, who continued to operate the Capri as a family-style restaurant. In October 1995, the Caughmans sold the Capri to the Owens family, who sponsored a contest to rename it. The winner of the naming contest was "Owenbees."

115-123 E. Main St., 5FN.2288, Florence Auto Company, 1917 (Photograph 40)

This long, one-story, flat roof building is covered in textured stucco, lacks ornamentation, and thus stands out among the detailed brick façades of Main Street. The walls and foundation are covered with textured stucco. At east end of the building is a non-historic, horizontal, tripartite window with a brick sill. Further west is an oversize entrance with inset double metal frame glazed doors. West of this is a bay with a paneled door and transom adjacent a long tripartite window. Further west is a metal frame glazed door with a transom sheltered by a fabric awning, followed by a two-part metal frame window with an awning. A second two-part window is further west. There is a large inset entrance like that at the east end further west. At the westernmost end is another door with a transom and a two-part window (without awning). A historic photograph of the building showed it was originally two stories, with display windows and two garage doors on the first story and a series of evenly spaced one-over-one-light windows on the upper story. This building is assessed as noncontributing as it underwent major alterations in 1963 and again in 1974, including the removal of the original upper story, application of stucco, and the insertion of new windows and doors.

Historic Background. The current building was completed in 1917 to satisfy the needs of Florence's booming auto industry—the Florence Auto Company, a garage and auto sales business, was the original occupant. The

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Florence Auto Co. was described as having "one of the largest payrolls to be found in the Florence area outside of the mines" and the machine shop was described as one of the most extensive in the region. Beginning in 1949, Luke's Motor Company, owned by Felix "Luke" Lukevic, opened in the west part of this building (115), and briefly sharing the building with Jack Mineer's Ford dealership. Lukevic bought the whole building in 1951. A machine shop and manufacturing operation was operated by the Fox family. The west half of the Florence Auto Co. building was leased to Mineer for his Ford sales and service. N.M. Fox and his son Henry then worked full time in the machine shop. In May 1951, Lukevic acquired the Ford dealership from Mineer. In the summer of 1963, Mr. Lukevic remodeled the front of the building, followed by the showroom in 1974. He also acquired a used car lot at the corner of Robinson and Main. Twenty-five employees worked for the firm by 1975. Dale Spradley took over Luke's Motor Co. in 1975 or 1976. Felix Lukevic later operated Luke's Trade Mart, specializing in used pickup trucks and some cars.

In 1986, Spradley/Barr Ford & Mercury, with Dale Spradley as president, was conducting business here. By 1997, J & S Loose Caboose, a franchise of Daylight Donuts was here. By 2000, the building housed five enterprises: P & C Storage Units, Peak Card Services, Body Zone, Donley Insurance, and Rich Urie & Associates.

118 E. Main St., 5FN.2290, Central Market, ca. 1902 (No Photograph)

This one-story rectangular commercial building has a façade covered with stone veneer, panel siding on the lower wall, and turquoise metal panels on the upper wall. It has a slightly off-center entrance with double French doors and a large sliding window east of the door. Painted brick is visible at top part of west wall and a chimney is at east end. This building is assessed as noncontributing as it does not retain historic integrity. No original materials can be seen on the façade.

Historic Background. This building was erected in 1902. The 1906 city directory listed Central Market, operated by John Bald and Alex Smith, at this address, although the State Business Directory for that year listed J. Bald & Co.. J. Bald & Co., meats, operated by John Bald, was shown at this address in the 1916 city directory. By 1920, this was the home of Miller Brothers Auto Co., a Dodge dealership. In 1925, the building housed Snodgrass Food Co., offering groceries and meats. The 1937 city directory listed Dan Morganstein's Fulton Market (grocery and meats) at this address. In 1946-1960, this address did not appear in the city directory. By 1963, this was the storage location for Florence Mortuary, which had a casket shop here by 1966. In 2000, Funeral and Cremation Care of Colorado, operated by Beth Holt-Madone and Bonnie Holt, was located here. That business still occupies the building, which is owned by Holt Family Mortuary.

132 E. Main St., 5FN.2297, Morgan Conoco, 1956 (No Photograph)

132 E. Main Street is a one-story, irregularly-shaped building with a sloped shed-roof addition on the east side. The building has textured stucco walls. There is an angled corner on the northeast that has an entrance with a transom above and a second entrance is at the west end of the north wall, sheltered by a porch with slightly sloping roof with metal pole supports. Another entrance with a metal security door is on the north wall of the addition. There are large two-part windows with glass block transom panels on the north and east walls flanking the corner entrance. The shed-roof addition has tile roofing and stucco walls. The front wall has quarter-circle windows with narrow rectangular windows below flanking the entrance. The east wall has two one-over-one-light windows. This building is assessed as noncontributing due to the fact that it has undergone alterations that

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

diminish its historic integrity, including the application of textured stucco, addition of the porch, and large shed-roof addition. A number of overhead garage doors on the east wall are no longer present.

Historic Background. 132 E. Main Street was erected in 1956 as a Morgan Conoco service station. It replaced an earlier Conoco station on the site. By 1963, the business was known as D&F Conoco, and was owned by Donald Gallop. By 1966 it was called Ray's Conoco and operated by Lewis Leatherman and in 1967 it became Lyon's Conoco, owned by Willard Lyons. It changed ownership again in 1971, becoming Lynn's Conoco, owned by Lynn Ross, and again in 1976, becoming Lee's Conoco/C&A Conoco owned by Lee McCreight. In 1978 it was bought by Gus Ovilber and became Florence Conoco, and in 1980 it became D&B Conoco, operated by Bill Meigs and Danny Davis. By 1985, A&S Conoco was located here. Gary's Conoco opened here in 1986. After 1994, the building no longer housed a service station, but instead became home to a variety of businesses, including home repairs, home building, tailoring, and antique stores.

108 W. Front St., 5FN.2274, Deibert House, 1885 (Photograph 49)

108 W. Front Street is a one-and-a-half-story residence with front-gabled roof, standing seam metal roofing, and overhanging eaves. The house has two stucco chimneys, one with a metal top. The walls are clad with stucco. The south façade has a full-width shed-roof porch with a large turned spindle supports, a decorative frieze with brackets, and a pediment above the entrance. Windows and entrance of the façade have shaped hood molds. There is an off-center entrance facing the porch and a plate glass window at the west end. The gable face has two two-light replacement windows. This building is assessed as noncontributing due to extensive alterations, detracting from historic integrity, including a new porch, stucco on the walls, some replacement windows, and a large rear addition.

The west wall has an inset window with hood mold at the south end of the first story and a one-over-one-light window just under the eaves. Further north is a balcony and stairs with a decorative railing. There is a paneled and glazed door facing the stairs. At the rear is a slightly taller addition with stucco walls that projects to the west. The east wall has an inset door at the south end and a gabled roof porch with brackets, a frieze, and a metal roof further north. There are one-over-one-light windows on the upper story just under the eaves. There is a full-height, projecting chimney on the rear wall.

108 W. Front Street, the first brick house in town, was built in 1885 by George M. Deibert and his brothers. After the house was completed, Deibert and his mother used it as a boarding house for the first oil men in the area. Deibert then worked in the oil district for seven years before acquiring the furniture and undertaking business of O.H. Dobbs in 1893. Deibert was assisted in the business by his brother, E.I. Deibert. In 1910, this became the residence of George M. and Nora H. Leggett, their two children, and Mrs. Leggett's mother. George Leggett worked as a salesman in a furniture store (most likely Deibert's), later becoming an undertaker. By 1930, the Cecil C. Holt family lived here. Mr. Holt was identified as a mortician. The Holt family continues to operate a mortuary in Florence today.

Garage, ca. 1970s. The original garage was constructed between 1912 and 1926 and demolished for the current garage, erected sometime after 1949 but likely the 1970s based on its age and characteristics. The garage is cinderblock construction, with garage doors facing the alley (north side), and narrow windows. The building is noncontributing as it was constructed after the period of significance.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Historic Background. Ruth Arnold, a grade school teacher, lived with the family as a roomer. The 1953 directory listed James and Goldie High at this address. James was employed in construction, and Goldie worked as a beautician. The Highs were also living here in 1966, when James was retired and Goldie operated Front Street Beauty Shop at this location. In 1975, the directory listed the Front Street Beauty Shop, operated by Goldie High, who lived here and had four roomers. The 1980 directory listed this as the dwelling of Goldie High and two boarders. In 1985, Goldie High and Donald Bufmack were identified as the occupants of the house. In 2000, David and Karen Regan were listed at this address. In 2001, this was known as Valentine House, an art gallery and residence of Kate Colby. In 2001, Bob Saunders, a Florence postman, was the owner and worked to rehabilitate the interior. The home continues to be a private residence.

112 W. Front St., 5FN.2271, Bernard House, ca. 1880s (Photograph 49)

This one-story, stucco house has a projecting gable at the west end and an intersecting gable projecting from the east wall. The front gable has a tripartite picture window on the south wall and a louvered vent on the gable face. The east wall of the front gable has an entrance with door with three stepped rectangular lights facing the area where the porch was located originally. The south wall of the east projecting gable has a two-part sliding window. The east wall has a louver on the gable face and a full-width shed roof porch/carport projecting to the east. The north wall of the house is painted brick. This building is assessed as noncontributing due to alterations which greatly diminish the historic integrity. These alterations include non-historic windows, stucco on the walls, removal of the original porch, and construction of a large porch/carport on the east wall.

Shed, ca. 2000. This one-and-a-half-story shed was likely constructed around 2000, due to its materials and construction. It is wood construction with a metal roof. The building is noncontributing because it was constructed after the period of significance.

Historic Background. This house was constructed in the 1880s. A large barn built to the rear (no longer standing) between 1900 and 1906 was used as a wagon shed and livery stable operated by the Fremont Livery Stable. C.R. Bernard was the proprietor of the livery. Mrs. Mary Pope, a widow, lived in the house in the early 1900s. She was proprietor of the Pope Rooming House in the Jack Block. By 1925, Perrin Plumbing was operating here. The Frank Orecchio family lived in the dwelling by 1930. Orecchio was a coal mine operator in that year and later became associated with the Walters Beer distributorship. Hedda Orecchio (Frank's wife) was listed at this address through 2000, when she died. The Orecchios' daughter, Sandra, still owns the house.

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.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

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

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

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

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.

Downtown Florence Historic District
 Name of Property

Fremont, Colorado
 County and State

Table 1
Resources within the Florence Downtown Historic District
Listed in Property Address Order

Site Number	Address	Resource Name	Date	Resource Type	Contributing Status
5FN.2269	100 W. 2nd Street	Florence Public Library/Florence Carnegie Library	1919	Building	Contributing
		shed	ca. 2005	Building	Noncontributing
		gazebo	ca. 1987	Structure	Noncontributing
5FN.2270	201 W. 2nd Street	First Presbyterian Church	1896	Building	Contributing
5FN.597	100 E. Front Street	Braden & Griffith Block/Florence Pioneer Museum	1894	Building	Contributing
		“jail” outbuilding	moved ca.1970	Building	Noncontributing
		shed	2012	Building	Noncontributing
5FN.92	104 E. Front Street	Arrow Tire Sales	ca. 1926	Building	Contributing
5FN.94	127-131 E. Front Street	Fremont Hotel, Elks Home and Lodge	1897	Building	Contributing
5FN.2272	105 W. Front Street/106 Railroad Street	Deibert Furniture and Undertaking	ca. 1896	Building	Contributing
5FN.2273	107 W. Front Street	McDonald Block	1895	Building	Contributing
5FN.2274	108 W. Front Street	Deibert House	1885	Building	Noncontributing
		garage	ca.1970	Building	Noncontributing
5FN.2275	109 W. Front Street	Service Motor Company Building	1921	Building	Contributing
5FN.2271	112 W. Front Street	Bernard House	ca.1880s	Building	Noncontributing
		shed	ca. 2000	Building	Noncontributing
5FN.2276	114 W. Front Street	Hotel Glenwood, Schumps Block, Glenrock Hotel	ca. 1895	Building	Contributing
5FN.2277	119 W. Front Street	Marsh Motor Company	1923	Building	Contributing
5FN.2278	121-123 W. Front Street	Marsh Motor Company	1923	Building	Contributing
		outbuilding	ca.2000	Building	Noncontributing

Downtown Florence Historic District

Fremont, Colorado

Name of Property

County and State

5FN.2279	129 W. Front Street	Berardi House	ca. 1930	Building	Contributing
5FN.2280	100 E. Main Street/109-111 S. Pikes Peak Avenue	Florence Hotel, Bank of Florence	1890-91	Building	Contributing
5FN.2281	101-103 E. Main Street	First National Bank of Florence	1921	Building	Contributing
5FN.2282	102 E. Main Street	Greenlight Bar, Boston Lunch, Johnnie's, Capri Restaurant	ca. 1895	Building	Noncontributing
5FN.2283	104-110 E. Main Street	Union Block	ca. 1895	Building	Contributing
5FN.2284	105 E. Main Street	Dr. Morgan Office, Bramer & Tull Optometrists	ca.1927	Building	Contributing
5FN.2285	107 E. Main Street	New Music Company	ca.1926	Building	Contributing
5FN.2286	109-111 E. Main Street	McCandless Block	1894	Building	Contributing
5FN.2287	114 E. Main Street	National Club Bar, Charles Bates & Son, Magnet Café and Bar	ca. 1897	Building	Contributing
5FN.2288	115-123 E. Main Street	Florence Auto Company, Fox Machine Shop	1917	Building	Noncontributing
5FN.2289	116 E. Main Street	Grande Liquor Store, Fremont Jewelry	1948	Building	Contributing
5FN.2290	118 E. Main Street	Central Market, J. Bald & Company	ca.1902	Building	Noncontributing
5FN.2291	120 E. Main Street	Cornwall (Cornwell) Block	1897	Building	Contributing
5FN.2292	122 E. Main Street	Central Block	1895	Building	Contributing
		garage	ca. 1940s	Building	Contributing
5FN.2293	124 E. Main Street	Boston Market, Fulton Market	ca.1906	Building	Contributing
5FN.2294	125 E. Main Street	Lobach Block, Kirk & Rinner Millinery, Elks Lodge	1898	Building	Contributing
5FN.2296	128 E. Main Street	Fabrizio Brothers Coors Beer Distribution	1925	Building	Contributing
5FN.2297	132 E. Main Street	Morgan Conoco	1956	Building	Noncontributing

Downtown Florence Historic District

Fremont, Colorado

Name of Property

County and State

5FN.2298	101-103 W. Main Street/104-108 S. Pikes Peak Ave.	White House Barber Shop, Dr. McGrath Office, Dr. Knause Office	1952	Building	Contributing
5FN.2299	105 W. Main Street	Knights of Pythias Castle Hall	1888	Building	Contributing
5FN.2300	106 W. Main Street	City Drug	ca. 1895	Building	Contributing
5FN.2301	107-109 W. Main Street	Houston Block, Morgan Block, The Globe, Senatore's	1900	Building	Contributing
5FN.2302	108-110 W. Main Street	W.P. Wilbar Block	1895-96	Building	Contributing
5FN.2303	111 W. Main Street	City Meat Market, Florence Market	ca. 1895	Building	Contributing
5FN.2304	112-114 W. Main Street	Jim's Clothing	1976	Building	Noncontributing
5FN.2305	113 W. Main Street	Dils Dry Goods	1893	Building	Contributing
5FN.2306	115-17 W. Main Street	Fritz-Johnson Block	1901	Building	Contributing
5FN.2307	116-118 W. Main Street	J.C. Penney	1928	Building	Noncontributing
5FN.2308	119 W. Main Street	Florence Firehouse, Florence City Hall	1892	Building	Contributing
5FN.630	120 W. Main Street	The Fair	ca.1895	Building	Noncontributing
5FN.2309	121 W. Main Street	Van Nest Block	1895	Building	Contributing
5FN.2310	122 W. Main Street	Carmody Block	ca. 1894	Building	Contributing
5FN.2311	123 W. Main Street	Proctor & Company, Jones Grocery Company	ca. 1900	Building	Noncontributing
5FN.2312	124 W. Main Street	Julius McCandless Hardware	1894	Building	Contributing
5FN.2313	125-27 W. Main Street	Ricketts Block	1899, 1915	Building	Contributing
5FN.2314	126-28 W. Main Street	Andrews Block	1898	Building	Contributing
5FN.2315	129-131 W. Main Street	Wilson Block and Wilson Annex	1897, 1900	Building	Contributing
5FN.2316	130 W. Main Street	Columbia Block	1900	Building	Contributing

Downtown Florence Historic District

Fremont, Colorado

Name of Property

County and State

5FN.2317	132 W. Main Street	Lovell Block	1894	Building	Contributing
5FN.2318	200-202 W. Main Street	Florence State Bank, Fremont Masonic Temple	1901	Building	Contributing
5FN.622	201 W. Main Street	Hotel Florence	1906	Building	Contributing
5FN.2328	204 W. Main Street	Southern Colorado Power	ca. 1952	Building	Noncontributing
5FN.2319	205 W. Main Street	Hutton House	ca. 1895	Building	Contributing
		shed	ca.1900	Building	Noncontributing
5FN.666	208 W. Main Street	Liberty Motor Company, Quinley Auto Company, Gold Belt Auto Company, Vendetti Chevrolet	1922	Building	Contributing
5FN.624	209 W. Main Street	Rialto Theater	1923	Building	Contributing
5FN.665	218 W. Main Street	Tollis Expert Shoe Repair, Tollis House	1926	Building	Contributing
5FN.2320	116 N. Pikes Peak Avenue	Holt House	1929, moved ca. 1936	Building	Noncontributing
	120 N. Pikes Peak Avenue	James A. McCandless House, Holt Funeral Home	1889	Building	Contributing
5FN.642	121 N. Pikes Peak Avenue	Florence Post Office	1937	Building	Contributing
5FN.2321	112 S. Pikes Peak Avenue	Palace Pharmacy, Davie Building	1895	Building	Noncontributing
5FN.2322	118 S. Pikes Peak Avenue	Deibert's Furniture and Undertaking Office, Campbell Furniture and Undertaking Company	ca. 1900	Building	Contributing
5FN.2323	120-124 S. Pikes Peak Avenue	Trulove Block, Arcade Hotel, Florence Chamber of Commerce	1895	Building	Contributing
5FN.2324	200 S. Pikes Peak Avenue	Orecchio Block, Eagles Lodge, Depot Hotel, Florence Citizen	1913	Building	Contributing
5FN.2325	100 Railroad Street	Denver & Rio Grande Railroad Depot	1918	Building	Contributing
5FN.2326	113 N. Santa Fe	Paxton Office, The	ca. 1895	Building	Contributing

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

	Avenue	Albion, Sheridan Office and Hospital, Surtorius Office, Presbyterian Church Manse				
5FN.2327	112 S. Santa Fe Avenue	Florence Steam Laundry, Snow White Laundry	ca. 1901	Building	Noncontributing	

TOTAL: 78
Contributing: 56
Noncontributing: 22

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1888-1967

Significant Dates

1891

1894

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Julien, James P.

Balcomb, Robert G. & Rice, Eugene R.

Mountjoy Frederick E; French, Park M. & Frewen, Frank W.

Roe, George W.

Frank W. Frewen, Jr.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown Florence Historic District is locally significant under Criterion A for Commerce as the long-standing commercial heart of Florence and the surrounding agricultural, oil, coal, and smelting region. The district has many examples of late-nineteenth and early-twentieth century commercial architecture that has been updated, particularly at the storefront level, as business owners responded to changing tastes in retail displays. Most upper stories of buildings still display architectural features from the original construction period, including stone ornamentation, elaborate cornice elements, and intricate brickwork. The district also contains a few examples of massive, three-story commercial buildings that serve as monuments to the wealth that flowed

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

through the community in the late-nineteenth century. The period of significance begins in 1888, the year of the earliest extant commercial building constructed downtown and the beginning of Florence's first and largest boom, and ends in 1967, a date fifty years in the past, in keeping with National Register guidelines.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A. The Florence Downtown Historic District is the commercial heart of one of Colorado's agricultural and industrial centers of the late nineteenth century. The upper Arkansas River Valley, in which Florence lies, was first home to the Ute, Arapaho, Comanche and Cheyenne peoples. The first white settlers in the region came to farm the valley, known for its mild climate and easy access to the waters of the Arkansas River. Agriculture centered around fruit trees, berries, honey, and grains. The presence of coal and oil brought further settlement to the area, and coal mining became a significant economic driver from the late 1880s through World War II. Following an initial discovery of oil in 1860, oil production boomed in the region in the early 1890s, and downtown grew rapidly. At the same time, the discovery of gold in Cripple Creek and Victor in 1891 brought the development of smelters to Florence. In 1894, the Florence and Cripple Creek Railroad was completed, making the transport of gold ore to Florence significantly more efficient. The simultaneous economic engines of agriculture, smelting, coal mining, and oil made Florence the commercial center for the surrounding communities. In the 1910s and 1920s, Florence underwent a second, smaller boom, with increased coal mining outside Florence and investment in automotive shops and small industrial production within Florence. Notable architects and firms, including James P. Julien and Denver firm Mountjoy, French and Frewen, contributed designs to the district, highlighting the commercial wealth drawn to the area. Design elements found in the district include ornamental stonework, terra cotta and metal cornice detailing, and numerous examples of detailed brickwork. Brick, the dominant construction material in the district, was primarily sourced locally from brickyards in the area.

Growth and Development of Downtown Florence

NATIVE PEOPLES, EUROPEAN EXPLORATION, & EARLY SETTLEMENT

For hundreds of years, the upper Arkansas Valley, now home to Florence and Cañon City, was the seasonal home and hunting grounds for various American Indian tribes, including the Southern Cheyenne, Arapaho, Comanche and Ute. A wide sweeping, arid landscape with cottonwoods along the river, and views southwest to the Sangre de Cristo Mountains, the Arkansas River Valley has a mild climate, making an excellent habitat for deer and antelope, and a prized hunting grounds.⁹

While the Southern Cheyenne lived primarily on the plains, their culture and economy depended on moving with the abundant buffalo herds of the Great Plains, and they seasonally made their way up the Arkansas River Valley following game. The Southern Cheyenne split off from what become the Northern Cheyenne in the early 1800s, moving south from northern Colorado, Wyoming, Montana and the Dakotas, into the area between the Arkansas River Valley and the Platte River Valley, in east central Colorado. This tribe moved great distances, often travelling from the Arkansas to the Dakotas each year.¹⁰

⁹ William H. Goetzmann, *Exploration & Empire: The Explorer and the Scientist in the Winning of the American West* (New York: W.W. Norton & Co., 1966), 251 and *Army Exploration in the American West, 1803-1863* (Austin, Texas: Texas State Historical Association, 1991), 37-38 and 118-119; Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley* (Boulder, Colorado: Pruett Publishing Company, 1990), 21 and 25.

¹⁰ George Hyde, Edited by Savoie Lottinville. *Life of George Bent*. Norman, OK: University of Oklahoma Press, 1968.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Much like the Cheyenne, the Arapaho roamed over much of the western plains and foothills. It is likely that sometime before the 18th century (though when it is not known) the Arapaho moved into the western territory. At some point in the 18th century, the tribe acquired horses from the Comanche (who acquired them from the Spanish), allowing the tribe to move over a vast territory of land. Like the Southern Cheyenne, the Arapaho periodically hunted and camped in the Arkansas valley, near present-day Florence.¹¹

Unlike the Cheyenne and Arapaho, the Utes lived primarily in the mountains. During the winters, the tribe would disperse into small groups of about 60 people, and would go into lower, milder valleys, such as the Arkansas Valley. In summer, larger groups of three or four such bands would come together, often in higher country, following elk and other big game.¹²

With the arrival of large groups of European-American settlers in the 1850s and 1860s, a series of broken treaties, violence, and forced evacuation pushed these tribes permanently out of the Arkansas Valley and the Florence area. In the Arkansas Valley and surrounding region, European-American settlers did not claim unclaimed land (a popular historical narrative), but rather misled or stole lands that had been occupied for generations.

The first European-American settlement in the area was located on Adobe Creek—a few miles from present-day Florence. This settlement was formed in 1840 by a group of hunters and trappers that included Charles Bent (later governor of New Mexico), Lieutenant Lancaster Lupton (member of Colonel Henry Dodge's United States Regiment of Dragoons), Colonel Ceran St. Vrain, Charles Beaubien, and Lucien Maxwell. Bent and St. Vrain had operated a trading post near Taos, New Mexico, and this settlement on Adobe Creek likely functioned as a trading post for trappers and hunters in the area.¹³ Historians who mention the settlement, including Frank Hall, Jerome Smiley and B.F. Rockafellow, make no mention of the activity at the settlement during its use and occupation, except that it was abandoned by 1846.¹⁴

In 1845, John C. Fremont made another expedition up the valley, and in the decades following, settlers began coming to the valley to trap, trade, and eventually farm. The first farmers grew primarily fruit and grain. Honey was also harvested locally.¹⁵

From 1859-1861, the first waves of gold seekers came to Colorado from the east. These settlers primarily came from either the north, following the Platte River and passing through the newly established town of Denver City, or from the south, following the old Santa Fe Trail along the Arkansas. These southern route fortune seekers passed through what would become Florence.

Jesse Frazier, who came from Missouri, became “the first successful farmer in the region,”¹⁶ farming about two miles from the site of Florence. Frank Hall, who wrote *A History of the State of Colorado* in 1891, wrote that

¹¹ Loretta. Fowler, *The Arapaho*. New York: Chelsea House, 2006.

¹² Joseph G. Jorgensen, "Ute." *Encyclopedia of North American Indians*. Boston: Houghton Mifflin Harcourt, 1996.

¹³ Frank Hall, *History of the State of Colorado Volume II*. Chicago: The Blakely Printing Company: 1891. 391. Jerome Smiley. *Semi-Centennial History of the State of Colorado*. Chicago, IL: The Lewis Publishing Company, 1913

¹⁴ B. F. Rockafellow, “History of Fremont County.” *History of the Arkansas Valley, Colorado*. Chicago: IL: O.L. Baskin. 1881.

¹⁵ Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley*. Boulder, Colorado: Pruett Publishing Company, 1990.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Frazier, “had the finest and most productive fruit orchard in all the Rocky Mountain region.”¹⁷ The small settlement of farms around Frazier became known as Fraserville in the 1860s, when miners and would be miners passed through the valley. Fraserville served as a supply stop for those travelling to South Park and on to Leadville.

In the 1860s, coal was discovered near Fraserville, and local farmers used the coal they found as a cheap and accessible source of fuel. The seams, however, were not excavated commercially until 1872, by which time business interests in Pueblo and Colorado Springs had taken notice. General William Jackson Palmer owner of the Denver & Rio Grande Railroad (D&RG), planned a new line to Frazerville, intending to profit from access to cheap coal. Palmer planned a new town, envisioned as the coal mining and railroad hub, Labran. But another newly arrived resident, James McCandless, had other ideas, platting a new town entirely in 1872, which he named after his daughter Florence.

In 1860, Gabriel Brown, a local farmer, struck oil while digging a well at nearby Four Mile Creek.¹⁸ Alexander Cassidy, who bought the claim, began small-scale oil production in 1862. This oil strike is credited as “the second developed oil field in the world, after the nation’s first oil well was drilled in Pennsylvania.”¹⁹ It took years for commercial oil production to become profitable, and in the meantime, the valley remained a rural agricultural landscape.

FOUNDING & EARLY YEARS

In 1872, the D&RG line was completed to a point near Florence, where Palmer established the town of Labran.²⁰ In the same year, however, local farmer, businessman and entrepreneur James McCandless platted the town of Florence, hoping to take advantage of the agricultural lands, railroad, and potential for coal and oil.²¹

The Cañon Coal Railway Company then built a 3-mile spur to the new coal mines at Coal Creek, itself becoming a small town. Palmer’s early business interests in the area were diverse and extensive; his Central Colorado Improvement Company (CCIC) bought out many of the early coal mines, changing the landscape and bringing significant capital to the burgeoning mines. CCIC laid out the town of Labran, in hopes of selling parcels of land and making money in the long-term real estate appreciation of the town. The company had employed a similar strategy at Salida, further west up the Arkansas, to great success.²²

However, in James McCandless, Palmer found a shrewd businessman and worthy adversary. McCandless encouraged growth in his own townsite of Florence, named for his daughter, born of an affair he had with Kate

¹⁶ Frank Hall, *History of the State of Colorado*. Volumes II-IV. (Chicago: The Blakely Printing Company: 1891), 391.

¹⁷ Frank Hall, *History of the State of Colorado*. Volumes II-IV. (Chicago: The Blakely Printing Company: 1891), 391.

¹⁸ *Cañon City Daily Record*, September 6, 1972.

¹⁹ “Florence – Second Oldest Oil Field in the United States.” *The Denver & Rio Grande Western Magazine*. October 1925, Volume 1, Number 12.

²⁰ Virginia Simmons, *The Upper Arkansas*, Boulder: Pruett Publishing Co., 1990. 153, 223, and 224; Tivis Wilkins, *Colorado Railroads*. Boulder: Pruett Publishing Co., 1974. 7.

²¹ *Cañon City Daily Record*, September 6, 1972.

²² Front Range Research Associates, *Downtown Florence Historic Building Survey, 2007-08; The Upper Arkansas*, 153; Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 70; *Florence Tribune*, Special Edition, 4 February 1901.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Garrett; eventually his wife would leave him for this affair.²³ McCandless, already well known in the area, succeeded in part through his already considerable influence and popularity in the region. According to Rosemae Campbell's 1972 history of the region, *From Trappers to Tourists*, McCandless "wielded enough influence to prevent an exodus to Palmer's property." Palmer himself lived in Colorado Springs, some 40 miles away, which may have contributed to McCandless' local popularity and success.²⁴

James McCandless was born in 1836 on a farm in North Carolina. At age 17 he married, and by 19 had started a mercantile. He then moved to Nebraska, where he became a rancher. In 1864, he came to Colorado and settled in Fremont County, where he again took up farming and began raising horses.²⁵ His influence in Florence was enormous, founding the townsite, serving as a County Commissioner beginning in 1877, and eventually erecting the three-story McCandless Block at 109-11 E. Main Street (5FN.228) in 1894, one of Florence's finest buildings.²⁶ In addition to farming and raising horses, McCandless operated a livery in town, lived in the grand McCandless House (5FN.2320) and founded the Bank of Florence in 1891, which became the First National Bank (5FN.2281). In 1892, McCandless and Isaac Canfield led Florence businesses in financing construction of the first wagon road from Florence to Cripple Creek and Victor, opening the vital route between the cities, and later helped finance and organize the Florence & Cripple Creek Railroad in 1893, bringing the smelting and ore refining industry to Florence. McCandless served in the Colorado state legislature from 1878-1880.²⁷

Florence emerged as the local trading post in the early 1870s, drawing a small number of settlers who erected wood houses and a few commercial buildings. Downtown Florence saw little development in the 1870s however, and remained one of several small trading post settlements in the Arkansas Valley. The State Business Directory listed only three businesses in Florence in 1877, and one local observed that the town "struggled along as a village for a few years."²⁸

At the same time, Leadville, at the headwaters of the Arkansas River, began to experience massive growth with the discovery of valuable silver deposits. Two of the major Colorado railroads, the D&RG and the Atchison, Topeka & Santa Fe Railway (AT&SF) fought a court battle for access to Leadville. The D&RG won access to Leadville, but the AT&SF was granted access from Pueblo to the coal mines near Florence, and in 1880 a line was completed from Pueblo through the town of Florence. A simple depot was built on 8th Street and McCandless Avenue, linking Florence to Pueblo and the industrial heart of southern Colorado.²⁹ This became the primary link between Florence and Pueblo.

In his 1885 guide to Colorado, George A. Crofutt observed that "farming is the principal occupation of the people."³⁰ Even with two railroads, Florence saw little investment in the 1880s until oil became a profitable enterprise and investors became aware of the potential for growth in that industry.

²³ Rosemae Wells Campbell. *From Trappers to Tourists*. (Palmer Lake, Colorado: Filter Press, 1972).

²⁴ Campbell. 1972, 71.

²⁵ Front Range Research Associates, 2007-2008.

²⁶ *Florence Daily Citizen*, 28 February 1922, 1 and 4 March 1922, 1.

²⁷ Campbell, 1972.

²⁸ Simmons, 2008-2008; *Florence Tribune*, Special Edition, 4 February, 1901, 1; *Denver Tribune*, 31 December 1873; *Colorado State Business Directory*, 1877, 54.

²⁹ B. F. Rockafellow, "History of Fremont County."

³⁰ Simmons, 2007-2008; Croffut.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

Coal mining became the second major draw for settlement, after agriculture. Early settlers, trappers, antelope hunters and farmers were aware of the coal seams—coal could be seen poking through hillsides, and coal was used privately in the early days of settlement.³¹ Jesse Frazier made the first formal coal claim, which he then sold to Joseph Musser, who hauled coal to Denver in an ox-drawn cart for \$40 a ton. Palmer then bought Musser's claim, making the CCIC the first large coal company in Fremont County. CCIC was then consolidated in the region as the Colorado Coal and Mining Company.³²

In 1874, when the Cañon Coal Railway spur of the D&RG railway reached Coal Creek, mines were operated by Cañon City Coal Company, Grand Cañon Coal Company, and the Colorado Coal and Iron Company. In 1879, the town of Coal Creek was platted, and incorporated in 1889. Already by 1883, Coal Creek boasted a schoolhouse, a newspaper (*Coal Creek Enterprise*) and a steady stream of immigrants, many from England, Ireland, Scotland, and Wales.³³ Early coal mining settlements sprung up throughout the region surrounding Florence and Cañon City, including Coal Creek, Williamsburg, Nushaft, Emerald, Radiant, Bear Gulch and Fremont.³⁴ According to local historian Beverly Harris, there have been 70 coal mines in the area since the 1870s.

FLORENCE'S FIRST INDUSTRIAL BOOM: 1880-1900

In 1881, Alexander Cassiday made the second significant oil discovery in Florence, when he struck oil accidentally while drilling a water well. Unlike the 1860 strike, Cassiday saw the potential of his strike, and approached investors in Cleveland to do further drilling. He continued his oil exploration and formed the Arkansas Valley Oil and Land Company. The company found success in their drilling, and in 1885 constructed a refinery, with an output of 200 barrels a day by 1887.³⁵

After Cassiday's 1881 discovery, other investors became aware of the Florence oil field, and in 1882 David Peabody, a Cañon City businessman, formed the second oil company, the Land Investment, Coal and Oil Mining Company. This company then became the Colorado Oil Company, receiving substantial investment from New York.³⁶ In 1887, the Arkansas Valley Oil and Land Company merged with the Colorado Oil Company, forming the United Oil Company, headed by Nathaniel Hill. Hill was already very wealthy from ore smelting, and had served as a Republican U.S. Senator representing Colorado.³⁷ United Oil Company would go on to dominate the Florence oil business during the boom years, though several other companies would challenge them for dominance.

In 1887, after the merger of the Colorado Oil Company and the Arkansas Valley Oil Company, and with growing economic prospects in the oil field, Florence formally incorporated as a town. From 1887 to 1889 crude oil output jumped from 76,295 barrels to 297,612 barrels a year, an increase of 390 percent in just two years. Oil production continued to grow exponentially, from 297,612 barrels in 1889 to 665,482 barrels in 1891,

³¹ Campbell, 1972.

³² Campbell, 1972, 97.

³³ Campbell, 1972, 98

³⁴ Beverly Kissell Harris, "Coal Camps of Rockvale and Coal Creek" *Cañon City Daily Record*, August 1, 2013

³⁵ *Florence Tribune*, Special Edition, 4 February 1901, 1.

³⁶ Scamehorn, Lee. "In the Shadow of Cripple Creek: Florence from 1885 to 1910," *Colorado Magazine*, 55. Spring/Summer 1978. 207-209.

³⁷ Wilbur Fiske Stone, *History of Colorado Vol. IV*. Chicago, IL: S.J. Clarke Publishing Company. 1919. 8

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

an increase of 223 percent. The booming oil industry, led by United Oil Company, continued to fuel Florence's growth in the early 1890s. Between 1891 and 1893, oil production grew from 665,482 barrels a year to 824,000 barrels a year. While oil production continued as an important industry well into the 20th century (and continues to produce a small yield at present), 1893 marked the peak of oil production in the city.

Coal mining, which began in earnest in the early 1880s, continued to grow during the 1880s and 1890s, with company towns supplying the majority of housing and goods for the miners at Coal Creek, Rockvale, and Williamsburg. William Teller platted Coal Creek in 1878, serving various mines in the Coal Creek hills, most owned by the Cañon City Coal Company, Grand Cañon Coal Company, and Colorado Coal and Iron Company. Williamsburg, incorporated in 1889, housed miners working at the Rocky Mountain Fuel Company's mines, as well as a small jail, ice cream parlor, and several saloons. In 1889, Williamsburg had a population of 500, roughly the same size as Florence at that time. The Cañon City Coal Company, formed by Benjamin Rockafellow and others in 1880, platted Rockvale in 1889, with a population of about 100 miners.³⁸ These nearby towns became important for the development of downtown Florence as a regional center for commerce and shopping.

In January 1891, gold was discovered at Cripple Creek, 25 miles north of Florence, via Phantom Canyon, in what would become Colorado's most productive gold mining regions. Gold production in the region grew dramatically. From 1891 to 1892, the value of gold output grew from \$200,000 to \$587,310, an increase of 294 percent. From 1892 to 1893, it grew from \$587,310 to \$8,750,000, an increase of nearly 1,500 percent.³⁹

The dramatic growth of the Cripple Creek and Victor gold mines brought a new industry to Florence—the smelting and processing of gold ore. To attract the industry, Florence leaders knew that they needed a transportation route to the goldfields, and in 1892 James McCandless and Isaac Canfield (a wealthy coal mine operator) led a coalition of business interest in raising \$10,000 to construct the Florence and Cripple Creek Free Road. The road allowed wagon access through Phantom (then Eight Mile) Canyon. The following year, the same business interests, joined by Colorado railroad mogul David Moffatt, organized and funded the Florence & Cripple Creek Railroad (F&CC). The F&CC, completed in May 1894, allowed for easy shipments of ore to Florence. The *Florence Tribune* later wrote: “The discovery and development of Cripple Creek in 1891 meant much for Florence, and the town felt the good effects of it immediately. But the future of Florence was assured in the winter of '93-'94, when the Florence and Cripple Creek Railroad was built.”⁴⁰ Because of this line, and the abundance of coal, the 1890s saw the construction of smelters in and near Florence.

During the second half of the 1890s, oil continued to fuel development in Florence, along with Coal and ore reduction mills and smelters. The first (and only) smelter constructed within the City of Florence was the Rocky Mountain Smelter, organized in 1896 and constructed in 1900.

The late 1890s represent the peak of Florence's economic boom. Two oil refineries were constructed in Florence during this time, producing illuminating, lubricating, and fuel oil.⁴¹ The Rocky Mountain Smelter opened in Florence in 1900 to great fanfare and by 1906, there were six ore reduction plants in the Florence

³⁸ Campbell, 1972, 97-103

³⁹ Scamehorn, 1978, 207-209

⁴⁰ *Florence Tribune*, Special Edition, 4 February 1901, 1.

⁴¹ Front Range Research Associates., 2007-08, 21.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

area, “handling between 1,100-1,200 tons of ore daily”.⁴² Many of the workers at these plants lived or shopped in Florence. Surrounding coal communities continued to grow, shipping outgoing coal through Florence, which also served as the business and shopping hub for many of these communities.⁴³

In addition, new industries began and added to the wealth of Florence, even if they were not to last. In 1895, four local businessmen (including James McCandless) formed the Florence Canning Company, with the aim of distributing fruits and vegetables grown in the Florence area. During the first harvest season, 60 people were employed and 150 tons of apples were canned. However, the factory was forced to close the following season, likely due to low prices and demand caused by ongoing economic depression from the Panic of 1893.⁴⁴

Two companies attempted to form electric street cars in the 1890s, the Cañon City, Florence and Royal Gorge Railroad, which proposed to link these three attractions, and the Florence Street Railway, which proposed to link Florence and Cañon City. Both efforts failed to generate sufficient capital for construction. By 1906, however, gold, coal and oil production were all in decline. To combat the effects of slowing industry, the Florence Chamber of Commerce published a glowing report, *Florence and its Environs*, chronicling the city’s many advantages. In that publication, they note that: “Cheap fuel owing to its proximity to the Fremont County coal mines and to the fuel products of the oil field, together with the down-hill haul from the mines and ample water supply, rendered Florence the most eligible place in the state for the reduction of these ores.”⁴⁵ According to the account of the Chamber of Commerce, the Rocky Mountain Smelter had an employment of 100 men and a capacity for reducing 250 tons of ore a day. By that time however, Florence’s first (and largest) boom was at an end, and downtown development came to a halt until World War I.

DOWNTOWN DEVELOPMENT: 1880s

After Cassidy’s oil strike in 1881, Florence began to see significant building activity, with the town’s first masonry house, 108 W. Front Street (5FN.227) constructed downtown in 1885 by George Deibert. He constructed the house with bricks he made himself. The house still stands, though it has been modified significantly and is noncontributing to the district.⁴⁶ Through most of the 1880s, however, buildings on Main Street were constructed of wood, either with logs or false fronts, as seen in early photographs (see Historic Photographs 3 & 4). These hastily constructed buildings in the downtown district were torn down to make way for sturdier masonry construction.

From 1887 (when the town incorporated) to 1889, Florence grew into a bustling town, with 50-60 new buildings constructed in 1887, according to the 1888 *Florence Oil Refiner*, the town’s first newspaper, which also began publishing that year.⁴⁷ The *Oil Refiner* reported in 1888 that Florence “enjoyed a reasonable degree of prosperity during the past year which continues today without any signs of abatement. New buildings, residences and businesses are springing up all over town.”⁴⁸ The year 1888 saw construction of the first masonry building on Main Street, the Knights of Pythias Castle Hall at 105 W. Main St. (5FN.2299). This

⁴² Florence and Its Environs. Florence CO: Florence Chamber of Commerce 1906. 29-30.

⁴³ Front Range Research Associates., 2007-08.

⁴⁴ Lee Scamehorn. *Colorado’s Small Town Industrial Revolution: The Arkansas Valley and the Western Slope*, 27-28.

⁴⁵ *Florence and its Environs*, 1906, republished 4th printing July 2016, 29.

⁴⁶ Front Range Research Associates; *Florence Daily Citizen*, 1 May 1922, 1.

⁴⁷ *Florence Oil Refiner*, 1888, quoted in the *Florence Citizen*, Pioneer Day Edition 1965, from Simmons 2007-2008.

⁴⁸ *Florence Oil Refiner*, 1888, quoted in the *Florence Citizen*, Pioneer Day Edition 1965, from Simmons 2007-2008.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

building, the oldest extant masonry example in the Downtown Historic District, was built to house Florence's first social order, the Knights of Pythias, who occupied the upper story.

In 1889, James McCandless built a large Victorian home for his family at 120 N. Pikes Peak Ave (5FN.2320), to replace his old log home. This Victorian residence was the most elaborate and detailed residence in Florence at the time. Denver architecture firm Balcomb and Rice designed the house, which included ornate Queen Anne detailing such as multiple gables, decorative brickwork, decorative shingles, multiple balconies, tiled panels and stained glass.⁴⁹

The Denver architectural firm of Robert G. Balcomb and Eugene R. Rice opened its office in 1886; a biographical sketch of Rice and the firm by History Colorado indicates that it designed "some of Denver's most elaborate examples of the Queen Anne style."⁵⁰ Some of their most prominent buildings include: five houses in Denver's Wyman Historic District (5DV.5187, locally designated October 15, 1993), the Flower-Vaile House (5DV.659, National Register listed October 21, 1982), the Bouvier-Lothrop House (5DV.154, National Register listed September 4, 1980), the John S. Flower House (5DV.156, National Register listed September 4, 1980), and the Reverend Thomas N. Haskell House (5DV.1702, National Register listed September 15, 1983). The firm worked on a variety of other building types, including stores, barns, a Masonic temple, and a church. After the partnership ended in 1897, Rice continued to design several notable buildings, including Boulder's Chautauqua Auditorium with F.E. Kidder (5BL.362, National Register listed January 21, 1974, within Colorado Chautauqua National Historic Landmark February 10, 2006).

During this period of early construction in Florence in the late 1880s, several homes were constructed on Front Street and 2nd Avenue. The Florence Hotel, 100 E. Main Street (5FN.2280) was also constructed at this time, as the city, with two railroads, began to attract both new residents and visitors. The *Refiner* noted that the hotel was "furnished throughout in a comfortable and attractive manner, and provided with modern conveniences" and that rates were "exceptionally low," at \$1.50 to \$2.00 day.⁵¹

In the late 1890s, streets were unpaved, there were no street trees along Main Street, and there were not yet streetlights. The wide streets accommodated wagons and carriages easily, which transported people and goods. In 1890, at the time of the first community census, there were 732 residents.

DOWNTOWN DEVELOPMENT: 1890s

The period 1890-1895 saw a significant building boom of substantial and highly decorated brick buildings in downtown Florence, as the area grew rapidly as a regional center for commerce, including serving the fast-growing Florence Oil Field. Many of these early downtown buildings housed professional firms or commercial establishments, profiting from the growing population and surrounding industrial activity.

In 1892, the Florence City Hall was completed at 119 W. Main Street (5FN.2308), housing the fire department and city government. In 1893, Dils Dry Goods opened in the most substantial mercantile building yet

⁴⁹ *Simmons*, 2007-2008.

⁵⁰ History Colorado Office of Archaeology and Historic Preservation (OAHP). "Eugene R. Rice," Colorado Architects Biographical Sketch, rev. July 26, 2000. On file with History Colorado Office of Archaeology and Historic Preservation.

⁵¹ *Florence Oil Refiner*, 1891, from Florence; Four Corners Regional Commission, Survey of Florence, Colorado, 1981 and quoted in *Simmons* 2007-2008.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

constructed at 113 W. W. Main Street (5FN.2305), a two-story brick building with large arched second-story windows. Sometime between 1890 and 1895, the Paxton Office building was completed at 113 Santa Fe (5FN.2326), the most elaborate brick office building yet completed, with detailed brickwork, arches, and a distinctive asymmetrical design. This building housed the community's first physician. Local businessmen, entrepreneurs, and investors, in most cases in partnerships, constructed the City Meat Market, 111 W. Main St. (5FN.2303), the City Drug building, 106 W. Main Street (5FN.2299), the Fair (which became one of the original J.C. Penny stores) at 116-120 W. Main Street (5FN.2307), the Greenlight Bar at 102 E. Main St. (5FN.2282), the Hotel Glenwood at 114 W. Front St. (5FN.2276), and the Union Block at 104-110 E. Main St. (5FN.2283) housing, among other tenants, the Florence Opera House. These buildings were all constructed of local brick.

In 1894, James McCandless completed his largest investment in Florence, the grand, three-story McCandless Block at 109-111 W. Main St. (5FN.2286), designed by architecture firm Balcomb and Rice, who also designed the McCandless House (5FN.2320). That same year, Julius McCandless (nephew of James) completed the Julian McCandless Hardware Store at 124 W. Main St. (5FN.2312). Also in 1894, the Carmody block at 122 W. Main St. (5FN.2310) and the Lovell Block at 132 W. Main Street (5FN.2317) were completed by local merchants.

These downtown commercial buildings, built between 1890 and 1895, included detailed brickwork, terra cotta cornices, decorative stonework and in some cases (as with the McCandless Block and the Lovell Block) cast iron storefronts. The detailed brickwork, such as the layered brick cornice and dentils on the Lovell Block, demonstrate the presence of skilled bricklayers and other craftsmen.

The building boom of 1890-1895 (and indeed throughout the 1890s) in downtown Florence continued apace despite the Silver Panic of 1893, which plunged much of the state and nation into a recession. Because of the oil boom and the continued growth of the nearby coal mines, Florence experienced an economic boom unrelated to the silver mining which was affected by the crash. Many skilled craftspeople may have come to Florence after the crash of 1893 looking for work. At this time, the streets of Florence were still unpaved, but photographs show wood sidewalks, likely constructed in the 1890s.

Despite oil production leveling off, Downtown Florence had its greatest boom from 1895 to 1902, with ten substantial downtown buildings constructed in just seven years. In 1895, such construction included: the Central Block (5FN.2292), the Van Nest Block (5FN.2309) and the Trulove Block (5FN.2323). In 1896, new construction in the downtown district included: First Presbyterian Church at 100 W. 2nd St. (5FN.2269), the elegant 1896 and Deibert Furniture and Undertaking at 105 W. Front St. (5FN.2272). Between 1895-1897, the W.P. Wilbar Block (5FN.2302) and the National Club Bar (5FN.2287) were completed, and in 1897 the Wilson Block (5FN.2302), the Cornwall Block (5FN.2291), and the massive Fremont Hotel (5FN.94), later Elks Lodge, were completed. Additional buildings constructed between 1897 and 1901 included the Lobach Annex, the Houston Block, Proctor and Company, the Fritz-Johnson Block, the Rickets block, the Andrews Block, the Wilson Annex, the Columbia Block, the Florence Steam Laundry, and the Florence State Bank.

James P. Julien designed three of the most important buildings of this time, the Fremont Hotel (5FN.94) in 1897; the Fritz-Johnson Block (5FN.2306) in 1901; and the Wilson Block and Annex (5FN.2302) in 1897 and 1901. According to the Front Range Research Associates Report (2007-2008):

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Julien, born in Indiana in 1844, served in the 40th Indiana Infantry in the Civil War before coming west in 1867. He settled in Cheyenne, Wyoming, in that year. Julien first worked as a carpenter, studying architecture beginning in 1882. He lived in Omaha for a short period before returning to Cheyenne, where he was described as the leading architect. There he provided plans and oversaw the construction of “the handsomest structures in the well built city,” including a large residence known as “Castle Dare.” His strangest work may have been inventing the “hydraulic gallows” in 1892. The device was used to execute outlaw Tom Horn in 1903. Julien also worked in Laramie, Green River, and other parts of the state. In 1895, the architect sought a lower altitude and more temperate climate for his wife’s health. Julien’s name was listed in state business directories as working in Florence in 1897- 898 and 1902. The 1897 *Florence Refiner* called Julien “an architect of both scientific training and practical experience and application.” He furnished plans for the Wilson Block, as well as several residences, including the double terrace built by P.McCoy. He designed and superintended the construction of the Methodist Church in Florence. Julien was a member of state and national architects’ associations and had offices in the Bank Block.⁵²

Investors and business owners were able to afford Julien and similar architects due to the wealth of Florence industry. For downtown Florence, the 1890s represented a decade of great commercial and cultural prosperity. The town hall and fire department erected at 119 W. Main St. gave the young community a civic identity and was a point of pride. The construction of groceries, markets, and dry goods stores, during the 1890s helped establish downtown Florence as a vibrant business district.

FLORENCE’S SECOND INDUSTRIAL BOOM AND THE DEPRESSION: 1910s-1930s

During the 1910s and 1920s, Florence and the surrounding region once again experience economic growth. As the region grew economically, new downtown businesses opened, existing businesses updated their buildings, and new buildings were constructed.

In the late nineteenth and early twentieth centuries, many Italians immigrated to Florence and the surrounding communities, primarily to work in the coal mines. Several members of this community, often after working several years in mining, went on to have influential business and real estate development careers in downtown Florence.⁵³ Thomas Orecchio immigrated from Italy in 1890, and began as a miner in Rockvale in 1891. After a decade of coal mining, he began a business career in Florence, first as a distributor for Walter’s Brewing, then as a part owner of several coal mines around Brookside and Williamsburg, and then in a variety of business including the Florence Artificial Ice Company, at 105 W. Front Street (5FN.2272). In 1913 he erected the Orecchio Block at 200 S. Pikes Peak (5FN.2324) where he maintained his business office. He went on to invest in a macaroni factory in Florence, as well as the auto facilities at 109 West Front St. (5FN.2275) in 1921, 119 W. Front St. (5FN.2275) in 1923 and 121-123 W. Front (5FN.2277) in 1923.

⁵² Front Range Research Associates., 2007-08. 45.

⁵³ Martie Laca (Florence Archivist), in conversation with the author March 13, 2017.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

In addition to the three buildings financed by Orecchio, the Florence Auto Company was constructed in 1917 at 115-123 E. Main St. and the Liberty Motor Company at 208 W. Main St. (5FN.666). New Main Street businesses included the Tollis Expert Shoe Repair at 218 W. Main St., (5FN.665). John and Lorina (Laura) Tollis were also prominent downtown business figures and Italian immigrants. After working at the CF&I coke ovens in Pueblo, and then in the coal mines in Coal Creek and Rockvale, John moved to Florence, where he and Lorina began the Tollis Expert Shoe Repair business. The building at 128 E. Main Street (5FN.2296), originally the Plastic Vault Manufacturing, was owned by Michael J. DeAngelo. This building became the Fabrizio Brothers beer distributor—the longest running distributor of Coors beer in Colorado. Like Orecchio, John and Michael Fabrizio grew up in a family of Italian coal miners. Another prominent Italian American in Florence was Gus Vendetti Sr., born in Williamsburg to Italian immigrant parents. Gus' father worked in the coal mines, but after beginning as a coal miner, Gus became a mechanic, becoming manager of Gibson Chevrolet in Florence in 1930. By 1933, he owned the business, which he moved to the Liberty Motor Company Building, 208 W. Main Street (5FN.666), which retains the Vendetti name to this day.

It was during the 1910s that Florence finally received a railroad depot worthy of the city. The D&RG began construction of the new passenger and freight depot in 1917, at 100 Railroad Street (5FN.2325). The building was dedicated on July 5, 1918 to great local fanfare—the *Paradox* wrote that the depot would give “the impression of a prosperous, thriving and progressive community.”⁵⁴

Citizens were clamoring for a permanent public library in the early 1910s as well (before that, a reading room had been hosted in several different buildings). Local businessman A.R. Gumaer donated a site at 100 W. 2nd St., and Andrew Carnegie's foundation gave a \$10,000 grant for construction. Carnegie helped fund 35 libraries in Colorado in 27 communities and Florence was the last to receive a Carnegie library. The library (5FN.2269) was completed in March 1919.

The 1920s saw a continued growth of Florence's culture and education. A new high school was completed in 1920 (now serving as a middle school), costing \$150,000.⁵⁵ In 1923, the Rialto Theater was completed by Richard Elhage, a Syrian immigrant. The theater seated 500 people, featured an orchestra pit, and showed silent films. The theater was a local landmark for Florence and the surrounding region, continuing to show films into the 1960s.⁵⁶

Local roads were greatly improved—Main Street was paved sometime in the 1910s, and street trees were planted on many of the side streets. Many of the buildings from the 1890s were rehabilitated and improved.

With the United States entering World War I, demand for goods and services rose. Investors like Thomas Orecchio, many of whom made their money in the coal mines, ore refineries, or oil fields of Florence, invested their money back into the city, for example in auto and machine shops. With growing popularity of the automobile, Front Street became home to many garages. The Standard Oil and United Oil refineries were again operating at capacity (though many smaller oil well operators were no longer able to compete), giving local investors capital to put back into downtown real estate. Workers had money to spend at local businesses. Coal mines, too, were operating at capacity, and the Portland Cement plant was operating profitably. In addition,

⁵⁴ *Florence Paradox*, 17 January 1918.

⁵⁵ Front Range Research Associates, 2007-2008. 35.

⁵⁶ Front Range Research Associates, 2007-2008. 36.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

tourism had become a significant industry for Florence. The Florence Auto Campground, built in part by the Chamber of Commerce, became an important attraction, and Florence became a destination for tourists heading up to the Royal Gorge and for scenic driving in the area.

The Great Depression halted the economic growth of the 1920s. Some of the larger coal mines were forced to shut down, or lay off miners, leaving mostly small mines, paying low wages. The oil field was hit too, with sinking profits and low employment. The Works Progress Administration contributed significantly to the region during the 1930s, particularly in infrastructure improvements. In addition, the federal government constructed the Florence Post Office, at 121 N. Pikes Peak, complete in 1937. The history of Florence's development is remarkable for the diversity and resiliency of local industries. As one of the only cities in Colorado to produce oil, coal, gold ore, cement, and agricultural products—as well as becoming a tourist hub—Florence weathered the storms of fluctuation in industry that decimated many western towns.

POST WORLD WAR II

As with communities across the United States and Colorado, the Second World War renewed economic activity in Florence. For the first time since 1900, Florence experienced population growth in the 1930s, growing from 2,475 in 1930 to 2,632 in 1940. Florence continued to grow slowly in the 1940s and 1950s. By 1960, the population had reached 2,821. The Florence oil field continued to produce oil after the war, with 41 wells operating in 1959.⁵⁷ Coal mining continued to be an important economic driver, and tourism became a fast-growing sector of the economy, as airline and automobile travel became accessible to millions of Americans, and the Royal Gorge began to be promoted as a regional attraction.

Florence also suffered a few setbacks during this period. One of the most architecturally detailed and prominent downtown buildings, the 1897 Blunt Building at 101-103 W. Main St., at the corner of Main and Petroleum Avenue, burned down in a fire in 1949. The charred remains stood until 1952, when a one-story building replaced it. In the late 1940s, U.S. Highway 50 was improved and re-routed, passing five miles to the north of Florence, to the great dismay of local business interests.⁵⁸

However, the 1950s also saw renewed development in downtown Florence. Where the Blunt Block had formerly stood, the White House Barber Shop building (5FN2298) was erected in 1952. The Southern Colorado Power Company erected an office at 204 W. Main (5FN.2328) in 1953, and Conoco built a new modern gas station at 132 E. Main (5FN.2297) in 1956.⁵⁹

In 1956, Pabco constructed a \$2 million-dollar gypsum plant near Florence, which brought additional workers. In part because of the Pabco plant, and renewed interest in Florence due to tourism, there was a demand for local housing, and in 1956 the Alexander Construction Company built 106 new houses in Florence, “the largest housing development in the history of Fremont County,” according to the *Denver Post*.⁶⁰ This new residential development renewed interest in downtown, but simultaneously pulled many of the essential daily needs, such as groceries, clothing and even restaurants, out of the downtown core.

⁵⁷ *Rocky Mountain News*, 18 July 1965, 22.

⁵⁸ Front Range Research Associates, 2007-2008. 38-39.

⁵⁹ Front Range Research Associates, 2007-2008. 39.

⁶⁰ *Denver Post*, 14 July 1955, 21 January 1956, 16 and 23 March 1956, 64, Quoted in Simmons, 40.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

While the 1950s and 1960s brought changes to the community, Florence has always been keenly aware of the importance of its history—in 1964 the Florence Pioneer Museum opened. This ethic of cultural heritage preservation has left southern Colorado with a great treasure—a long-standing downtown district representative of the economic booms of the 1890s with later changes to its storefronts as reinvestment propagated changes in business and retail. This leaves future generations the opportunity to experience the story of one of Colorado’s important small industrial cities.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Blue Spruce Art and Antique gallery, flyer, in the files of the Royal Gorge Regional Museum and History Center, Cañon City, Colorado.

Campbell, Rosemae Wells. *From Trappers to Tourists*. Palmer Lake, Colorado: Filter Press, 1972.

Cañon City Daily Record, 15 October 1943, 1

Cañon City Daily Record, 27 May 1960

Cañon City Daily Record, 13 January 1966, 1, 6 March 1995, and 21 November 2007

Colorado Historical Society, previous survey form, 208 W. Main Street, 5FN.666, 22 April 1981.

Colorado Oil and Gas Association. “History of the Second Oldest Oilfield in the United States: Florence Colorado.” 2012

Denver Post, 31 December 1916.

Fiske, Wilbur Stone. *History of Colorado Vol. IV*. Chicago, IL: S.J. Clarke Publishing Company. 1919.

Florence Chamber of Commerce. *Florence and its Environs*. 1906. 4th Printing 2016.

Florence Daily Citizen, 22 May 1958 (John Tollis obituary), 1 August 1969 (Laura Tollis obituary), 26 November 1987, 14-15 August 2005

Florence Daily Citizen, 6 January 1922, 4, 13 April 1922, 1, “Vendetti,” People 1993, undated clipping in the files of the Royal Gorge Regional Museum and History Center, and 29 August 1996, 4, 13 July 2000, 7, and 4 October 2001.

Florence Daily Citizen, 28 February 1922, 1 and 4 March 1922, 1.

Florence Daily Citizen, 2 February 1939, 1, 4 May 1950, 1 June 1950, 14 November 1991, 21 November 1991;

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Florence Daily Citizen, 2 June 1960 (Quinley obituaries).

Florence city directories.

Florence Paradox, 17 January 1918

“Florence – Second Oldest Oil Field in the United States.” *The Denver & Rio Grande Western Magazine*.
October 1925, Volume 1, Number 12.

Florence Tribune, 4 February 1901.

Fox, John and Carol. Collection. Oblique aerial photograph of downtown Florence, ca. early 1950s. Florence,
Colorado;

Fremont County Assessor. Real estate information, Town Block books and appraisal cards. Florence, Colorado.

Front Range Research Associates. *Downtown Florence Historic Buildings Survey, 2007-08*. Prepared for
University of Colorado Denver, Colorado Center of Community Development. November, 2008.

Fowler, Loretta. *The Arapaho. Encyclopedia of North American Indians*, edited by Frederick E. Hoxie,
Houghton Mifflin, 1996.

Hall, Frank. *History of the State of Colorado*. Volumes II-IV. Chicago: The Blakely Printing Company: 1891.

Harris, Beverly Kissell. “Coal Camps of Rockvale and Coal Creek” *Cañon City Daily Record*. August 1, 2013

History Colorado Office of Archaeology and Historic Preservation (OAHP), “OAHP Web Guide to Colorado's
Historic Architecture and Engineering,” www.coloradohistory.org, accessed November 2016.

History Colorado Office of Archaeology and Historic Preservation (OAHP). “Eugene R. Rice,” Colorado
Architects Biographical Sketch, rev. July 26, 2000. On file with History Colorado Office of
Archaeology and Historic Preservation.

Hooten, Deborah and Laura Letter of Florence Mortuary. Interview with J. Shapiro, March 2017.

Hyde, George. Edited by Lottinville, Savoie. *Life of George Bent*. Norman, OK: University of Oklahoma Press.
1968.

Incitti, Ruby H. “Ramsey-McGuire Mercantile/Hotel Florence, 5FN.622,” Colorado State Register of Historic
Properties nomination, 1992. On file with History Colorado Office of Archaeology and Historic
Preservation.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

- Jorgensen, Joseph G. "Ute." *Encyclopedia of North American Indians*, edited by Frederick E. Hoxie, Houghton Mifflin, 1996.
- Maxon, James C. "Braden & Griffith Block (Price Pioneer Museum), 5FN.597," Colorado State Register of Historic Properties nomination, 2001. On file with History Colorado Office of Archaeology and Historic Preservation.
- Morris Cafky and John A. Haney, Pueblo's Steel Town Trolleys (Golden, Colorado: Colorado Railroad Museum, 1999), 19 and 41.
- New York Times*, 11 May 1922.
- Noel, Thomas. *Buildings of Colorado*. Society of Architectural Historians, published by Oxford University Press. Chicago: IL. (p. 346-348). 1997.
- Nusbaum, Sharon for FACT. "Rialto Theater, 5FN.624," Colorado State Register of Historic Properties nomination, 1992. On file with History Colorado Office of Archaeology and Historic Preservation.
- Rockafellow, Captain B. F. "History of Fremont County." *History of the Arkansas Valley, Colorado*. O.L. Baskin (publisher). Chicago: IL. 1881.
- Rocky Mountain News*, 18 July 1965, 22.
- Sanborn Map Company. Florence, Colorado. Fire Insurance Maps. 1886, 1890, 1898, 1904 and 1920.
- Scamehorn, Lee. *Colorado's Small Town Industrial Revolution: The Arkansas Valley and the Western Slope*. Dog Ear Publishing. 2012
- "In the Shadow of Cripple Creek: Florence from 1885 to 1910," *Colorado Magazine*, 55 (Spring/Summer 1978).
- Secord, Paul R. and H. James Kolva for Beland/Associates, Inc.. "Florence Post Office, 5FN.642," National Register of Historic Places nomination, 1984-85. On file with History Colorado Office of Archaeology and Historic Preservation.
- _____. *U.S. Post Office in Colorado, 1900-1941* National Register Thematic Resource document, 1985. On file with History Colorado Office of Archaeology and Historic Preservation.
- Simmons, Virginia McConnell. *The Upper Arkansas: A Mountain River Valley*. Boulder, Colorado: Pruett Publishing Company, 1990.
- Smiley, Jerome. *Semi-Centennial History of the State of Colorado*. Chicago, IL: The Lewis Publishing Company, 1913.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

U.S. Census Bureau, Census of Population, manuscript returns, Florence, Fremont County, Colorado, 1900, 1910, 1920, and 1930.

Tivis Wilkins, *Colorado Railroads*. Boulder, CO: Pruett Publishing Co., 1974

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: History Colorado, City of Florence, Price Pioneer Museum

Historic Resources Survey Number (if assigned): 5FN.523

10. Geographical Data

Acreage of Property 18.6

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than _____
(enter coordinates to 6 decimal places)

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Or
UTM References for bounding polygon
Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 489532 | Northing: 4249310 |
| 2. Zone: 13 | Easting: 489894 | Northing: 4249222 |
| 3. Zone: 13 | Easting: 489805 | Northing: 4248777 |
| 4. Zone: 13 | Easting: 489475 | Northing: 4249017 |

Verbal Boundary Description (Describe the boundaries of the property.)

The Florence Downtown Historic District has an irregular shaped boundary, which can be seen most clearly in the included sketch map. The boundary has been drawn to include Main Street, from the middle of the 200 block of W. Main to the east end of the 100 block of E. Main, as well as one block of W. Front Street (parallel to Main Street) one and a half blocks of S. Santa Fe (perpendicular to Main Street), and two blocks of S. Pikes Peak (also perpendicular to Main Street).

The boundary can be described as follows: from westernmost point, at the west edge of the 218 W. Main St. parcel boundary, the district boundary runs north-northeast along the parcel west northwest parcel boundary of 218 W. Main St. to the alley between W. Main Street and W. 2nd Street. The boundary then runs east southeast along the center of the alley to the corner of the 201 N. Santa Fe, where the boundary runs north northeast along the west-northwest boundary of 201 N. Santa Fe Ave. to the border of W. 2nd Street. The boundary then runs east southeast along the south-southeast edge of W. 2nd to the center of N. Santa Fe. The boundary then runs south southwest down the center of N. Santa Fe Ave. to the alley, where it runs east-southeast down the center of the alley between W. Main St. and W. 2nd St. until the north-northwest boundary of 121 N. Pikes Peak Ave. to the center of E. 2nd Street, where it runs south-southeast to the boundary of the 100 N. Pikes Peak Ave. parcel. The boundary then runs north-northeast along the west-northwest boundary of the 100 N. Pikes Peak Ave. parcel, until the alley between W. 2nd Ave. and W. 3rd Ave, where the boundary runs east-southeast to the middle of N. Pikes Peak Ave.

The boundary then runs south down the center of N. Pikes Peak Ave., to the center of E. 2nd St., where it runs east-southeast until the edge of the 120 N. Pikes Peak parcel boundary. It then runs south-southwest along the east-southeast edge of the 120 N. Pikes Peak Ave parcel until the center of the alley between E. 2nd St. and E. Main St., where it runs east-southeast along the center of the alley until the center of N. Petroleum Ave. From the center of N. Petroleum Ave., the boundary runs south-southwest along the center of S. Petroleum Ave. to the center of E. Front St., where it runs west-northwest along the center of E. Front Street. At the west-northwest edge of the 127-131 S. Petroleum Ave. parcel. The boundary then runs north-northeast along the

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

west-northwest boundary of 127-131 S. Petroleum Ave. to the center of the alley between E. Front St. and E. Main St., where it then runs west-northwest along the center of the alley to the center of S. Pikes Peak Ave.

From the center of S. Pikes Peak Ave., the boundary runs south-southwest to the center E. Front St., where it then runs east-southeast along the center of E. Front St. to the edge of the 100 E. Front St. parcel, where it runs south-southeast along the east-southeast edge of the 100 E. Front St. parcel to the center of the alley between E. Front St. and Railroad St. From the alley, the boundary goes west-northwest to the center of S. Pikes Peak, and then south-southeast to the center of Railroad St. At Railroad St., the boundary runs southeast to the center of Union St., where it turns and runs southwest to the railroad tracks. At the railroad tracks, the boundary runs northwest, behind the historic Denver & Rio Grande Railroad Depot, all the way to the center of S. Santa Fe Ave. The boundary then runs east-southeast along the center of W. Front Street to the west-northwest boundary of the 114 W. Front St. property line. It then runs north-northeast along the edge of the 114 E. Front St. parcel line, to the center of the alley between W. Front St. and W. Main St.

The boundary then runs west-northwest along the center of the alley between W. Front St. and E. Main St. to the west-northwest boundary of the 209 W. Main St. parcel. It then runs north-northeast along the north-northwest boundary of the 209 W. Main St. parcel, to the center of W. Main St. and the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected to encompass those historic properties that made significant contributions to the commercial and architectural history of downtown Florence. The boundary includes: the most intact, historically significant, and architecturally noteworthy blocks of Main Street, as well as Front Street (the historic commercial street closest to the railroad), and the most historically and architecturally important properties on the perpendicular downtown streets of S. Petroleum Ave, S. Pikes Peak Ave., and S. Santa Fe Ave. All together the district includes 56 contributing downtown buildings.

11. Form Prepared By

name/title: Jamie Shapiro (for City of Florence)
organization: University of Colorado Denver, College of Architecture and Planning
street & number: 2054 S. Milwaukee St., Apt. 1
city or town: Denver state: CO zip code: 80210
e-mail jamienshapiro@gmail.com
telephone: 303-817-4349
date: January 31, 2017

Additional Documentation

Submit the following items with the completed form:

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Florence Downtown Historic District Buildings
City or Vicinity: Florence
County: Fremont State: Colorado
Photographer: Jamie Shapiro
Date Photographed: October 18, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 53: South side of W. Main Street, view southwest.
- 2 of 53: 218 W. Main Street (5FN.665), view northeast.
- 3 of 53: 208 W. Main Street (5FN.666), view northeast.
- 4 of 53: 204 W. Main Street (5FN.2328), view northeast.
- 5 of 53: 200-202 W. Main Street (5FN.2318), view northwest.
- 6 of 53: 209 W. Main Street (5FN.624), view southwest.
- 7 of 53: 205 W. Main Street (5FN.2319), view southwest.
- 8 of 53: 201 W. Main Street (5FN.622), view northwest.
- 9 of 53: 113 N. Santa Fe Avenue (5FN.2326), view northwest
- 10 of 53: First Presbyterian Church (5FN.2270), 201 W. 2nd Street, view southwest.
- 11 of 53: 132 W. Main Street (5FN.2317) left, 130 W. Main Street (5FN.2316) center and 126-128 W. Main Street (5FN.2314) right, view northeast.
- 12 of 53: 124 W. Main Street (5FN.2312) left and 122 W. Main Street (5FN.2310), view northeast.
- 13 of 53: 116-120 W. Main Street (5FN.2307 and 5FN.630), view northeast.
- 14 of 53: 112-114 W. Main Street (5FN.2304), view northeast.
- 15 of 53: 108-110 W. Main Street (5FN.2302) left, and 106 W. Main Street (5FN.2300) right, view northeast.
- 16 of 53: 129-131 W. Main Street (5FN.2315), view southwest.
- 17 of 53: 125-127 W. Main Street (5FN.2313), view southwest.
- 18 of 53: 123 W. Main Street (5FN.2311), view southwest.

Downtown Florence Historic District

Fremont, Colorado

Name of Property

County and State

- 19 of 53: 121 W. Main Street (5FN.2309), view southwest.
20 of 53: 119 W. Main Street (5FN.2308), view southwest.
21 of 53: 115-117 W. Main Street (5FN.2306), view southwest.
22 of 53: 113 W. Main Street (5FN.2305), view southwest.
23 of 53: 111 W. Main Street (5FN.2303), view southwest.
24 of 53: 107-109 W. Main Street (5FN.2301), view southwest.
25 of 53: 105 W. Main Street (5FN.2299), view southwest.
26 of 53: 101-103 W. Main Street (5FN.2298), view southeast.
27 of 53: 100 W. 2nd Street (5FN.2269), view northwest.
28 of 53: 120 N. Pikes Peak Avenue (5FN.2320), view northeast.
29 of 53: 121 N. Pikes Peak Avenue (5FN.642), view northwest.
30 of 53: 100 E. Main Street/109-11 S. Pikes Peak Avenue (5FN.2280), view southwest.
31 of 53: 104-110 E. Main Street (5FN.2283), view southeast.
32 of 53: 114 E. Main Street (5FN.2287), view southwest.
33 of 53: 116 E. Main Street (5FN.2289), view southwest.
34 of 53: 120 E. Main Street (5FN.2291) right, 122 E. Main Street (5FN.2292), and 124 E. Main Street (5FN.2293), view southwest.
35 of 53: 128 E. Main Street (5FN.2296), view southwest.
36 of 53: 101-103 E. Main Street (5FN.2281), view northeast.
37 of 53: 105 E. Main Street (5FN.2284), view northeast.
38 of 53: 107 E. Main Street (5FN.2285), view northeast.
39 of 53: 109-111 E. Main Street (5FN.2286), view northeast.
40 of 53: 115-123 E. Main Street (5FN.2288), view northeast.
41 of 53: 125 E. Main Street (5FN.2294), view northeast.
42 of 53: 127-131 E. Front Street (5FN.94), view northwest.
43 of 53: 112 S. Pikes Peak Avenue (5FN.2320), view northwest.
44 of 53: 118 S. Pikes Peak Avenue (5FN.2322) center right, 120-124 S. Pikes Peak Avenue (5FN.2323) left, view southwest.
45 of 53: 120-124 S. Pikes Peak Avenue (5FN.2323), view northwest.
46 of 53: 104 E. Front Street (5FN.92) left and 100 E. Front Street (5FN.97) at right, view south.
47 of 53: 100 Railroad Street (5FN.2325), view southwest.
48 of 53: 200 S. Pikes Peak (5FN.2324), view southwest.
49 of 53: 114 Front Street (5FN.2276) at left, 112 W. Front Street (5FN.2271) center and 108 W. Front Street (5FN.2274), view northeast.
50 of 53: 105 W. Front Street (5FN.2272) left, and 107 W. Front Street (5FN.2273) right, view southwest.
51 of 53: 109 W. Front Street (5FN.2275) left and 119 W. Front Street (5FN.2277) right, view southwest.
52 of 53: 121-123 E. Front Street (5FN.2278), view southeast.
53 of 53: 129 E. Front Street (5FN.2279), view southeast.

Figures

1. Historic district map, showing boundary and contributing/noncontributing status
2. Building age graph
3. Regional map
4. Quad map with district boundary

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

Historic Photographs

HP 1. Florence Oilfield, 1890s, Courtesy of Denver Public Library, Western History and Genealogy Department.

HP 2. 109-111 E. Main Street (5FN.2286) McCandless Mercantile Company, ca. mid 1890s. Photo courtesy of Florence Historical Archive.

HP 3. McCandless Mansion, 120 N. Pikes Peak (5FN.2320), ca. 1890. Photo courtesy of Florence Historical Archive.

HP 4. Main street parade, ca. late 1890s. 109-111 E. Main Street (5FN.2286) partially visible at right, 106 W. Main Street (5FN.2300) and 108-110 W. Main Street (5FN.2302) just visible center background. Photo courtesy of Florence Historical Archive.

HP 5. Florence, Looking East from Pikes Peak Ave, 1899, Courtesy *Florence Citizen* Historical Collection.

HP 6. Main St. Florence, camera looking east towards Santa Fe Ave., 1900. Photo courtesy of Denver Public Library, Western History and Genealogy Department.

HP 7. East Front Street., 1904. Photo Courtesy of *Florence Citizen* Historical Collection.

HP 8. 100 E. Main Street (5FN.622), Hotel Florence, 1906, with Oil Derrick 16 highlighted. Photo courtesy Florence and its Environs, Florence Historical Archive.

HP 9. 129-131 W. Main Street (5FN.2315), 1906, Hotel Lennox. Photo Courtesy of, Florence Historical Archive.

HP 10. 200-202 W. Main Street (5FN.2318), Florence State Bank, 1906. Photo Courtesy: Florence Historical Archive.

HP 11. 126-128 W. Main Street (5FN.2314) Andrews Block, 1906. Photo courtesy of Florence Historical Archive.

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

HP 13. 113 W. Main Street (5FN.2305) Golden Rule Store, and edge of 111 W. Main Street (5FN.2303) City Meat Market visible at left, photo 1906. Photo courtesy Florence Historical Archive.

HP 14. 120-124 S. Pikes Peak Ave (5FN.2323) Florence Chamber of Commerce, 1906. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

- HP 15. Fremont Hotel 1906, 127-131 E. Front Street(5FN.94). Photo courtesy of Florence Historical Archive.
- HP 16. Main Street, ca. 1900s, looking west, with 104-110 E. Main Street (5FN.2283) center, 114 E. Main (5FN.2287) just left, and 124 E. Main Street (5FN.2293) at left. Photo courtesy of Florence Historical Archive.
- HP 17. Funeral, ca. 1910s, view north on S. Pikes Peak. 120-124 S. Pikes Peak (5FN.2323)at left, 118 S. Pikes (5FN.2322) center left. Buildings at right no longer standing. Photo courtesy of Florence Historical Archive.
- HP 18. Front Street and Santa Fe, ca. 1900s. 200-202 W. Main Street (5FN.2318) visible on left side at corner facing camera and 201 W. Main Street (5FN.622) visible at opposite corner. Photo courtesy of Florence Historical Archive.
- HP 19. 201 W. 2nd Street (5FN.2270), First Presbyterian Church, ca. 1910s. Photo courtesy of Florence Historical Archives.
- HP 20. Florence Elks Lodge, 127-131 E. Front Street(5FN.94), 1920. Photo courtesy of Florence Historical Archive.
- HP 21. First National Bank at its opening in 1921, courtesy of Western History and Genealogy.
- HP 22. Tollis Expert Shoe Repair, 1928. Courtesy of Pioneer Historical Archive
- HP 23. 207-209 W. Main Street (5FN.62), Rialto Theater, 1920s. Photo courtesy Florence Historical Archives.
- HP 24. Main Street looking east, 1932. 207-209 W. Main Street (5FN.62) Rialto Theater right, 100 E. Main Street (5FN.622), center left, 200-202 W. Main Street (5FN.2318) at left. Photo Courtesy of Rialto Theater National Register Nomination, History Colorado.
- HP 25. 207-209 W. Main Street (5FN.62), Rialto Theater, late 1940s. Photo courtesy Florence Historical Archives.
- HP 26. Florence Main Street view west, ca. 1930s. 101-103 E. Main Street (5FN.2281) partially visible at right, center right building no longer standing, and corner building at left no longer standing. 106 W. Main Street (5FN.2300) and 108-110 W. Main Street (5FN.2302) just visible on right.
- HP 27. Main Street view east, 1937. From right to left, 129-131 W. Main Street (5FN.2315), 125-127 W. Main Street (5FN.2313), 123 W. Main Street (5FN.2311), 121 W. Main Street (5FN.2309), etc. Photo courtesy of Florence Historical Archive.
- HP 28. Florence Chamber of Commerce Parade Float, 1938. 218 W. Main Street (5FN.665) at right. Courtesy of Florence Historic Archive.
- HP 29. 1940 view south on Pikes Peak, 100 E. Main Street (5FN.2280) center, edge of 101-103 E. Main Street (5FN.2281) visible at right. Photo courtesy of Florence Archives.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State

HP 30. 1950 Main Street parade, with 200-202 W. Main Street (5FN.2328) at right, 208 W. Main Street (5FN.666) center right, and 218 W. Main Street (5FN.665) center left in background. Courtesy of Florence Historic Archive.

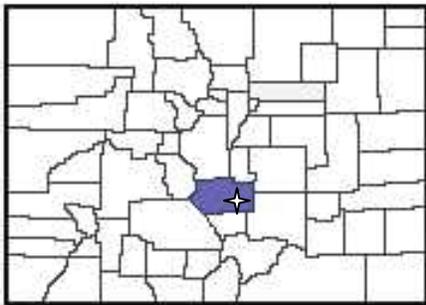
HP 31. Florence Auto Shops in Front Street ca. 1950s, 119 W. Front Street (5FN.2277) partially visible at left, 121-123 W. Front Street (5FN.2278) center, 129 W. Front Street (5FN.2279) far right.

HP 32. Florence High School Marching Band, ca. 1970s. Left to right, 115-117 W. Main Street (5FN.2306), 119 W. Main Street (5FN.2308), 121 W. Main Street (5FN.2309), 123 W. Main Street (5FN.2311), 125-127 W. Main Street (5FN.2313).

HP 33. 201 W. Main Street (5FN.622), Hotel Florence 1981. Photo Courtesy of History Colorado, State Register of Historic Places Nomination.

HP 34. 104 E. Front Street (5FN.92), 1981 photo courtesy of Royal Gorge Regional Museum.

HP 35. 100 E. Front Street (5FN.597), 1981 photo from State Register nomination. Photo courtesy of History Colorado Compass Database.



Location: Fremont County

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



Figure 1. Historic District map

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

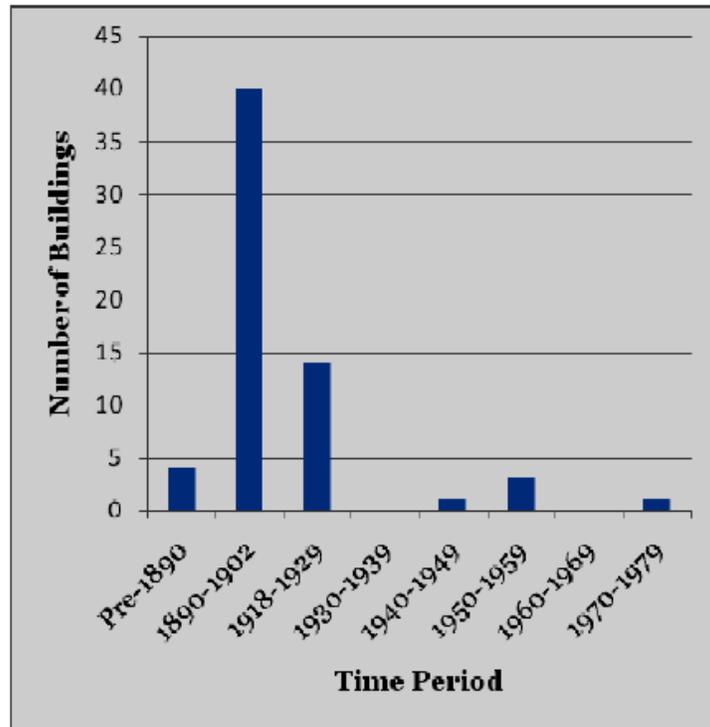


Figure 2. Construction of buildings by decade in Downtown Florence Historic District.⁶¹

⁶¹ Front Range Research Associates, 44.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

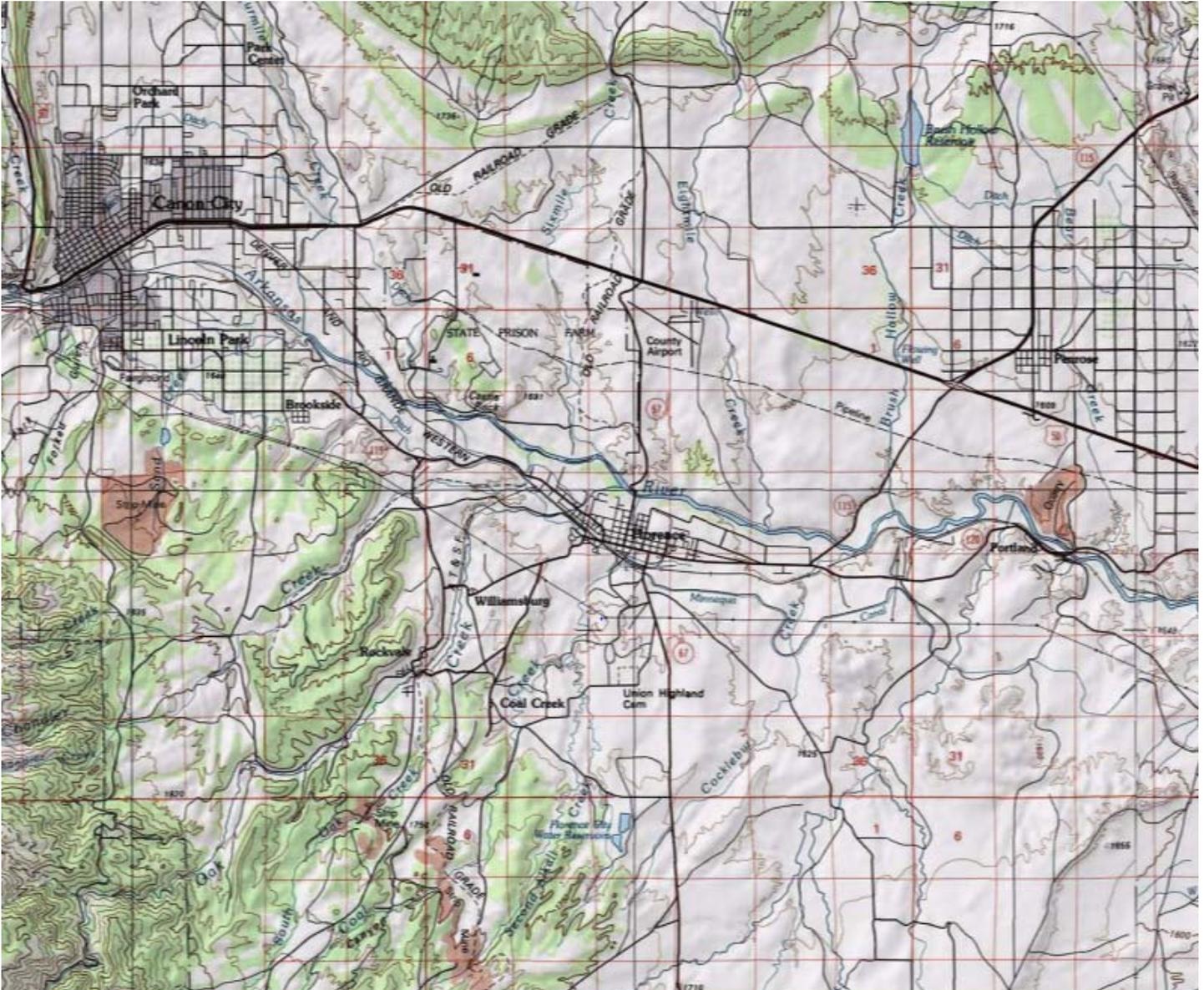


Figure 3. Florence Regional Map. Florence at center, Penrose at right, Cañon City at left. The coal towns of Williamsburg, Rockvale, Coal Creek, and Highland are visible southwest of Florence. Courtesy of USGS Topoview: <https://ngmdb.usgs.gov/maps/TopoView/viewer/#13/38.4034/-105.1345> (accessed March 12, 2017)

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State

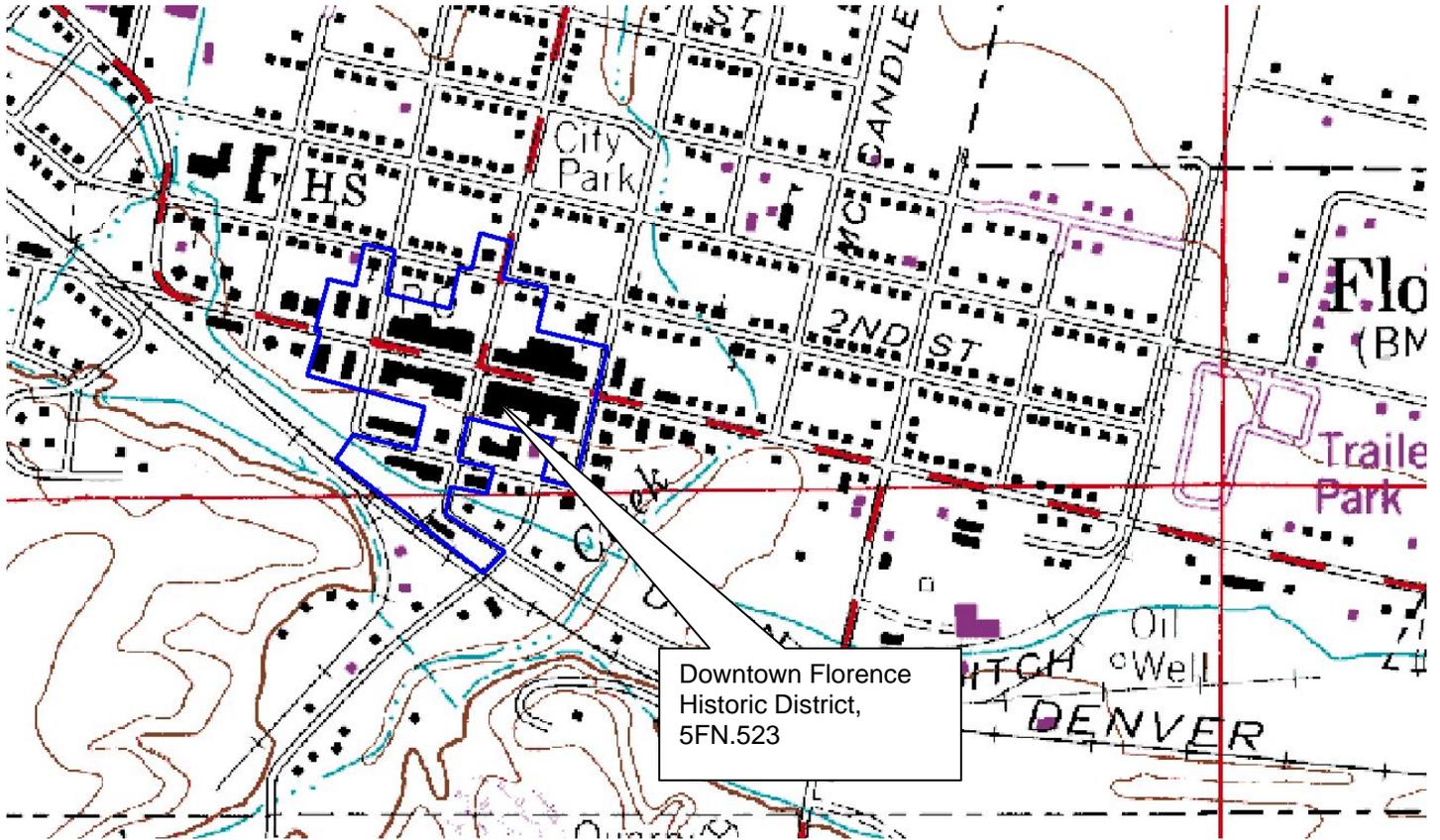


Figure 4. Quad Map:Florence, with district boundary.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 1. Florence Oilfield, 1890s, Courtesy of Denver Public Library, Western History and Genealogy Department.



HP 2. 109-111 E. Main Street (5FN.2286) McCandless Mercantile Company, ca. mid 1890s. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 3. McCandless Mansion, 120 N. Pikes Peak (5FN.2320), ca. 1890. Photo courtesy of Florence Historical Archive.



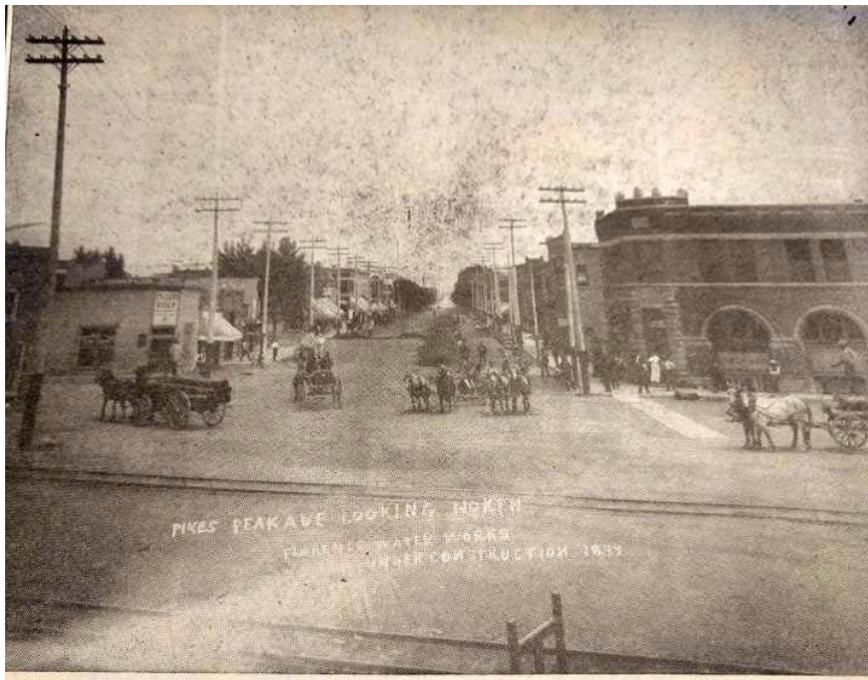
HP 4. Main street parade, ca. late 1890s. 109-111 E. Main Street (5FN.2286) partially visible at right, 106 W. Main Street (5FN.2300) and 108-110 W. Main Street (5FN.2302) just visible center background. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State



HP 5. Florence, Looking East from Pikes Peak Ave, 1899, Courtesy *Florence Citizen* Historical Collection.



HP 6. Main St. Florence, camera looking east towards Santa Fe Ave., 1900. Photo courtesy of Denver Public Library, Western History and Genealogy Department.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



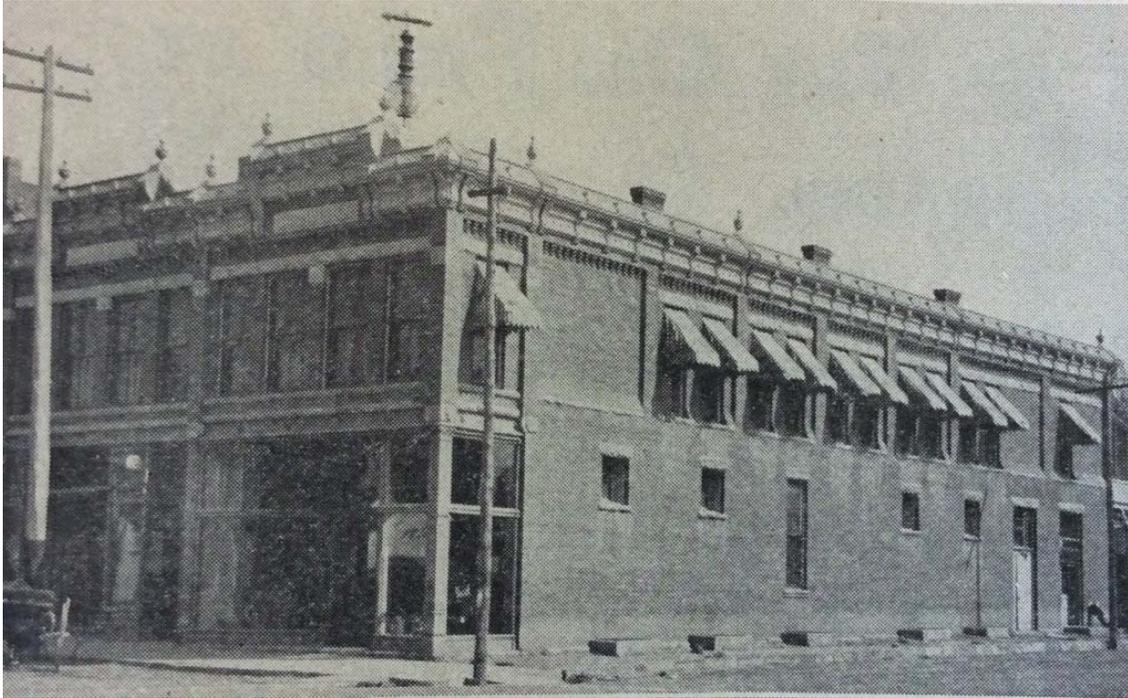
HP 7. East Front Street., 1904. Photo Courtesy of *Florence Citizen* Historical Collection.



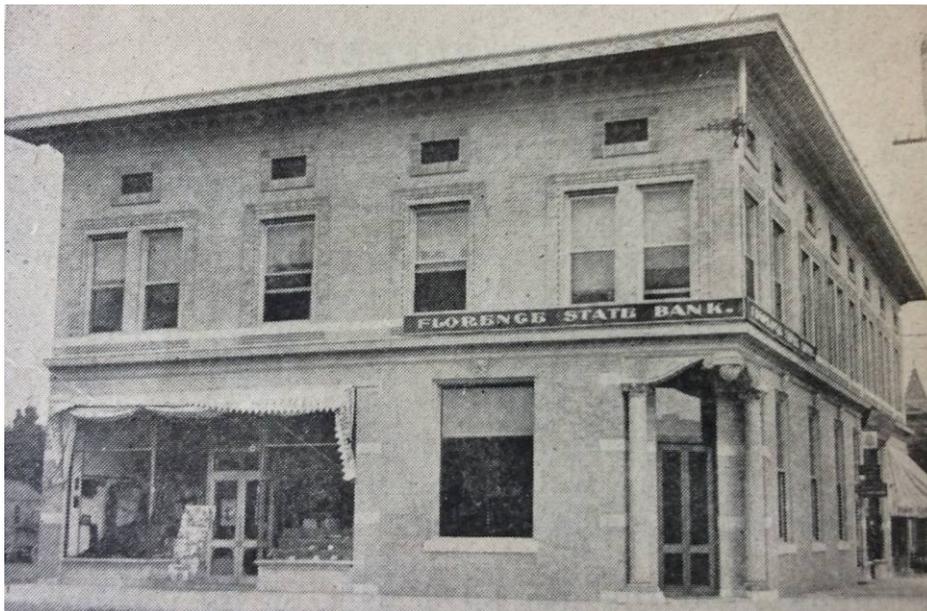
HP 8. 100 E. Main Street (5FN.622), Hotel Florence, 1906, with Oil Derrick 16 highlighted. Photo courtesy Florence and its Environs, Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 9. 129-131 W. Main Street (5FN.2315), 1906, Hotel Lennox. Photo Courtesy of, Florence Historical Archive.



HP 10. 200-202 W. Main Street (5FN.2318), Florence State Bank, 1906. Photo Courtesy: Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 11. 126-128 W. Main Street (5FN.2314) Andrews Block, 1906. Photo courtesy of Florence Historical Archive.



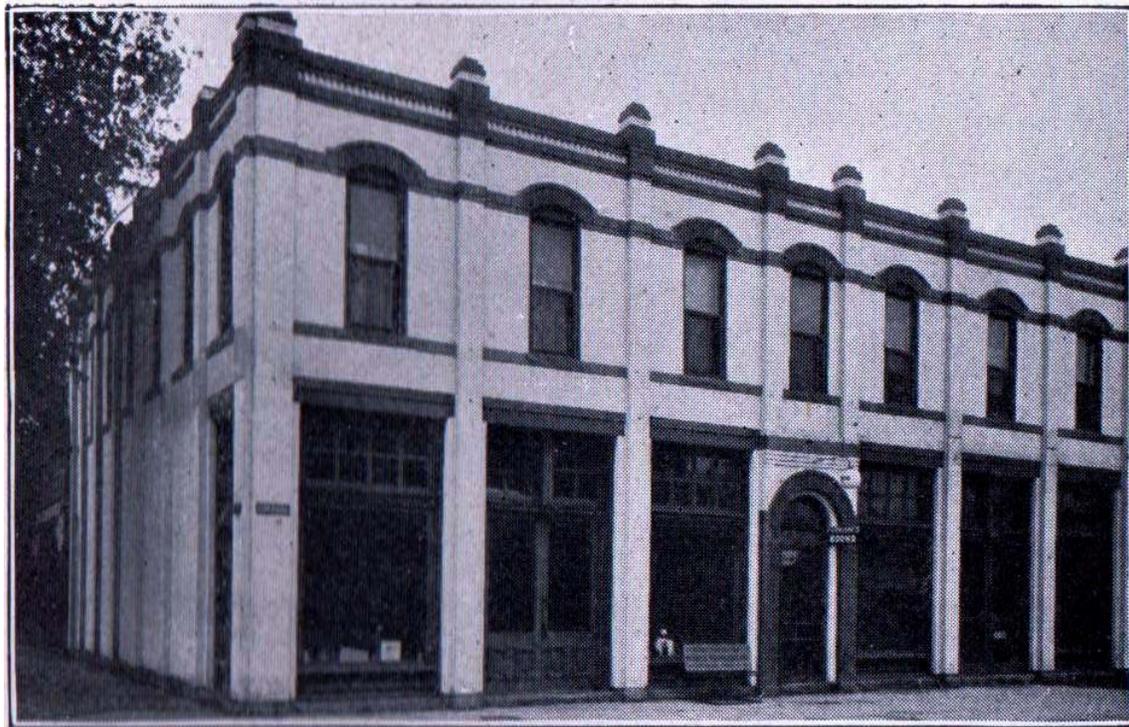
HP 12. 109 W. Main Street (5FN.2301) Florence Mercantile, 1906. Photo courtesy Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



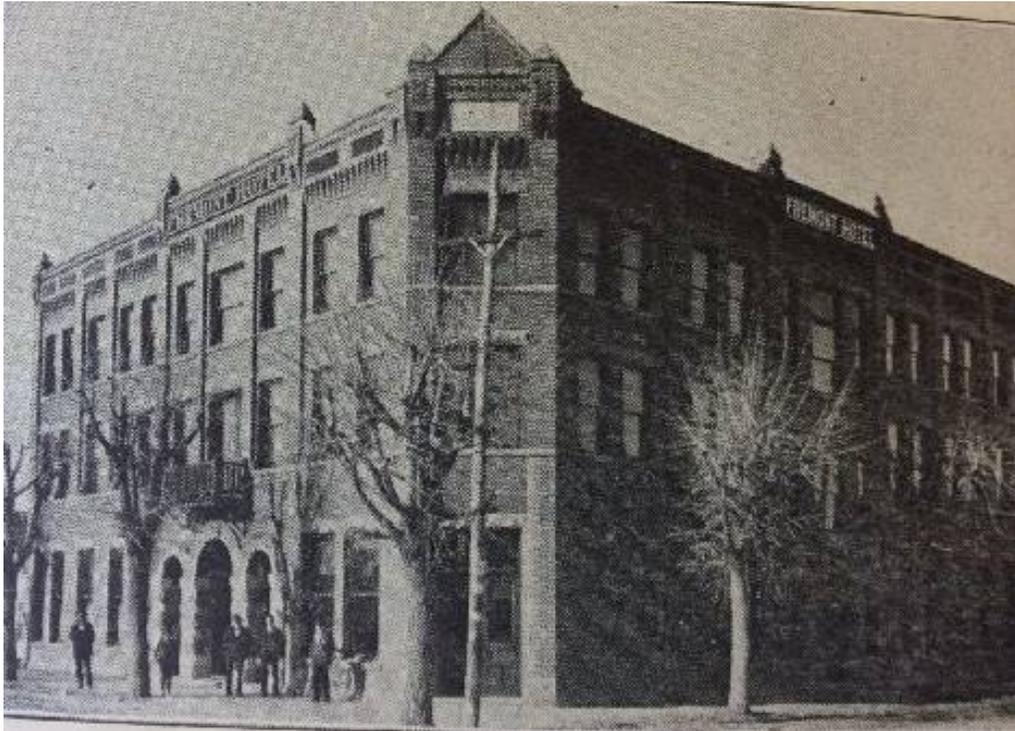
HP 13. 113 W. Main Street (5FN.2305) Golden Rule Store, and edge of 111 W. Main Street (5FN.2303) City Meat Market visible at left, photo 1906. Photo courtesy Florence Historical Archive.



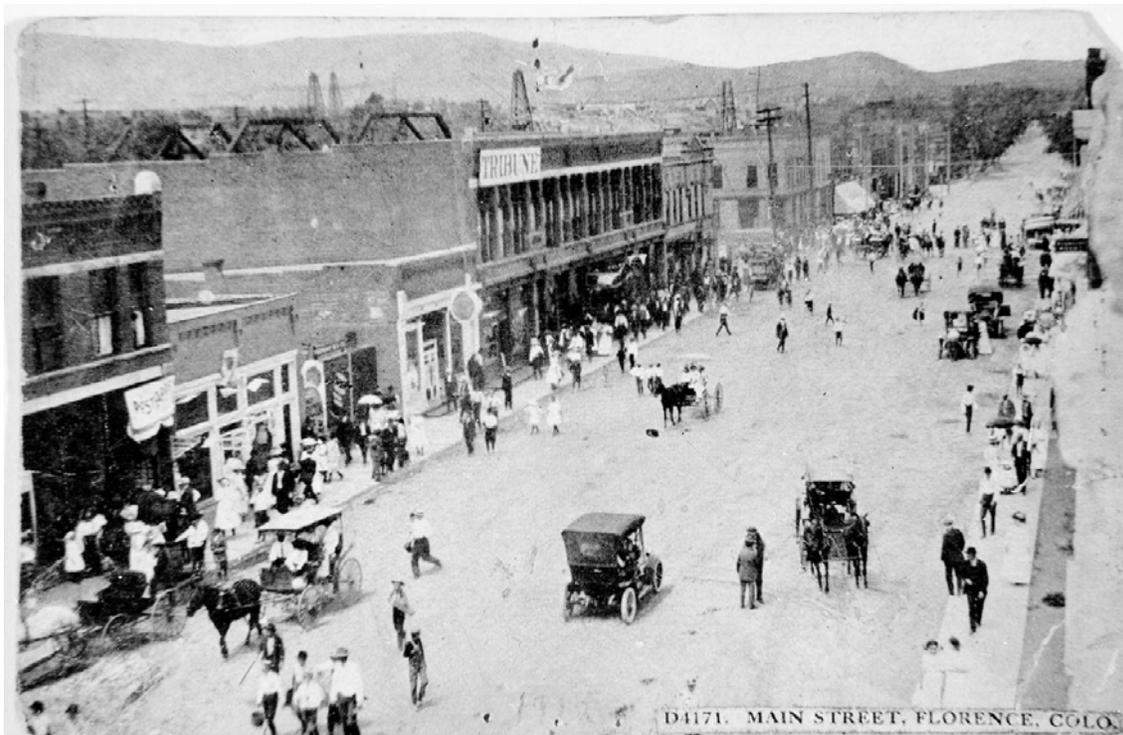
HP 14. 120-124 S. Pikes Peak Ave (5FN.2323) Florence Chamber of Commerce, 1906. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 15. Fremont Hotel 1906, 127-131 E. Front Street(5FN.94). Photo courtesy of Florence Historical Archive.



HP 16. Main Street, ca. 1900s, looking west, with 104-110 E. Main Street (5FN.2283) center, 114 E. Main (5FN.2287) just left, and 124 E. Main Street (5FN.2293) at left. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



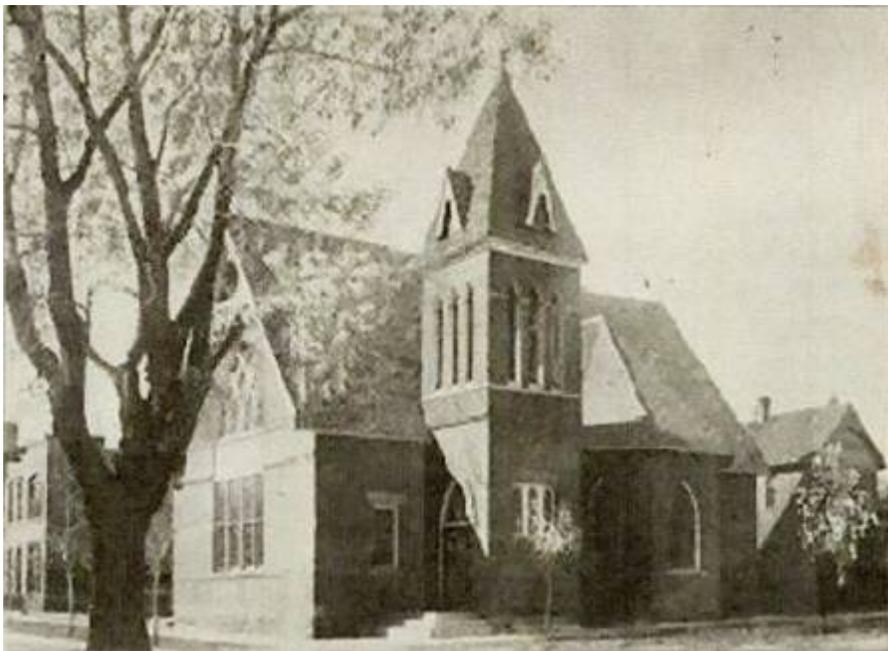
HP 17. Funeral, ca. 1910s, view north on S. Pikes Peak. 120-124 S. Pikes Peak (5FN.2323) at left, 118 S. Pikes (5FN.2322) center left. Buildings at right no longer standing. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



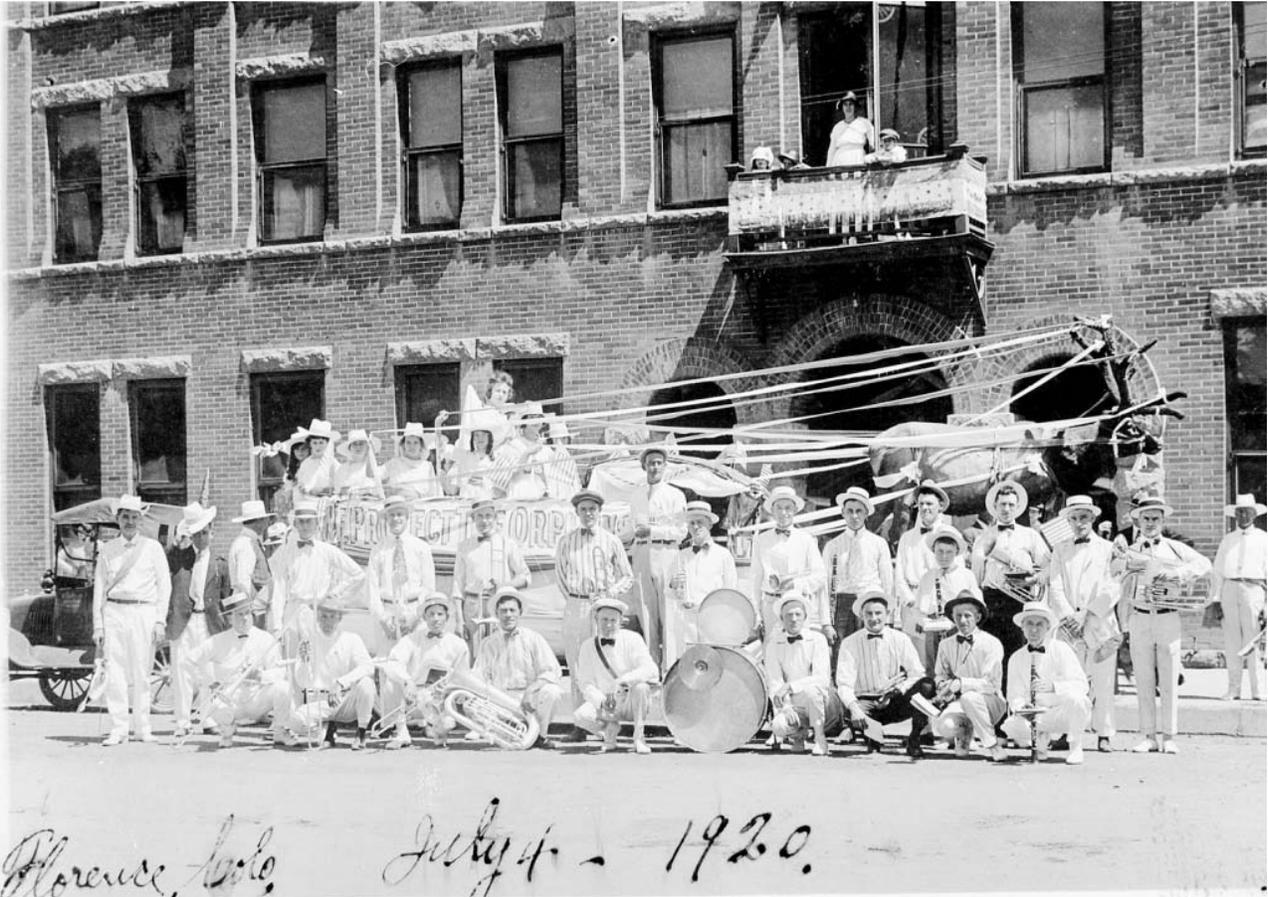
HP 18. Front Street and Santa Fe, ca. 1900s. 200-202 W. Main Street (5FN.2318) visible on left side at corner facing camera and 201 W. Main Street (5FN.622) visible at opposite corner. Photo courtesy of Florence Historical Archive.



HP 19. 201 W. 2nd Street (5FN.2270), First Presbyterian Church, ca. 1910s. Photo courtesy of Florence Historical Archives.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



Florence, Colo. July 4 - 1920.

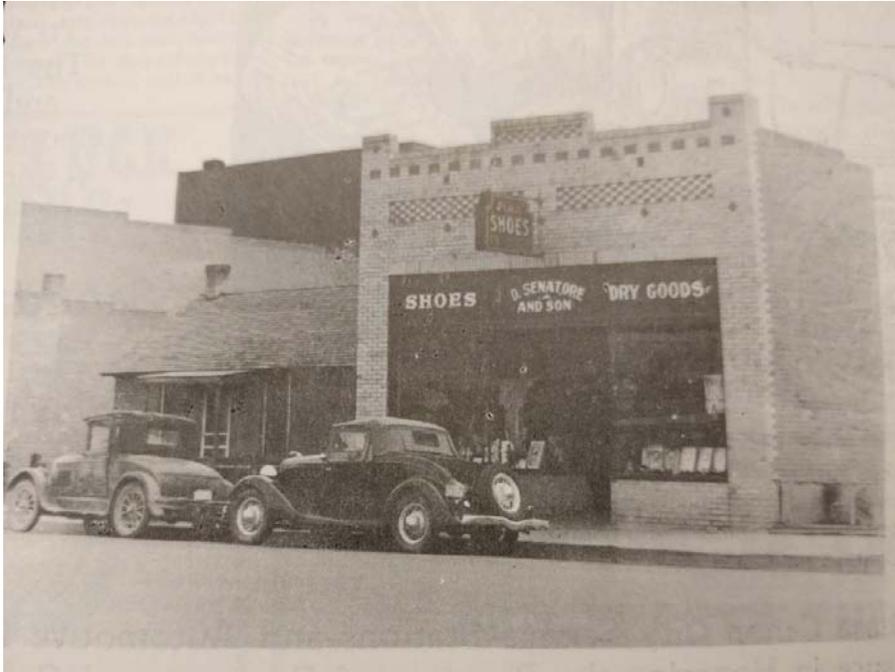
HP 20. Florence Elks Lodge, 127-131 E. Front Street(5FN.94), 1920. Photo courtesy of Florence Historical Archive.



HP 21. First National Bank at its opening in 1921, courtesy of Western History and Genealogy.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 22. Tollis Expert Shoe Repair, 1928. Courtesy of Pioneer Historical Archive



HP 23. 207-209 W. Main Street (5FN.62), Rialto Theater, 1920s. Photo courtesy Florence Historical Archives.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 24. Main Street looking east, 1932. 207-209 W. Main Street (5FN.62) Rialto Theater right, 100 E. Main Street (5FN.622), center left, 200-202 W. Main Street (5FN.2318) at left. Photo Courtesy of Rialto Theater National Register Nomination, History Colorado.



HP 25. 207-209 W. Main Street (5FN.62), Rialto Theater, late 1940s. Photo courtesy Florence Historical Archives.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 26. Florence Main Street view west, ca. 1930s. 101-103 E. Main Street (5FN.2281) partially visible at right, center right building no longer standing, and corner building at left no longer standing. 106 W. Main Street (5FN.2300) and 108-110 W. Main Street (5FN.2302) just visible on right.



HP 27. Main Street view east, 1937. From right to left, 129-131 W. Main Street (5FN.2315), 125-127 W. Main Street (5FN.2313), 123 W. Main Street (5FN.2311), 121 W. Main Street (5FN.2309), etc. Photo courtesy of Florence Historical Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 28. Florence Chamber of Commerce Parade Float, 1938. 218 W. Main Street (5FN.665) at right. Courtesy of Florence Historic Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 29. 1940 view south on Pikes Peak, 100 E. Main Street (5FN.2280) center, edge of 101-103 E. Main Street (5FN.2281) visible at right. Photo courtesy of Florence Archives.



HP 30. 1950 Main Street parade, with 200-202 W. Main Street (5FN.2328) at right, 208 W. Main Street (5FN.666) center right, and 218 W. Main Street (5FN.665) center left in background. Courtesy of Florence Historic Archive.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 31. Florence Auto Shops in Front Street ca. 1950s, 119 W. Front Street (5FN.2277) partially visible at left, 121-123 W. Front Street (5FN.2278) center, 129 W. Front Street (5FN.2279) far right.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

County and State



HP 32. Florence High School Marching Band, ca. 1970s. Left to right, 115-117 W. Main Street (5FN.2306), 119 W. Main Street (5FN.2308), 121 W. Main Street (5FN.2309), 123 W. Main Street (5FN.2311), 125-127 W. Main Street (5FN.2313).

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 33. 201 W. Main Street (5FN.622), Hotel Florence 1981. Photo Courtesy of History Colorado, State Register of Historic Places Nomination.

Downtown Florence Historic District
Name of Property

Fremont, Colorado
County and State



HP 34. 104 E. Front Street (5FN.92), 1981 photo courtesy of Royal Gorge Regional Museum.

Downtown Florence Historic District

Name of Property

Fremont, Colorado

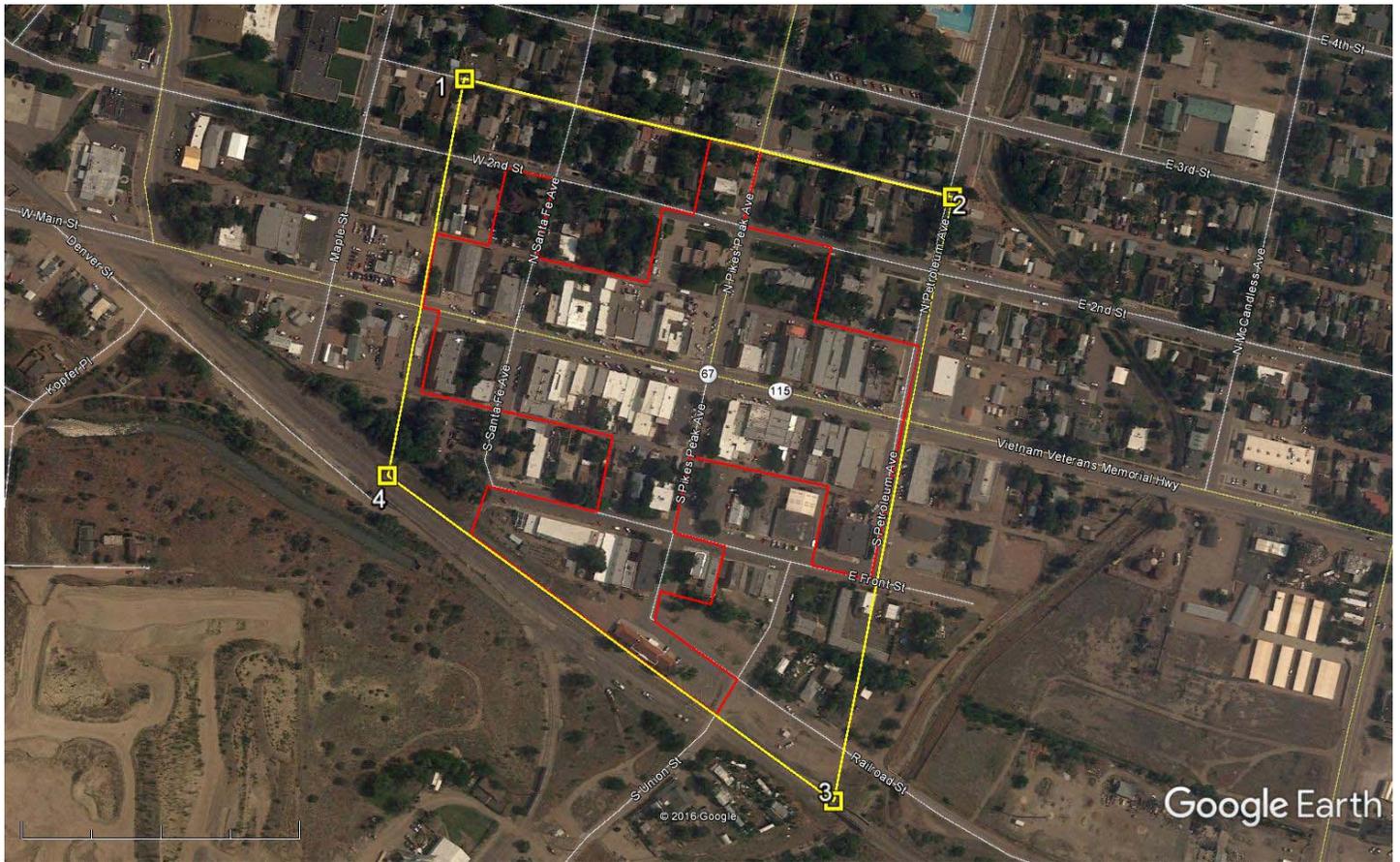
County and State



HP 35. 100 E. Front Street (5FN.597), 1981 photo from State Register nomination. Photo courtesy of History Colorado Compass Database.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Google Earth



Downtown Florence Historic District, 5FN.523

Bounding Polygon UTM References (NAD 1983)

1.	Zone: 13	Easting: 489532	Northing: 4249310
2.	Zone: 13	Easting: 489894	Northing: 4249222
3.	Zone: 13	Easting: 489805	Northing: 4248777
4.	Zone: 13	Easting: 489475	Northing: 4249017