



Historic Preservation Commission Regular Meeting

City Council Chambers, 448 E. 1st Street, Salida, CO
August 28, 2025 at 4:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Historic Preservation Commission Meeting:
<https://register.gotowebinar.com/register/2506620843408938511>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order by Chairman

Roll Call

Approval of the Minutes

1. Approve Minutes of June 26, 2025

Unscheduled Citizens

Amendment(s) to Agenda

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Request for construction of storage sheds and fence - 701 W Hwy 50 SWCC (Local Landmark)

Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.



Historic Preservation Commission Regular Meeting

City Council Chambers, 448 E. 1st Street, Salida, CO
June 26, 2025 at 4:30 PM

Draft Minutes

Call to Order: 4:32 PM

Roll Call

In attendance: Commissioners Krebs, Regan, Short, Schubert, Campbell

Approval of the Minutes

1. Approve Minutes of August 22, 2024
 - Motion by Schubert, 2nd by Campbell to approved the minutes as submitted.
 - **MOTION APPROVED 5-0**

Amendment(s) to Agenda - none

Unscheduled Citizens - none

New Business

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. The request is to receive a renewal of the Major Certificate of Approval to treat the masonry surfaces and restore the arch on the Third Street façade, replace windows in the existing openings and replace the rear garage door of the existing building at 139 W. Third Street.
 - Motion by Krebs, 2nd by Short to approve the Certificate of Appropriateness as above with restoring the original window heights and including the detailing on the wood bulkhead below the windows of the façade
 - **MOTION APPROVED 5-0**
3. Request to replace door and sidelights at Salida Elks Lodge, 148 E. 2nd Street
 - Item not considered due to lack of full application submittal and no one present

Unfinished Business - none

Commissioners' Comments – none

Meeting adjourned at 5:12 PM



HISTORIC DISTRICT COMMISSION STAFF REPORT

MEETING DATE: August 28, 2025
AGENDA ITEM TITLE: 701 E. Hwy 50 - Major Certificate of Approval Application
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a renewal of the Major Certificate of Approval to construct two sheds and a wood screen fence on a Local Historic Landmark property.

APPLICANT:

The applicant is Kelly Monahan, representing Southwest Conservation Corps.

LOCATION:

The property is located at 701 E. Hwy 50 (Rainbow Blvd.).

PROCESS:

A major certificate of approval (CA) shall be reviewed and ruled upon by the Historic Preservation Commission at a regular or special meeting to be conducted within thirty-one days from the date the application was determined complete, or within a longer time period as necessary to reasonably accommodate the application on an HPC agenda.

The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

OBSERVATIONS: The subject property is located within the Local Historic Landmark Overlay district. Landmark status was approved by Ordinance 2013-07.

1. The subject property is located at 701 East Highway 50 and is within the Commercial (C-1) zone district. In 2013 the Historic Preservation Commission and the Salida City Council designated the property as a Local Historic Landmark with Ordinance 2013-07.
2. The proposal includes construction of two storage sheds utilizing barn wood salvaged from the demolition of the original barn structure, which received a Certificate of Approval for demolition 11/4/2021.
3. The Architectural Inventory statement of significance for this property states: "The farmhouse is significant in the area of Architecture as a good representative of the Late Victorian/Queen Anne style as applied to small farm dwellings. The style is reflected most notably in the prominent front porch with turned wood spindle supports, brackets, and a spindled frieze; tall segmental arch double-hung sash windows with lintels of contrasting brick; and segmental arch entrances with elaborately ornamented paneled and glazed doors and transoms. The barn is an

important example of a rapidly disappearing resource type and is notable for its large size, cedar board construction, and wood shingle roofing. It is an excellent example of the barns once found along Highway 50. The other remaining outbuildings are evidence of the types of construction found on a successful agricultural operation in the early twentieth century, including sheds, an outhouse, and chicken coop. The farm is important in the area of Agriculture as one of the few remaining examples of the agricultural community that existed along Highway 50.

The land was included in some of the earliest homestead efforts in the county and developed into a farming and ranching area that prospered for many years. The farm was developed by brothers Clifford and Arthur Cowen, who lived here with their families and worked the land until their deaths. Another brother, Cecil Cowen then inherited the farm and had a dairy here. Under the Cowen family ownership, the land stayed in agricultural use for almost 50 years. Few of the historic properties associated with the historic agricultural community of this area remain today due to growing commercial development along the highway, including both sides of this property.”

4. The following standards are #9 and #10 of the Secretary of the Interior’s Standards for Rehabilitation:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5. The applicant has included a narrative, photographs and site plan describing the proposed demolition, construction and rehabilitation. (See attachment.)

REVIEW STANDARDS: Construction of new storage sheds and screen fence

Sec. 16-12-80 (b) 2. Application contents:

I. New Construction shall include the following information:

1. Block Site Plan: A site plan or aerial photograph showing relationship of proposed structure to existing structures.
2. Written Statement: A written statement of the design philosophy and building program.
3. Massing Model: A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
4. Photographs: Photographs of the surrounding structures including both block faces and side streets.

Conformance with Certificate of Approval Review Standards for a Historic Landmark (Section 16-12- 80(a)):

A. Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.

- The Secretary of Interior Standards for rehabilitation recommends identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and door pediments, and their paints, finishes and colors.



Photo of original barn

- The applicant is proposing to reutilize the barn wood, however the proposed locations of the new storage sheds does not reflect the historic layout of the agricultural property. The rear yard is used mainly for parking and storage of materials. A fence is also proposed to be constructed, which would further screen the view of the rear yard from public view.

B. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.

- The historic elements of the site have been altered considerably due to its present use as a youth work center. The construction of new storage sheds and fencing will continue that trend and detract from the historic integrity of the site. Solar panels were installed on the roof, which did not receive HPC approval or a building permit. Given the risks of vandalism and the physical needs of the organization, installation of the sheds and fence as requested may be necessary for the current functioning of the property. Nevertheless, the integrity of its landmark status has been significantly compromised.

C. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.

Per the applicant's narrative:

- SCC's intention is to build two barn style sheds on the property to reduce future spending on storage unit rentals and maintain all

needed supplies for programming within property boundaries. These are marks 9 and 10 on the attached Block Site Plan. We also intend to secure our property by installing a fence, marked in green on attached Block Site Plan.

- Increased vandalism and property damage in this location over the past five years has shown the necessity for fencing to delineate the SCC yard from surrounding public access areas. Once the Vandaveer project progresses the increased foot traffic in the surrounding the SCC yard will pose an even greater security risk
- The Perry Brothers construction company will be responsible for the shed structure and siding, utilizing the barn wood salvaged from the original Barn structure, in accordance with the below Architectural Description.
- Please note, the sheds are shown with shingle roofs. However, if the Council deems a metal roof acceptable this would be preferable as the metal is more durable. Both Storage Sheds (Marks 7 and 8) have metal roofs.
- Ronald Tomlinson from Huxley Fence and Storage in Buena Vista will be responsible for the fence installation.

D. Historic Appearance. Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.

- The proposed use of wood panels from the historic barn is an attempt to reflect some of the historic quality of the buildings on the property.

E. Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.

- The proposed work will be required to comply with all existing building, fire and other health/safety codes.

RECOMMENDED FINDINGS:

1. The application for the proposed construction of two storage sheds are in compliance with the review standards for the Local Landmark site as adaptive reuse of the historic fabric materials, given the demands and constraints of the site's present usage.
2. Constructing a new storage structures should not destroy or detract from the existing historic site.
3. Additional screen fencing will help protect the property.

RECOMMENDED ACTION:

Based upon the review standards, and findings outlined above, staff recommends approval of the construction of two storage sheds and screen fencing as requested in the application materials, subject to the following conditions:

1. The applicant shall apply for a building permit as required by the City and the Chaffee County Building Department.
2. Upon completion of the project, the applicant contact City staff for inspection of the approved work.

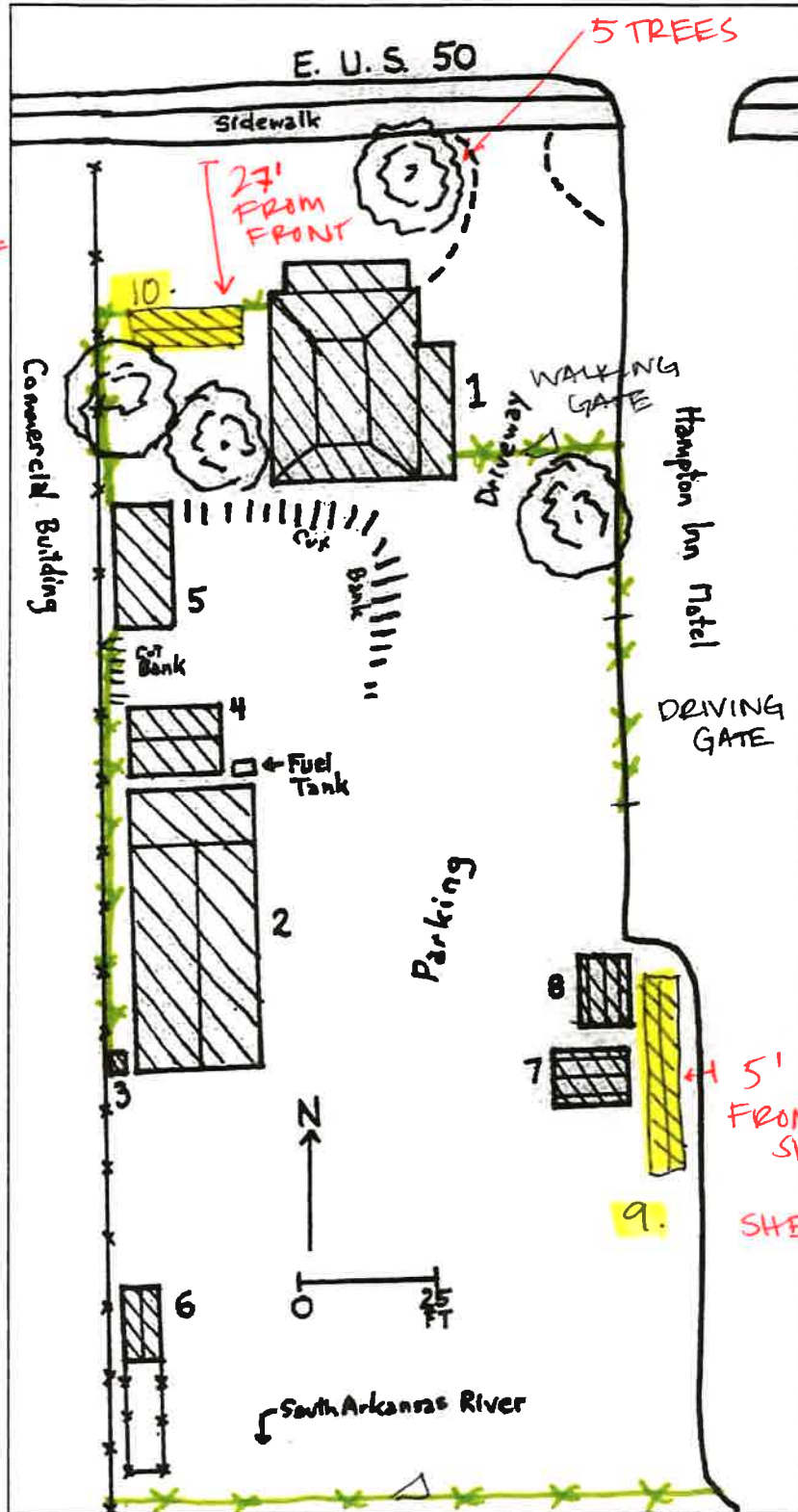
RECOMMENDED MOTION:

I hereby make a motion to approve a Certificate That the recommended findings be made and the recommended action be taken.

Attachment: Application materials
Architectural Inventory Form for 701 E. Highway 50
Previous staff reports for grain shed and barn demolitions

BLOCK SITE PLAN:

5CF.2896, 701 E. U.S. 50, Salida

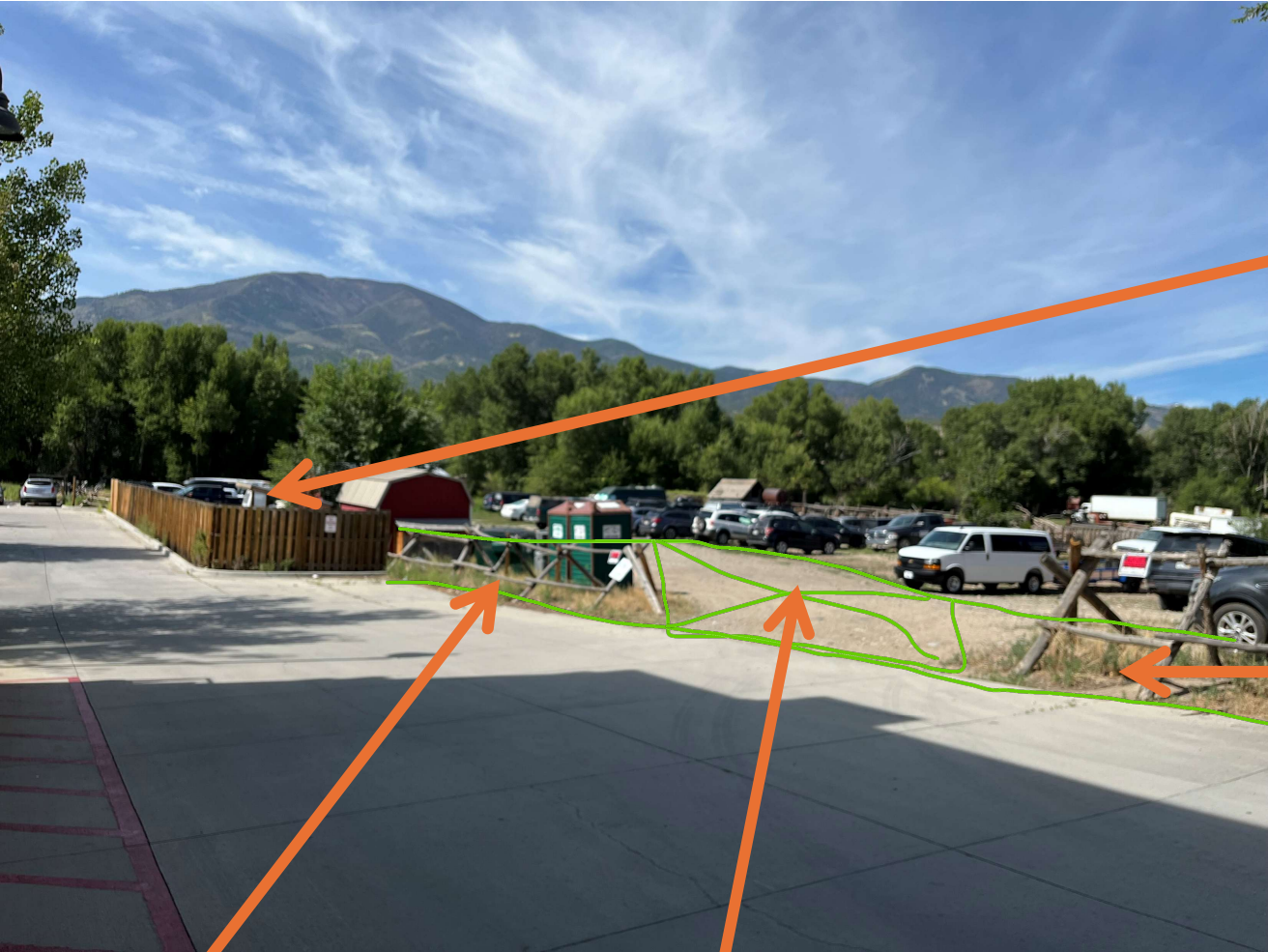


SHED =
10' x 24'

1. House
2. Former barn location
3. Outhouse
4. Tool shed
5. Storage shed
6. Loop
7. Storage shed
8. Storage shed
9. Proposed Storage shed Location
10. Proposed Storage shed Location

*** = proposed fence and gate

SCC Yard View – From Hampon Inn



Shed (Mark 9)
To be located
between
Existing sheds
and fencing

Fencing needed
to secure yard

Fencing needed
to secure yard

Gate needed for vehicle access

SCC House View – From Hampon Inn



Fencing needed to secure yard – extension of fence from yard view photo.

SCC House View – From Rainbow Blvd

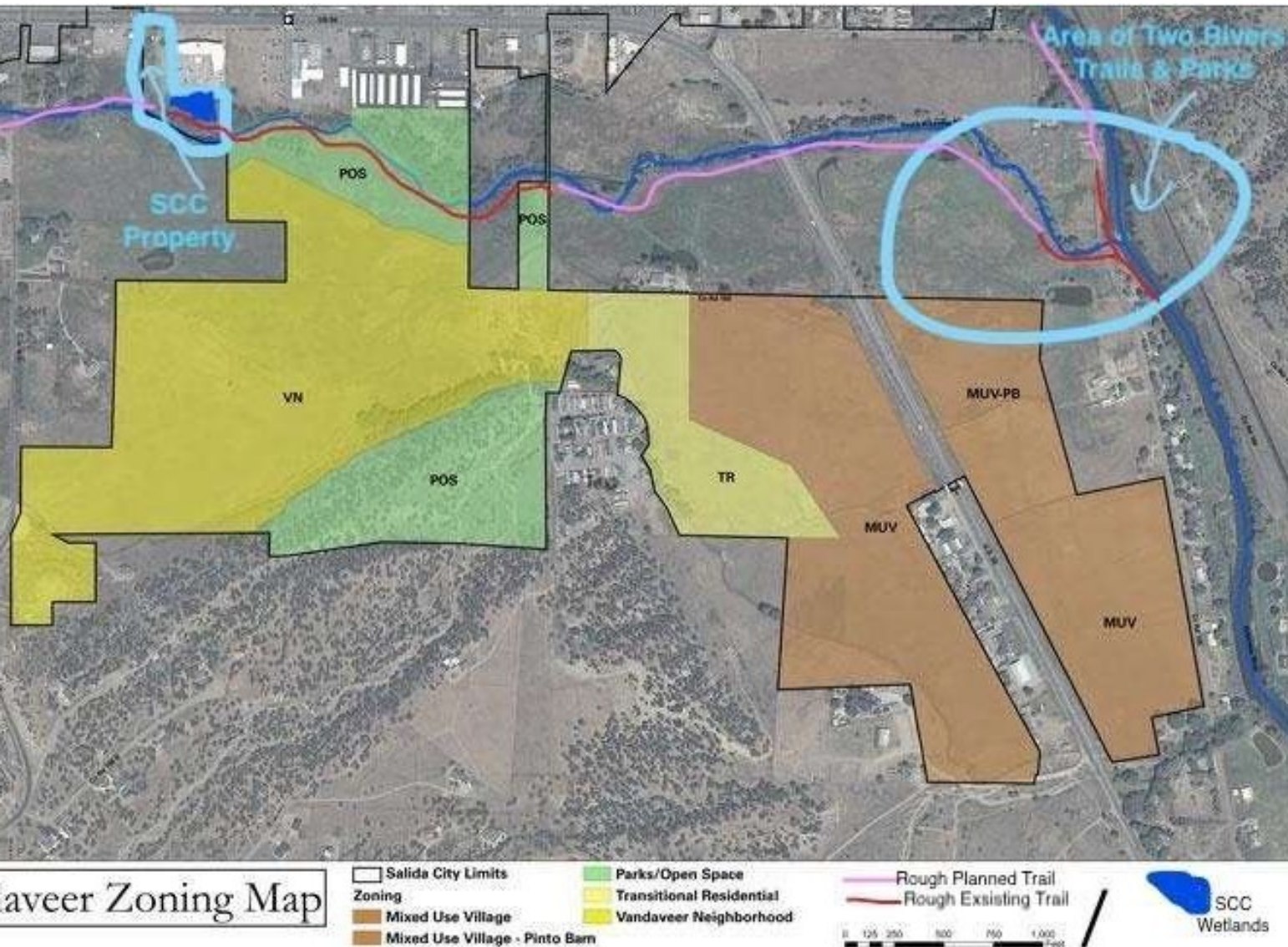


Shed (Mark 10)
To be located
along side of
existing house.

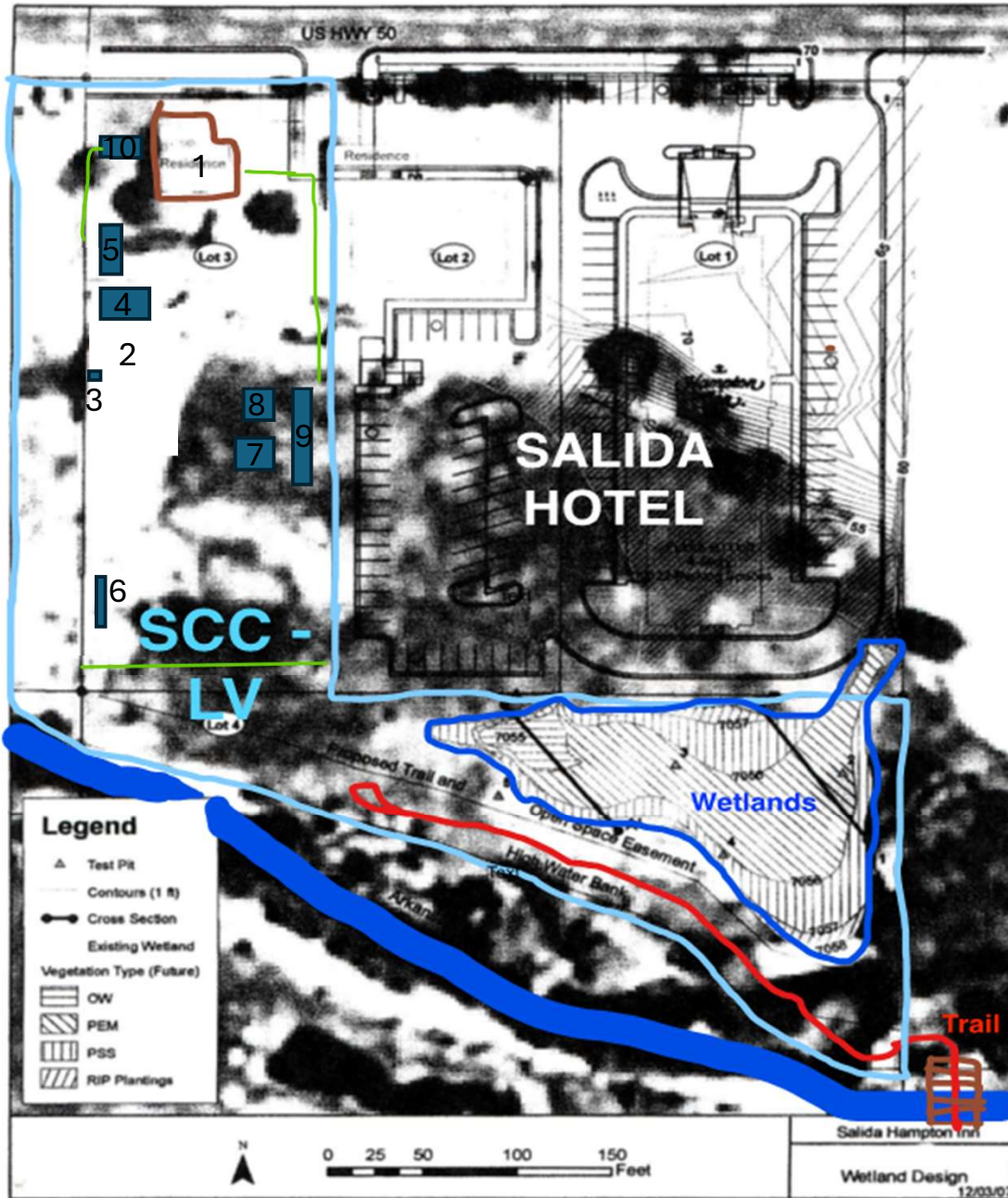
Side of shed
facing road will
feature
barnwood only,
and no doors.

Once the shed is
in place there is
no need for a
fence in this
location.

SCC Area Map – Proposed Vandaveer project. Increased foot traffic will require SCC to have a secure property.



Massing Model



1. House
2. Location of former barn
3. Outhouse
4. Tool Shed
5. Storage Shed
6. Coop
7. Storage Shed
8. Storage Shed
9. Proposed Storage Shed
10. Proposed Storage Shed

— Proposed Fence

Southwest Conservation Corps HPC Application 8/28/25

Written Statement:

Southwest Conservation Corps is a conservation program, which has operated in the Arkansas Valley for the past 26 years.

SCC's mission is to empower individuals to positively impact their lives, their communities and the environment. Southwest Conservation Corps (SCC) operates conservation service programs across Southern Colorado that engage youth, young adults and veterans on public lands. SCC works to foster inclusive opportunities and collaborative partnerships for positive growth through development of knowledge, leadership, and compassion towards our lands and communities.

SCC hosts sixty to one hundred young adults every year to provide paid service in local communities. While the yard site is historic, SCC's operations are modern and in need of security and storage support.

SCC's intention is to build two barn style sheds on the property to reduce future spending on storage unit rentals, and maintain all needed supplies for programming within property boundaries. These are marks 9 and 10 on the attached Block Site Plan. We also intend to secure our property by installing a fence, marked in green on attached Block Site Plan.

Increased vandalism and property damage in this location over the past five years has shown the necessity for fencing to delineate the SCC yard from surrounding public access areas. Once the Vandaveer project progresses the increased foot traffic in the surrounding the SCC yard will pose an even greater security risk.

The Perry Brothers construction company will be responsible for the shed structure and siding, utilizing the barn wood salvaged from the original Barn structure, in accordance with the below Architectural Description.

Please note, the sheds are shown with shingle roofs. However, if the Council deems a metal roof acceptable this would be preferable as the metal is more durable. Both Storage Sheds (Marks 7 and 8) have metal roofs.

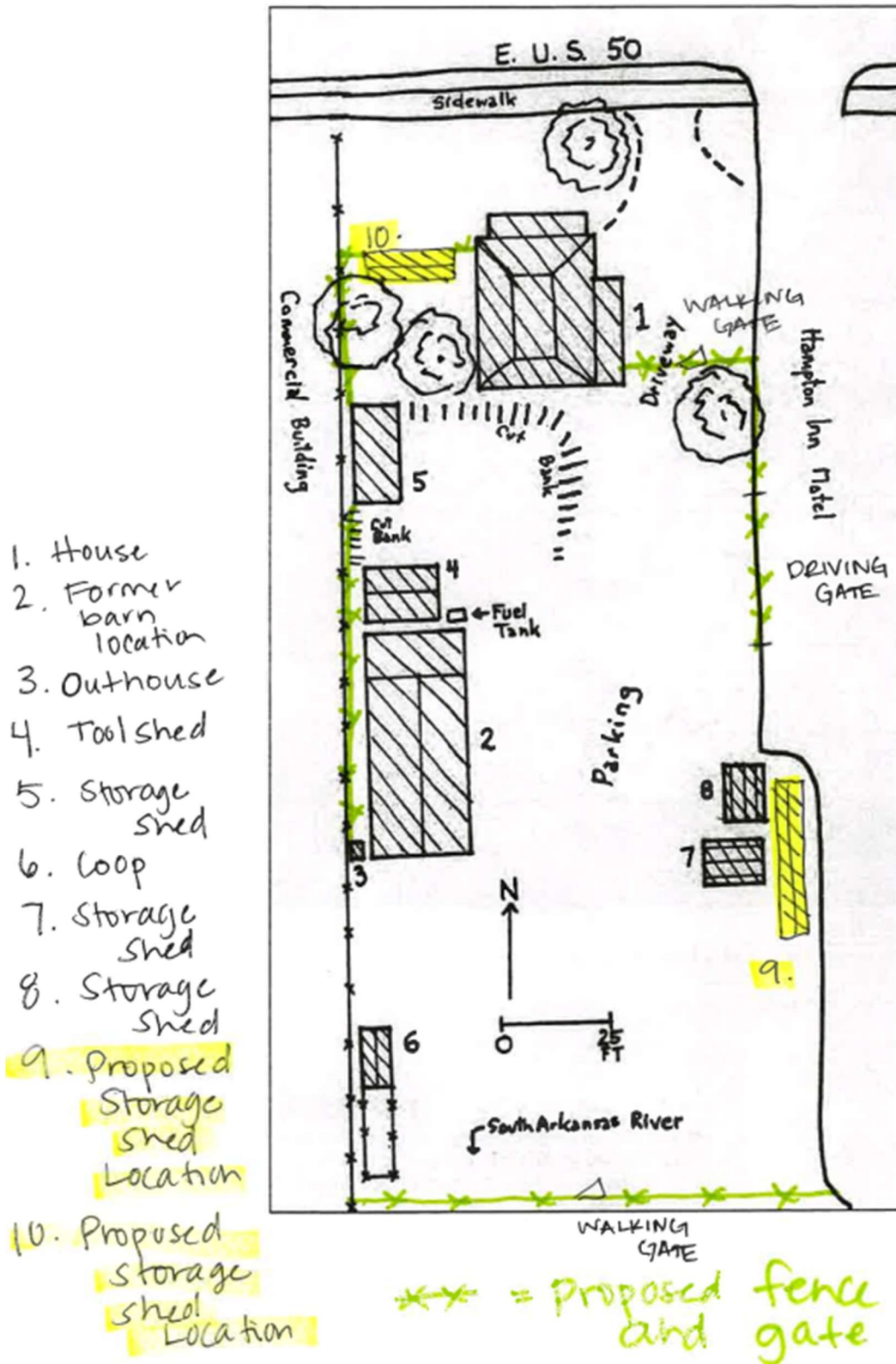
Ronald Tomlinson from Huxley Fence and Storage in Buena Vista will be responsible for fence installation.

Snapshot of rendering below, full rendering attached in a separate document.

Architectural Description of existing structures below, proposed materials and elevations attached in a separate document.

BLOCK SITE PLAN:

5CF.2896, 701 E. U.S. 50, Salida



Architectural Descriptions for Property at 701 E. Highway 50, Salida

House (Mark 1) – This one-story brick Queen Anne-style house faces north and rests on a raised, stone foundation clad with concrete etched to resemble blocks of stone. The walls display bricks in variegated shades of red with white mortar laid in stretcher bond. A projecting water table terminating the walls is composed of three courses of red brick. Windows are segmental arch, with brick lintels and wood sills above a brick rowlock course (unless otherwise noted). The hipped roof includes a flat center deck and overhanging, boxed eaves. The roof is clad with asphalt composition shingles, and there are center brick chimneys at the north and south ends of the roof.

The symmetrical facade (north wall) features a projecting, hipped roof porch with a stone and concrete deck. The porch features turned spindle supports, a spindled frieze, decoratively-cut brackets, and molded trim on the cornice. Facing the porch toward the center of the wall are two segmental arch entrances with inset, paneled and glazed wood doors with applied ornaments and carving that are surmounted by single-light transoms. Flanking the doors are tall segmental arch one-over-one-light double-hung sash windows with red brick lintels.

On the west, the foundation at the north end displays large cobbles and stones covered with concrete etched to resemble blocks. Toward the south, the concrete is rougher in finish and is not etched. The west wall contains a tall segmental arch window with a red brick lintel with a drip cap toward the north, and a second window of the same design toward the center. Further south is a tall single-light window with brick lintel, with a short window of similar design with a single light. The lintels on the latter two windows appear to be of slightly less skilled craftsmanship and do not have drip caps.

The south (rear wall) has a raised foundation displaying two narrow segmental arch windows (the west window is filled with concrete blocks); there is no water table. The concrete of the foundation is rough in finish and is not etched. Three segmental arch windows are found on the south wall: a narrow one-over-one-light double-hung sash window toward the west end, and two short, segmental arch, single-light windows toward the east end.

Near the southeast corner, the east wall has a projecting, shed roof, enclosed porch. The foundation of the porch is poured concrete, there is a board sill, and the walls are clad with beadboard siding. The south wall of the porch displays a six-over-six-light window toward the west end. The east wall features, from the south end: a six-over-six-light double-hung sash window; a paneled and glazed wood door with a transom and a decorative wood screen; and six six-over-six-light double-hung sash windows. Concrete steps access the

door. North of the porch, the east wall has a one-over-one-light double-hung sash window with a red brick lintel with a drip cap. Solar panels rest on the south slope of the roof.

Barn – demolished and wood salvaged for shed usage (Mark 2)

The one-and-a-half-story, gabled roof, rectangular, frame barn has a shed roof projection on the north wall. Stone and concrete are found along the foundation. The walls are clad with cedar vertical boards, and the gable faces display short lengths of vertical board. The barn has wood shingle roofing, overhanging eaves, and exposed rafter tails.

The front (east wall) of the north shed roof wing has a flat arch entrance extending the width of the wing and vertical boards above the entrance. The main wing of the barn features from the north end: a short metal-hinged door; a vertical board door with metal hinges; a vertical board hinged door with a short hinged door above; and two rectangular, unglazed, window openings with plain surrounds.

The south wall displays small, glazed, rectangular windows flanking two vertical board doors with metal hinges. A small shed with vertical beadboard walls, a paneled door at the center of the south wall, and an originally flat roof modified to a shed roof is leaning against the south wall of the barn.

The west wall of the barn is clad with vertical boards and no openings. The west and north walls of the shed roof wing are blank.

Outhouse (Mark 3)

There is a small frame outhouse adjacent to the south end of the west wall of the barn wall. The outhouse faces south and has horizontal lap siding; a gabled, wood shingle roof; and a vertical board door on the south wall.

Tractor Shed (Mark 4)

The small one-story, rectangular, front gabled roof tractor shed is north of the barn and faces east. The walls are clad with flush horizontal boards. The east wall contains double paneled and glazed garage doors to the north, while the south bay has a paneled and glazed pedestrian door with a rectangular light. The east gable face is clad with vertical boards and has a pointed arch stained glass window. The roofing is wood shingles, and there are overhanging eaves.

Grain Shed (Mark 5)

The rectangular, one-story grain shed are built into the hill north and west (these walls are not visible). There is a concrete and stone foundation. The walls are sided with wide horizontal lap siding on the south half of the building; there is red brick on the north. There

is a door on the south wall clad with wide horizontal siding and has strap hinges. The south end of the east wall has paired, center, two-light windows flanked by single-light windows; the north third of the wall has paired windows (one with two lights and one with a single light). The building has a shed roof with overhanging eaves covered with asphalt shingles and rolled roofing.

Chicken Coop (Mark 6)

The one-story rectangular chicken coop faces south and has vertical board walls with a sill board. The front gable roof has overhanging eaves and is partially clad with rolled roofing. The south wall has an off-center vertical board door. The west wall is blank. The north wall has an opening on the gable face. The east wall has a square, center, single-light window.

Chicken Run (Adjacent to Mark 6)

South of the chicken coop is a wood frame structure enclosed with chicken wire, which is divided into three sections inside and has a wood floor.

Storage Shed (Mark 7)

At the east edge of the property is a nonhistoric, rectangular, side gambrel roof storage shed facing west with T1-11 siding. The west wall has double center doors flanked by four-over-four-light windows. The rear wall is blank. The shed has metal roofing. The building is labeled "Pro Shed."

Storage Shed (Mark 8)

At the east edge of the property is a nonhistoric, rectangular, front gambrel roof storage shed with T1-11 siding and metal roofing. There are double center doors on the west wall and two four-over-four-light windows on the north and south walls. The rear wall is blank.



**CERTIFICATE OF APPROVAL
APPLICATION**

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

A. Type

1. **Minor Activity** - means or includes:

- a. The replacement of surface materials such as roofing or siding or an exterior architectural feature with materials and design substantially similar to the existing materials or design;
- b. The installation, removal or replacement of a fence, awning, roofing material or dumpster enclosure;
- c. The reuse of an existing window or door opening which has been covered or filled through installation of a replica of a historic door or glazing;
- d. Those activities deemed to not detrimentally impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be minor upon petition to and determination by the Administrator or his or her designee.

2. **Major Activity** - means and includes: *\$300 fee*

- a. An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation or demolition;
- b. Alterations, additions or other work performed on a building, structure or site that result in the increase or decrease of site coverage, floor area or exterior wall or roof surface;
- c. The installation, alteration or removal of a window or door opening;
- d. The replacement or repair of surface materials such as roofing or siding or an exterior architectural feature with materials or design not substantially similar to the existing materials or design;
- e. The cleaning of an exterior surface of a contributing or landmark building or structure by sandblasting, high-pressure spraying or other chemical or mechanical means;
- f. Application of sealant, paint, stucco, texture or other material that would conceal, alter or damage the exterior of any contributing or landmark building with an existing unfinished or unpainted brick, masonry or other unfinished siding or structural element;
- g. Those activities deemed to potentially impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be major upon petition to and determination by the Administrator or his or her designee.

2. PROCEDURE (City Code Section 16-12-80)

A. Development Process

- 1. Pre-Application Conference. Optional.
- 2. Submit Application.
- 3. Staff Review. Determination of Minor or Major Activity.
 - a) Minor Activity. Administrative Review.
 - b) Major Activity. Applicant Notice and Administrative review with advice from HPC.

STAFF USE ONLY

Application received by: _____ Date/Time: _____
 Code: _____ Project Name: _____ File Name: _____
 Fee: _____ Receipt #: _____ Check #: _____

3. APPLICATION CONTENTS (City Code Section 16-12-80(b)(2))

A. All Projects, 7 copies of all materials are required for major applications, 2 for minor:

- 1) **General Development Application.**
- 2) **Photographs.** All applications shall be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- 3) **Drawing Format.** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonable drawn to scale.
- 4) **Dimensioned Site Plan.** Site plan showing street locations, existing structure and proposed new elements or structures.
- 5) **Dimensioned Floor Plan(s).** Floor plans showing existing structures and proposed new elements or structures.
- 6) **Dimensioned Roof Plan.** Roof plan showing proposed new roof elements in context of the existing roof.
- 7) **Dimensioned Exterior Elevations.** Exterior elevations showing appearance of proposed project with all materials and indicating finishes.
- 8) **Building Sections and Construction Details.** Sections and details as required adequately explaining and clarifying the project. Note all materials and finishes.
- 9) **Specification of Materials.** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- 10) **Bids.** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.
- 11) **Window Replacement.** If proposing to replace historic windows (aside from wooden replica sash replacement) justification shall be provided as outlined in National Park Service Preservation Brief #9. Submittal must include written assessment of condition of existing windows.
- 12) **New Construction** shall include the following information:
 - a. **Block Site Plan.** A site plan or aerial photograph showing relationship of proposed structure to existing structures.
 - b. **Written Statement.** A written statement of the design philosophy and building program.
 - c. **Massing Model.** A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
 - d. **Photographs.** Photographs of the surrounding structures including both block faces and side streets.
- 13) **Demolition or relocation** of a building, structure or site shall include the following:
 - a. A detailed description of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as a reason for the proposed demolition or relocation.
 - b. A detailed development or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
 - c. Elevations, building sections, construction details, specifications and massing model of proposed replacement structure similar to those required for new construction.
 - d. For landmark or contributing structures the applicant must submit a report prepared by an architect, appraiser, engineer or other qualified person experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites addressing:
 - i) The structural soundness of the building, structure or site and its suitability for rehabilitation, renovation, restoration or relocation.
 - ii) The economic and structural/engineering feasibility of the rehabilitation, renovation and/or restoration of the building, structure or site at its current location.
 - iii) The economic and structural/engineering feasibility of relocating the building, structure or site.
- 14) **Application Fee:** According to current adopted fee schedule.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 6

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

I. IDENTIFICATION

- 1. **Resource Number:** 5CF.2896
- 2. **Temporary Resource Number:** N/A
Parcel Number: 380705400185
SHF/CLG Grant Number: 2010-02-003
GARNA Survey Number: 1109
- 3. **County:** Chaffee
- 4. **City:** Salida vicinity
- 5. **Historic Building Name:**
Cowen Farm



- 6. **Current Building Name:**
Southwest Conservation Corps

- 7. **Building Address:** 701 E. U.S. 50
- 8. **Owner Name and Address:** Southwest Conservation Corps, 701 Camino del Rio, Suite 101, Durango, Colorado 81301

II. GEOGRAPHIC INFORMATION

- 9. **P.M.** N.M. **Township** 49 N **Range** 9 E
NE 1/4 NW 1/4 SW 1/4 SE 1/4 of Section 5
SE 1/4 NW 1/4 SW 1/4 SE 1/4 of Section 5
NW 1/4 NE 1/4 SW 1/4 SE 1/4 of Section 5

- 10. **UTM Reference(s):** 13, 413294, 4264404

- 11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
- 12. **Lot (s):** 3-4 **Block(s):** N/A
Addition: John's Subdivision **Year of Addition:** --

- 13. **Boundary Description and Justification:**
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

- 14. **Building Plan (footprint, shape):** L-Shaped
- 15. **Dimensions in Feet: Length** 39.8 **X Width** 37.4
- 16. **Stories:** 1
- 17. **Primary External Wall Material(s) (enter no more than two):**
Brick

18. Roof Configuration (enter no more than one):

Hipped/Cross Hipped

19. Primary External Roof Material (enter no more than one): Asphalt/Composition**20. Special Features (enter all that apply):**

Porch, Chimney, Segmental Arch Window

21. General Architectural Description:

This one-story brick Late Victorian/Queen Anne-style house (Resource 1) faces north and rests on a raised, stone foundation clad with concrete etched to resemble blocks of stone. The walls display bricks in variegated shades of red with white mortar laid in stretcher bond. A projecting water table terminating the walls is composed of three courses of red brick. Windows are segmental arch, with brick lintels and wood sills above a brick rowlock course (unless otherwise noted). The hipped roof includes a flat center deck and overhanging, boxed eaves. The roof is clad with asphalt composition shingles, and there are center brick chimneys at the north and south ends of the roof.

The symmetrical façade (north wall) features a projecting, hipped roof porch with a stone and concrete deck. The porch displays turned spindle supports, a spindled frieze, decoratively-cut brackets, and molded trim on the cornice. Facing the porch toward the center of the wall are two segmental arch entrances with inset, paneled and glazed wood doors with applied ornaments and carving that are surmounted by single-light transoms. Flanking the doors are tall segmental arch one-over-one-light double-hung sash windows with red brick lintels.

On the west, the foundation at the north end displays large cobbles and stones covered with concrete etched to resemble blocks. Toward the south, the concrete is rougher in finish and is not etched. The west wall contains a tall segmental arch window with a red brick lintel with a drip cap toward the north, and a second window of the same design toward the center. Further south is a tall single-light window with brick lintel, with a short window of similar design with a single light. The lintels on the latter two windows appear to be of slightly less skilled craftsmanship and do not have drip caps.

The south (rear wall) has a raised foundation displaying two narrow segmental arch windows (the west window is filled with concrete blocks); there is no water table. The concrete of the foundation is rough in finish and is not etched. Three segmental arch windows are found on the south wall: a narrow one-over-one-light double-hung sash window toward the west end, and two short, segmental arch, single-light windows toward the east end.

Near the southeast corner, the east wall has a projecting, shed roof, enclosed porch. The foundation of the porch is poured concrete, there is a board sill, and the walls are clad with beadboard siding. The south wall of the porch displays a six-over-six-light window toward the west end. The east wall features, from the south end: a six-over-six-light double-hung sash window; a paneled and glazed wood door with a transom and a decorative wood screen; and six six-over-six-light double-hung sash windows. Concrete steps access the door. North of the porch, the east wall has a one-over-one-light double-hung sash window with a red brick lintel with a drip cap. Solar panels rest on the south slope of the roof.

22. Architectural Style/Building Type: Late Victorian/Queen Anne**23. Landscaping or Special Setting Features:**

These farm buildings sit on a 2.1-acre property on the south side of U.S. Highway 50, a busy four-lane highway, and north of the South Arkansas River. The farm has a linear layout, with the house at the north end and a line of agricultural buildings behind the house, slightly to the west. From north to south, these buildings include: a grain shed, a tractor shed, a large barn, an outhouse, a storage shed, and a chicken coop. Two recently added storage sheds are at the southeast corner of the farmyard. Along the front of the property is a tinted concrete sidewalk with a replica historic streetlight. A sign reading "Southwest Conservation Corps" is at the northeast corner of the front yard. A concrete sidewalk from the public sidewalk leads to the entrance. A group of trees is east of the sidewalk. On the east side of the house is a gravel parking area that leads to the open farmyard adjacent to the farm outbuildings. A tree is at the east edge of the property. A vertical board fence encloses the yard on the west. A tree is at the southwest corner of the house and there are stones aligned in circles on the west. A recent motel stands east of the house and another commercial property is to the west, which are representative of the types of modern development that now dominate both sides of Highway 50.

24. Associated Buildings, Features, or Objects:

2. Barn, ca. 1905, contributing

The one-and-a-half-story, gabled roof, rectangular (59' X27'), frame barn has a shed roof projection on the north wall. Stone and concrete are found along the foundation. The walls are clad with cedar vertical boards, and the gable

faces display short lengths of vertical board. The barn has wood shingle roofing, overhanging eaves, and exposed rafter tails; the roof is approximately 25' high. The front (east wall) of the north shed roof wing has an entrance extending the width of the wing and vertical boards above the entrance. The main wing of the barn features from the north end: a short metal-hinged door; a vertical board door with metal hinges; a vertical board hinged door with a short hinged door above; and two rectangular, unglazed, window openings with plain surrounds. The south wall displays small, glazed, rectangular windows flanking two vertical board doors with metal hinges. A small shed with vertical beadboard walls, a paneled door at the center of the south wall, and an originally flat roof modified to a shed roof is leaning against the south wall of the barn. The west wall of the barn is clad with vertical boards and no openings. The west and north walls of the shed roof wing are blank.

3. Outhouse, pre-1963, contributing

There is a small frame outhouse adjacent to the south end of the west wall of the barn. The outhouse faces south and has horizontal lap siding; a gabled, wood shingle roof; and a vertical board door on the south wall.

4. Tractor Shed, pre-1963, contributing

The one-story, rectangular (18' X 24'), front gabled roof tractor shed is north of the barn and faces east. The walls are clad with flush horizontal boards. The east wall contains double paneled and glazed garage doors to the north, while the south bay has a paneled and glazed pedestrian door with a rectangular light. The east gable face is clad with vertical boards and has a pointed arch painted glass window. The roofing is wood shingles, and there are overhanging eaves.

~~5.~~ 5. Grain Shed, pre-1963, contributing

The rectangular one-story grain shed are built into the hill north and west (these walls are not visible). There is a concrete and stone foundation. The walls are sided with wide horizontal lap siding on the south half of the building; there is red brick on the north. There is a door on the south wall clad with wide horizontal siding that has strap hinges. The south end of the east wall has paired, center, two-light windows flanked by single-light windows; the north third of the wall has paired windows (one with two lights and one with a single light). The building has a shed roof with overhanging eaves covered with asphalt shingles and rolled roofing.

6. Chicken Coop, pre-1963, contributing

The one-story rectangular chicken coop faces south and has vertical board walls with a sill board. The front gable roof has overhanging eaves and is partially clad with rolled roofing. The south wall has an off-center vertical board door. The west wall is blank. The north wall has an opening on the gable face. The east wall has a square, center, single-light window.

7. Chicken Run [?], pre-1963, contributing

South of the chicken coop is a wood frame structure enclosed with chicken wire, which is divided into three sections inside and has a wood floor.

8. Storage Shed, noncontributing, 2010s

At the east edge of the property is a nonhistoric, rectangular, side gambrel roof storage shed facing west with T1-11 siding. The west wall has double center doors flanked by four-over-four-light windows. The rear wall is blank. The shed has metal roofing. The building is labeled "Pro Shed."

9. Storage Shed, noncontributing, 2010s

At the east edge of the property is a nonhistoric, rectangular, front gambrel roof storage shed with T1-11 siding and metal roofing. There are double center doors on the west wall and two four-over-four-light windows on the north and south walls. The rear wall is blank.

IV. ARCHITECTURAL HISTORY

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

25. **Date of Construction:** **Estimate** ca. 1905 **Actual**

Source of Information: History of Property Ownership, Eric Sanino

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. Original Owner: Clifford and Arthur Cowan

Source of Information: History of Property Ownership, Eric Sanino

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

The county assessor reports an estimated construction date of 1900; a more precise date appears to be about 1905, the year the Cowen brothers acquired the land. The sunroom/porch on the east is of unknown date, but appears to be at least 50 years old. The house has undergone minor changes such as the replacement of a few windows and addition of solar panels in recent years. Some windows on the west and south are replaced with single-light windows.

30. Original Location: Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

Agriculture/Subsistence/Animal Facility/Barn

32. Intermediate Use(s): Domestic/Multiple Dwelling

Agriculture/Subsistence/Animal Facility/Barn

33. Current Use(s): Social/Civic

34. Site Type(s): Farmstead, Farmhouse, Office

35. Historical Background:

Early History of the Site

An Italian immigrant who became a pioneer Chaffee County settler, John Tanasee [also spelled Tanassee and Tannassee], filed a homestead claim for 160 acres of land here as early as 1863, although he never received a patent. Called "the first farmer" in the Salida area by historian Virginia Simmons, Tanasee built a ranch headquarters and used water from the stream for irrigation. The Tanasee ditch was the second recorded on the South Arkansas, with an 1866 priority. Tanasee reportedly ran into trouble with Chief Colorow around 1868 for refusing to give him food. Colorow, a Comanche adopted by the Utes, was said to have "intimidated many isolated ranchers for several years." He supposedly threatened to return to kill Tanasee if he did not abandon the land, a warning Tanasee apparently took seriously; in 1868 he sold the ranch to Noah Baer and his cattle to Joe Hutchinson and was never heard from again.

Noah Baer received a cash entry patent for the land in 1874. Born in Rock Bridge County, Virginia, on March 15, 1820, Baer lived on his father's farm until age 26. He travelled to Platte County, Missouri, in 1846 and learned blacksmithing. He continued to practice the trade when he moved to Iowa in 1856 and later when he moved to Fairplay, Colorado, in 1860, after hearing about gold strikes in the territory. In 1862 Baer settled in the then-booming mining camp of Cache Creek, where he stayed for several years before buying Tanasee's ranch in 1868.

Baer grew oats, wheat, barley, and alfalfa and raised cattle on the ranch. He made improvements on the land, and "cleared the willows, the sagebrush, the rocks, and plowed and leveled all by hand and with a team of horses." The 1870 U.S. Census for Lake, Colorado Territory, found Baer still working as a blacksmith, as well. Baer married late in life, at the age of 57 in 1877. His wife, Frances D. Ball, was born in 1843 in Platte County, Missouri. Frances had two sisters: Mary Ann, who married Naham Swallow; and Suzan, who married Preston Dunlap, a partner of Baer in the ranching business. In fall 1885, Naham Swallow bought out Baer and Dunlap. The Baers moved to Washington, where Noah Baer died on 14 July 1899 in Jackson County, Oregon. Frances later remarried; she died on 8 February 1922.

Development of the Property

Based on research conducted by Eric Sainio of the Southwest Conservation Corps (current owner of the property), property records indicate Noah Baer sold the portion of his ranch including this property to Lydia E. Hindman. Hindman, a real estate investor, sold the land to brothers Clifford and Arthur Cowen in 1905 for \$3000. In 1907 the Cowens purchased an additional seven acres for \$1500 from their western neighbors, the Albrights. Sainio believes the Cowens likely built the house, and perhaps wanted additional space around the house.

The Cowens, who were natives of Indiana, both worked as gardeners/farmers on the land until their deaths. Arthur Cowen was born in about 1875 and Clifford Cowen about 1873. In 1910 both men were bachelors, and their sister, Maggie M. Cowen (28), also single, lived with them. Two farm laborers, fifteen-year-old Arthur Moore and twenty-five-year-old Adolph G. Schulz also lived and worked with the Cowens.

By 1920 both brothers had married and were listed in the 1920 U.S. Census as living adjacently on the "County

Road." This seems to indicate both families were living in this house (which has two entrances on the front). Clifford Cowen married Bessie, who was born about 1884 in Illinois. Her widowed 66-year-old father, John O. Pierce, lived with the couple, as did a five-year-old nephew, Ernest Phillips and a four-year-old niece, Ruth M. Cowen. Clifford Cowen died in March 1922.

Arthur's wife was Bernice, who was born in Colorado in about 1895. The couple had at least four children, all born in Colorado: Russell B., Margaret, Virgil, and Homer C. John W. Lotshaw, Arthur's 70-year-old uncle, also lived with the family in 1920 and worked as a farm laborer. In 1930 Arthur's widowed mother, 82-year-old Martha Cowen, lived with the family. Arthur continued to farm the land until his death in March 1947. Cecil Cowen, Clifford and Arthur's brother, took ownership of the property at this time. He worked as a dairyman and his wife Fern owned a beauty shop. Cecil Cowen died in 1953.

Ernest C. and Thelma C. Phillips and their family owned the property from 1964 through 2007. Ernest and Thelma were both born in 1914, he in Utah and she in Kansas. The couple lived with their two young sons in Timnath, Colorado in 1940. He worked as a high school teacher that year. Ernest Phillips died in February 1988, followed by Theresa in November 2003. Both are buried in Salida.

In 2007 Phillip A. and Janet A. Carey co-owned the property with John and Betty Spino. In 2008, the Spinosa waived their portion of the property to the Careys, who sold in 2009 to the Southwest Conservation Corps (SCC), the current owner. SCC "employs young adults in conservation work on public lands throughout southern Colorado, New Mexico, and Arizona." Their projects include such activities as "trail construction, watershed restoration and fire/fuels mitigation." The SCC Los Valles Region based in Salida has grown rapidly. This property is utilized as an office and area for storage of equipment and supplies for the organization.

36. Sources of Information:

Southwest Conservation Corps staff members, Salida, Interview by Thomas H. and R. Laurie Simmons, 13 October 2011; Eric Sanino, Salida, E-mail to R. Laurie Simmons, 30 November 2012; June Shaputis and Suzanne Kelly, A History of Chaffee County (Marceline, Missouri: Walsworth Publishing, 1982), 254-255; George Everett and Wendell Hutchinson, Under the Angel of Shavano (Denver: Golden Bell Press, 1963); Find-A-Grave. Find A Grave Memorial # 13312790; O.L. Baskin, History of the Arkansas Valley, Colorado (Chicago: O.L. Baskin & Co., 1881), 507; Virginia Simmons, The Upper Arkansas: A Mountain River Valley (Boulder: Pruett Publishing Co., 1990), 81; Social Security Death Index; U.S. Census, 1900-1940; Colorado Republican, 15 August 1907, 1; Chaffee County Republican, 9 February 1905, 4; Chaffee County Assessor records; Chaffee County Clerk records; Raymond Smith, Email to Thomas H. Simmons, 28 November 2012.

VI. SIGNIFICANCE

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

Designating Authority: N/A

Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment Eligible

38. Applicable National Register Criteria:

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

National Register Significance: Area, Period, and Level:

39. Area(s) of Significance:	40. Period(s) of Significance:	41. Level(s) of Significance:
Architecture	ca. 1905-1953	Local
Agriculture	ca. 1905-1953	Local

42. Statement of Significance:

The farmhouse is significant in the area of Architecture as a good representative of the Late Victorian/Queen Anne style as applied to small farm dwellings. The style is reflected most notably in the prominent front porch with turned wood spindle supports, brackets, and a spindled frieze; tall segmental arch double-hung sash windows with lintels of contrasting brick; and segmental arch entrances with elaborately ornamented paneled and glazed doors and transoms. The barn is an important example of a rapidly disappearing resource type and is notable for its large size, cedar board construction, and wood shingle roofing. It is an excellent example of the barns once found along Highway 50. The other remaining outbuildings are evidence of the types of construction found on a successful agricultural operation in the early twentieth century, including sheds, an outhouse, and chicken coop.

The farm is important in the area of Agriculture as one of the few remaining examples of the agricultural community that existed along Highway 50. The land was included in some of the earliest homestead efforts in the county and developed into a farming and ranching area that prospered for many years. The farm was developed by brothers Clifford and Arthur Cowen, who lived here with their families and worked the land until their deaths. Another brother, Cecil Cowen then inherited the farm and had a dairy here. Under the Cowen family ownership, the land stayed in agricultural use for almost 50 years. Few of the historic properties associated with the historic agricultural community of this area remain today due to growing commercial development along the highway, including both sides of this property.

43. Assessment of Historic Physical Integrity Related to Significance:

The property displays a high level of integrity in comparison to other early farms along this stretch of Highway 50. The property in general displays integrity of location, design, materials, workmanship, feeling, and association. The immediate setting of the property is fairly intact, with the open farmyard toward the east-rear and the farm buildings displaying a linear layout. The undeveloped area behind the farm buildings extending to the river also maintains integrity. Recent impacts to the larger setting include commercial construction and the continued development of Highway 50 as a commercial corridor; these developments make this property one of the few remaining examples of a farmstead in the area. The barn and most outbuildings retain integrity of materials and design, with some changes that reflect the continued use of the property over time.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

45. Is there National Register district potential? Discuss. Yes

The historic buildings of this property constitute a historic district; there are commercial buildings on each side of the property that define the limits of the district.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Digital Image Reference(s): CF2896-01 to -19

Digital Images Filed At: GARNA, Salida, Colorado

Photographer: T.H. Simmons

48. Report Title: Chaffee County Historic Resources Survey, 2010-12

49. Date(s): October 2011

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

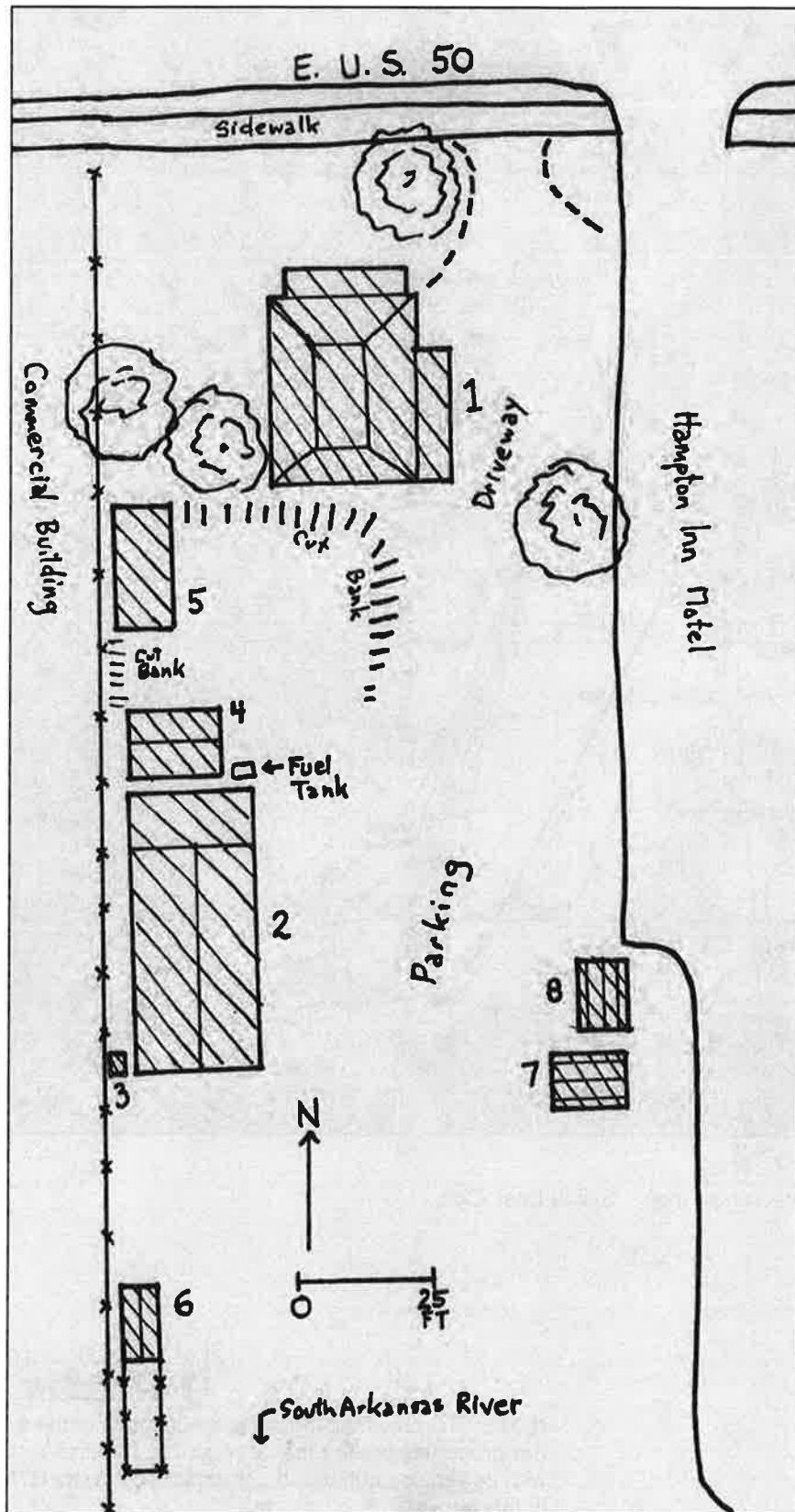
53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

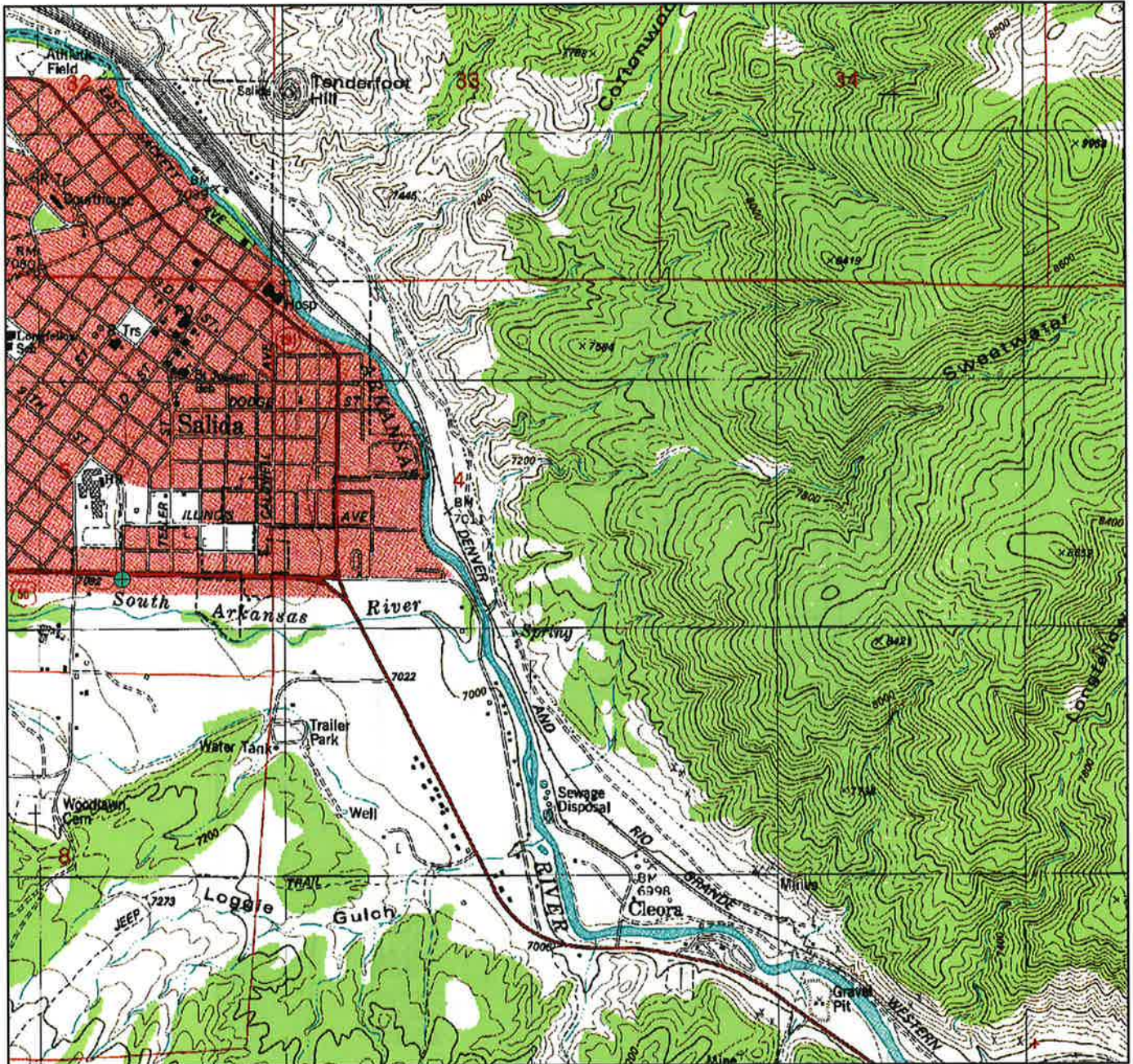
**History Colorado-Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395**

Architectural Inventory Form
Sketch Map

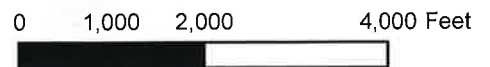
5CF.2896, 701 E. U.S. 50, Salida



Architectural Inventory Form
 USGS Location Map



5CF.2896, 701 E. U.S. 50, Salida
 Extract of USGS 7.5' quadrangle map: Salida East, Colo.



NOTE: The crosshair indicates the location of the surveyed property. For properties greater than or equal to 10 acres a polygon is displayed with its vertices numbered corresponding to the UTM coordinates reported in this form.



STAFF REPORT

MEETING DATE: November 4, 2021

AGENDA ITEM TITLE: The Cowen Farms - Major Certificate of Approval for Demolition

AGENDA SECTION: Public Hearing

REQUEST: The request is for a certificate of approval for demolition of the historic barn at The Cowen Farms, local landmark located at 701 E. Highway 50.

APPLICANT:

The applicant is Southwest Conservation Corps, represented by Anna Hendricks, 701 E. Highway 50, Salida, CO 81201.

LOCATION:

The property is located at Lots 3 and 4, John’s Subdivision, City of Salida and is also known as 701 E. Highway 50.

PROCESS:

It is the intent of the City to preserve the historic districts and historical and architectural resources of the City through limitations on the demolition and relocation of landmark and contributing buildings, structures or sites to the maximum extent feasible, and to regulate the demolition and relocation of nonlandmark and noncontributing structures within historic districts. The demolition and/or relocation of landmark and contributing buildings, structures and sites are to be discouraged in favor of preservation, renovation, adaptive reuse or relocation within a historic district. Notwithstanding the foregoing, it is recognized that structural deterioration, economic hardship and other factors not within the control of a property owner may cause or require the demolition or relocation of a landmark or contributing building, structure or site.



Demolition of a local historic landmark shall be reviewed by the Historic Preservation Commission (HPC) at a regular or special meeting to be conducted within thirty-one days from the date the application was determined complete, or within a longer time period as necessary to reasonably accommodate the application on an HPC agenda. The HPC shall conduct a public hearing to review the conformance of the demolition application with all applicable provisions of the Municipal Code.

OBSERVATIONS:

1. The subject property is located at 701 East Highway 50 and is within the Commercial (C-1) zone district. In 2013 the Historic Preservation Commission and the Salida City Council designated the property as a Local Historic Landmark with Ordinance 2013-07.

2. The proposal includes the demolition of the historic barn. The barn is a contributing structure to the Local Historic Landmark site.

3. In August of 2018 the applicant applied for certificate of approval for a partial rehabilitation of the historic barn but was unable to complete the renovations due to the condition of the structure and the costs to renovate.



4. The applicant then returned to the Historic Preservation Commission for a work session on October 8, 2020 explaining the constraints and challenges to rehabilitate the barn. At that meeting it was determined that it was reasonable to demolish the barn and build a structure that meets the needs of the Southwest Conservation Corps.



5. The barn is currently not a usable structure and poses a hazard as shown in the application materials. They are now having problems with squatters within the barn which is a liability to the SCC.

6. The Architectural Inventory statement of significance for this property states: "The farmhouse is significant in the area of Architecture as a good representative of the Late Victorian/Queen Anne style as applied to small farm dwellings. The style is reflected most notably in the prominent front porch with turned wood spindle supports, brackets, and a spindled frieze; tall segmental arch double-hung sash windows with lintels of contrasting brick; and segmental arch entrances with elaborately ornamented paneled and glazed doors and transoms. The barn is an important example of a rapidly disappearing resource type and is notable for its large size, cedar board construction, and wood shingle roofing. It is an excellent example of the barns once found along Highway 50. The other remaining outbuildings are evidence of the types of construction found on a successful agricultural operation in the early twentieth century, including sheds, an outhouse, and chicken coop.



The farm is important in the area of Agriculture as one of the few remaining examples of the agricultural community that existed along Highway 50. The land was included in some of the earliest homestead efforts in the county and developed into a farming and ranching area that prospered for many years. The farm was developed by brothers Clifford and Arthur Cowen, who lived here with their families and worked the land until their deaths. Another brother, Cecil Cowen then inherited the farm and had a dairy here. Under the Cowen family ownership, the land stayed in agricultural use for almost 50 years. Few of the historic properties associated with the historic agricultural community of this area remain today due to growing commercial development along the highway, including both sides of this property.”

7. The applicant has included a narrative and photographs describing the immediate need to demolish the declining barn due to safety and liability.

REVIEW STANDARDS, SECTION 16-12-90(d): The following criteria shall be used in determining whether a certificate of approval should be issued for the demolition or relocation of a landmark or a building, structure or site within a historic district:

1. The historic, social or architectural significance of the building, structure or site.

- A historical background of the structure is provided in the attached architectural inventory form.
- The barn structure is considered contributing to the Local Landmark property and the architectural inventory form explained: “The barn was constructed in 1905 and is one-and a half story, gabled roof, rectangular (59’x27’), frame barn has a shed roof projection on the north wall. Stone and concrete are found along the foundation. The walls are clad with cedar vertical boards, and the gable faces display short lengths of vertical board. The barn has wood shingle roofing, overhanging eaves, and exposed rafter tails; the roof is approximately 25’ high. The front (east wall) of the north shed roof wing has an entrance extending the width of the wing and vertical boards above the entrance. The main wing of the barn features from the north end: a short metal-hinged door; a vertical board door with metal hinges; a vertical board hinged door with a short hinged door above; and two rectangular, unglazed, window openings with plain surrounds. The south wall displays small, glazed, rectangular windows flanking two vertical board doors with metal hinges. A small shed with vertical beadboard walls, a paneled door at the center of the south wall, and an originally flat roof modified to a shed roof is leaning against the south wall of the barn. The west wall of the barn is clad with vertical boards and no openings. The west and north walls of the shed roof wing are blank.”

2. The structural soundness and safety of the building, structure or site.

- A letter from G/T Structural Engineers is attached to the application. The Engineers assessed the structural integrity of the barn on February 16, 2011. The letter highlights the concerns regarding the structural integrity of the barn and states that because of design requirements of current building codes the building is

structurally inadequate and bringing the existing building to current code would be difficult. The Engineers suggested modifications to make the building structurally adequate would exceed the cost of removing the building and replacing it.

- It is cost prohibitive for the applicant to rehabilitate the barn and meet current building codes.

3. In the case of a landmark or contributing building, structure or site, whether the same can be rehabilitated, renovated or restored at its current location as part of an economically feasible and beneficial use of the property.

- In 2018 the applicant submitted a certificate of approval application to rehabilitate a portion of the barn and use it for a new meeting space. The condition of the barn and the costs associated with the renovations proved to be too extensive to rehabilitate the structure.
- Constructing a new structure for a meeting space in place of the barn is more beneficial to the Southwest Conservation Corps.

4. In the case of a landmark or contributing building, structure or site, whether the same has been properly maintained and/or been subject to disrepair, deterioration and/or demolition by neglect.

- The building has not been maintained for a number of years and there is extensive damage in the entire building which poses a safety issue for the owners and visitors of the property.

5. In the case of a landmark or contributing building, structure or site, whether the same can be relocated to a historically appropriate alternative location in a manner that will protect and insure its structural integrity.

- There is little possibility that this large structure could be successfully relocated but the applicant has stated that they will salvage as much of the materials as feasible and reuse them in the construction of the building.

6. The impacts of the proposed demolition or relocation of the building, structure or site, and the planned redevelopment of the site, on the historical character of the existing neighborhood.

- The application is for demolition of the barn which is located behind the little house and not highly visible from Highway 50. Redevelopment plans include rebuilding a structure in the same location as the barn, to fit the needs of the Southwest Conservation Corps.

RECOMMENDED FINDINGS:

1. That the barn has been extensively damaged to the point that it is not economically viable to rehabilitate.

RECOMMENDED ACTION:

Based upon the observations and review standards outlined above, staff recommends **Approval** of the request for the demolition of the barn, a local landmark, located at 701 E. Highway 50 with the following conditions.

1. That the applicant salvage as much of the materials as possible from the demolition of the barn to be used in the proposed new building.
2. That the applicant submit a certificate of approval application for the construction of the new building that will replace the historic barn.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

November 5, 2021

Southwest Conservation Corps
Attn: Anna Hendricks
701 E. Highway 50
Salida, CO 81201

Dear Anna,

On November 4, 2021, the Salida Historic Preservation Commission approved your Major Certificate of Approval for the demolition of the historic barn at The Cowen Farms, located at 701 E. Highway 50.

The approval is based on the submitted text and drawings reviewed by the Historic Preservation Commission. The application was approved with the two staff recommended conditions and they added a third condition:

1. That the applicant salvage as much of the materials as possible from the demolition of the barn to be used in the proposed new building.
2. That the applicant submit a certificate of approval application for the construction of the new building that will replace the historic barn.
3. That the applicant apply for a demolition permit as required by the Chaffee County Building Department.

You are advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law. Thank you for working with the Commission and if you have any questions, feel free to contact me.

Sincerely,


Kristi Jefferson
Planner



STAFF REPORT

MEETING DATE: August 8, 2018
AGENDA ITEM TITLE: The Cowen Farms Major Certificate of Approval
AGENDA SECTION: Public Hearing
PRESENTED BY: Kristi Jefferson

REQUEST: The request is to receive a Major Certificate of Approval on the following work to be completed at 701 E. Highway 50, a local landmark property:

- 1. Demolish the existing grain shed on the northwest corner of the property (#5 on the architectural inventory form).
2. Construct a larger storage shed to replace the grain shed.
3. Partially rehabilitate the barn to create a meeting space within the historic structure. The exterior materials of the barn will be retained and a new wood door and skylight will be installed.

APPLICANT:

The applicant and owner of the property is Southwest Conservation Corps, 701 E. Hwy 50, Salida, CO 81201. The applicants' representative is Keith Krebs, Salida, CO 81201.

LOCATION:

The property is located on Lots 3 and 4, John's Subdivision, City of Salida and is also known as 701 East Highway 50.

PROCESS:

A major Certificate of Approval (CA) shall be reviewed by the Historic Preservation Commission and ruled upon by the Administrator or his or her designee at a regular or special meeting to be conducted within twenty (20) days from the date the application was determined complete.

Written notice of the date, time and location of the meeting shall be mailed by regular mail or personally delivered to the applicant not less than five (5) days prior to the meeting. The unexcused absence of the applicant from the meeting shall cause the Administrator or his or her designee to deny the application or, at the Administrator or his or her designee's option, continue the matter to a later meeting date of its choosing.



OBSERVATIONS:

1. The subject property is located at 701 East Highway 50 and is within the Commercial (C-1) zone district. In 2013 the Historic Preservation Commission and the Salida City Council designated the property as a Local Historic Landmark with Ordinance 2013-07.
2. The proposal includes: demolishing the grain shed, constructing a new storage shed and rehabilitating a portion of the historic barn. The grain shed and the barn are both contributing structures to the Local Historic Landmark site.
3. The existing contributing grain shed has been altered significantly and does not meet the needs of the property owner. The applicant is requesting to demolish the grain shed and construct a larger storage shed to meet their current needs.
4. The applicants are in the beginning stages of rehabilitating the existing barn which is currently not a usable structure. When the partial renovations are complete the use of the structure will be a meeting room that meets the needs of the Southwest Conservation Corps, a needed reuse of the decaying structure.
5. The Architectural Inventory statement of significance for this property states: “The farmhouse is significant in the area of Architecture as a good representative of the Late Victorian/Queen Anne style as applied to small farm dwellings. The style is reflected most notably in the prominent front porch with turned wood spindle supports, brackets, and a spindled frieze; tall segmental arch double-hung sash windows with lintels of contrasting brick; and segmental arch entrances with elaborately ornamented paneled and glazed doors and transoms. The barn is an important example of a rapidly disappearing resource type and is notable for its large size, cedar board construction, and wood shingle roofing. It is an excellent example of the barns once found along Highway 50. The other remaining outbuildings are evidence of the types of construction found on a successful agricultural operation in the early twentieth century, including sheds, an outhouse, and chicken coop.
The farm is important in the area of Agriculture as one of the few remaining examples of the agricultural community that existed along Highway 50. The land was included in some of the earliest homestead efforts in the county and developed into a farming and ranching area that prospered for many years. The farm was developed by brothers Clifford and Arthur Cowen, who lived here with their families and worked the land until their deaths. Another brother, Cecil Cowen then inherited the farm and had a dairy here. Under the Cowen family ownership, the land stayed in agricultural use for almost 50 years. Few of the historic properties associated with the historic agricultural community of this area remain today due to growing commercial development along the highway, including both sides of this property.”
6. The following standards are #9 and #10 of the Secretary of the Interior’s Standards for Rehabilitation:
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
7. Rehabilitation is defined by the Secretary of the Interior’s Standards as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
 8. The applicants’ representative has included a narrative, photographs and site plans describing the proposed demolition, construction and rehabilitation.

REVIEW STANDARDS: Construction of the new storage shed and the rehabilitation of the barn

Conformance with Certificate of Approval Review Standards for a Historic Landmark (Section 16-12- 80(a)):

1. Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.

- The Secretary of Interior Standards for rehabilitation recommends identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and door pediments, and their paints, finishes and colors.



- The applicants are proposing to preserve the exterior materials while a portion of the interior of the barn will be remodeled into a new meeting space. The historic features of the exterior will be retained.
- The applicants will be repairing the existing barn wood and exterior details with minimal replacement.
- The existing roof materials will be removed and replaced with new sawn cedar shingles keeping with the historic roof materials.



Interior photo from Historic structure assessment

- The Secretary of Interior Standards for Alterations/Additions for new Use: Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.

- The applicants have indicated that the intent is to preserve the barn with minimal change to the exterior. A new skylight will also be installed but should not be highly visible. The overall rehabilitation will not radically change or destroy the character-defining features of the historic barn.
2. Original Materials. Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.
 - For the barn rehabilitation, the applicants will repair and replace the existing barn wood as needed, remove all existing roof shingles and install sawn cedar shingles nailed over asphalt sheathing. Staff has contacted the Chaffee County Building Department to check on the replacement of wood shingles.
 - According to the Historic Structure Assessment report the roof of the barn is in critical condition. In the report the recommendation is to remove the wood shingles and inspect the existing skip sheathing. Replace any missing or deteriorated skip sheathing and overlay with 3/4" CDX plywood, 2 layers of 30# felts and asphalt composition shingles. Prior to installation of a new roof, structural calculations should be completed to assure that the additional weight of the plywood is possible without supplementing the existing roof framing system. Install drip edge flashing at the roof eave.
 - The proposed exterior materials for the new storage shed is 1x3 wood batten over 5/8" plywood sheathing with a sawn cedar siding nailed to the end gable. The roof materials will be asphalt composition. The new storage shed will not be highly visible from the Highway.
 3. Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.
 - The rehabilitation of the barn and the construction of a new storage shed should have little or no effect to the historic appearance and integrity of the site.
 4. New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.
 - The exterior and interior alterations should not detract from the existing barn structure and the proposed work will be compatible with the existing features.
 - The construction of a new storage shed will be differentiated but compatible with the historic structures on the site.
 5. Historic Appearance. Work that will protect or return the original historic appearance

of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.

- The proposed rehabilitation of the historic barn will protect the structure and help preserve the original appearance of the barn.
6. Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.
- The proposed work will comply with all existing building, fire and other health/safety codes.

REVIEW STANDARDS, SECTION 16-12-90(d): The following criteria shall be used in determining whether a certificate of approval should be issued for the demolition or relocation of a landmark or a building, structure or site within a historic district: Demolition of the grain shed

1. The historic, social or architectural significance of the building, structure or site.

- Below is historical background of the grain structure provided in the attached architectural inventory form –

#5. Grain Shed, pre-1963, contributing. The rectangular one-story grain shed is built into the hill north and west (these walls are not visible). There is a concrete and stone foundation. The walls are sided with wide horizontal lap siding on the south half of the building; there is red brick on the north. There is a door on the south wall clad with wide horizontal siding that has strap hinges. The south end of the east wall has paired, center, two-light windows flanked by single-light windows; the north third of the wall has paired windows (one with two lights and one with a single light). The building has a shed roof with overhanging eaves covered with asphalt shingles and rolled roofing.



The south end of the east wall has paired, center, two-light windows flanked by single-light windows; the north third of the wall has paired windows (one with two lights and one with a single light). The building has a shed roof with overhanging eaves covered with asphalt shingles and rolled roofing.

- Since the Architectural Inventory was completed a metal roof has been installed as shown in the application materials.
- In the Historic Structure Assessment the applicants refer to the grain shed as the Speakeasy, which according to the report has been altered significantly.



2. The structural soundness and safety of the building, structure or site.

- The applicants received a State Historic Fund grant to have a structural assessment done on the entire property. The assessment for the grain shed showed that the structure has deteriorated almost beyond repair and has also been altered significantly.
- The report states that the condition of the walls and flooring systems are in poor to critical condition and to expect 75% to 100% replacement.
- According to the report the concrete foundation wall appears to be in good condition except at one location at the northwest corner where a large crack exists and extends up to the top plate



Crack in masonry wall

3. In the case of a landmark or contributing building, structure or site, whether the same can be rehabilitated, renovated or restored at its current location as part of an economically feasible and beneficial use of the property.

- It is said in the historic assessment report that the grain shed could possibly be restored but the condition of the structure is in either poor or critical condition. The restoration or rehabilitation would be extensive and cost prohibitive.

4. In the case of a landmark or contributing building, structure or site, whether the same has been properly maintained and/or been subject to disrepair, deterioration and/or demolition by neglect.

- The building has not been maintained properly for a number of years and has deteriorated enough that it is not usable.

5. In the case of a landmark or contributing building, structure or site, whether the same can be relocated to a historically appropriate alternative location in a manner that will protect and insure its structural integrity.

- There is little possibility that this structure could be successfully relocated.

6. The impacts of the proposed demolition or relocation of the building, structure or site, and the planned redevelopment of the site, on the historical character of the existing neighborhood.

- The application is only for demolition of the grain shed. The impacts will be minimal as this structure has been altered significantly.

RECOMMENDED FINDINGS:

1. That the application for the proposed construction and alterations to the contributing barn are in compliance with the review standards for the Local Landmark site, with recommended conditions, because the changes to the barn will allow an adaptive reuse of the historic structure.
2. That demolition of the grain shed structure is justified because the structure has deteriorated to the point that it is not economically viable to rehabilitate or relocate.

3. Constructing a new storage structure should not destroy or detract from the existing historic site.
4. Rehabilitation of the existing barn will preserve and protect the appearance and integrity of the historic features of the barn.

RECOMMENDED ACTION:

Based upon the review standards, and findings outlined above, staff recommends the following:

That the Commission recommends approval of the certificate of approval to demolish the grain shed, construct a new storage building and rehabilitate a portion of the barn at the locally landmarked Cowen Property, at 701 East Highway 50, with the following conditions:

1. That the applicant applies for a demolition permit as required by the Chaffee County Building Department for the demolition of the grain shed.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

Attachment: Application materials
Architectural Inventory Form for 701 E. Highway 50

August 10, 2018

Southwest Conservation Corps
Nicole Blaser
701 E. Highway 50
Salida, CO 81201

Dear Nicole,

On August 08, 2018, the Salida Historic Preservation Commission approved your Major Certificate of Approval on the following external work that is being proposed for the property at 701 E. Highway 50:

1. Demolish the existing grain shed on the northwest corner of the property (#5 on the architectural inventory form).
2. Construct a larger storage shed to replace the grain shed.
3. Partially rehabilitate the barn to create a meeting space within the historic structure. The exterior materials of the barn will be retained and a new wood door and skylight will be installed.

The approval is based on the submitted text and drawings reviewed by the Historic Preservation Commission. The application was approved with the following conditions:

1. That the applicant applies for a demolition permit as required by the Chaffee County Building Department for the demolition of the grain shed.
2. That the applicant applies for a building permit as required by the Chaffee County Building Department.
3. Upon completion of the project the applicant contact staff for inspection of the approved work.

You are advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, do not, in any way, create a waiver or other relaxation of the lawful requirements of the City of Salida Municipal Code or state law. Thank you for working with the Commission and if you have any questions, feel free to contact me.

Sincerely,

Kristi Jefferson
Planner