



HISTORIC PRESERVATION COMMISSION WORK SESSION

City Council Chambers, 448 East First Street, Salida, CO

October 08, 2020 - 4:00 PM

AGENDA

CALL TO ORDER BY CHAIRMAN

DISCUSSION ITEMS

1. Southwest Conservation Corps Historic Barn discussion - Anna Hendricks

ADJOURN



ECOSYSTEMS LEARNING CENTER

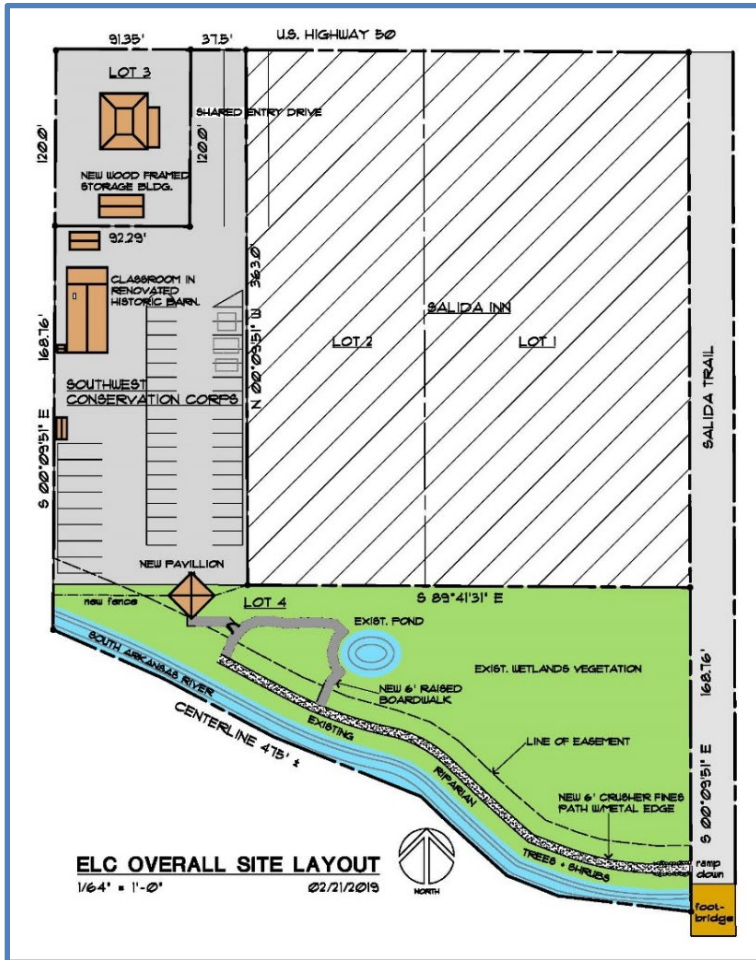
CPC-TU works to conserve, protect, restore and reconnect Colorado's coldwater fisheries and their watersheds. As one of the grassroots arms of CTU, **use cooperation, collaboration, advocacy and education to promote conservation**. Our popular and on-going annual program, Stream Explorers, is now provided to middle school students in Salida, Buena Vista and Leadville.

We are celebrating the success of our **collaborative partnership with Central Colorado Conservancy (CCC), Greater Arkansas River Nature Association (GARNA), Southwest Conservation Corps (SCC), Colorado Parks and Wildlife (CPW) and Salida Parks, Open Space and Trails (SPOT).**

Our legacy project has come to be known as the Ecosystems Learning Center (ELC) at a Salida site along the South Arkansas River on SCC property. The late and legendary Fred Rasmussen conceptualized the project and CPC-TU was instrumental in identifying a superb site, compiling a list of outstanding, capable and committed collaborators and is helping to guide site development.

The purposes of ELC are to **develop a local population of young citizens who know, understand and appreciate the diversity, beauty and value of our native river ecosystems; to restore the natural stream channel and adjacent riparian areas; to improve stream flows thereby enhancing aquatic life; to create a long-term site where local students learn to observe, measure, record and understand aquatic and other ecosystems; to provide a location where students develop and maintain a database over time; to provide a location where local groups set-up studies of specific aquatic, terrestrial, amphibious, avian and vegetative organisms.**

We also want to celebrate a milestone of sorts. CCC has **secured funding for engineering analysis and design documents to restore the South Arkansas River from the ELC site to the confluence with the main stem of the Arkansas.** CPC-TU provided significant dollars to meet the high level of matching funds required for this phase.



CUT BACK TOP OF SLOPE. EXCAVATE AND GRADE ON THREE SIDES OF BLDG. FOR PROPER FINE GRADE AND SLOPE FOR DRAINAGE AS SHOWN

DEMOLISH (E) GRAIN SHED - REMOVE, SALVAGE AND STOCKPILE ALL WOOD SIDING PRIOR TO DEMOLITION

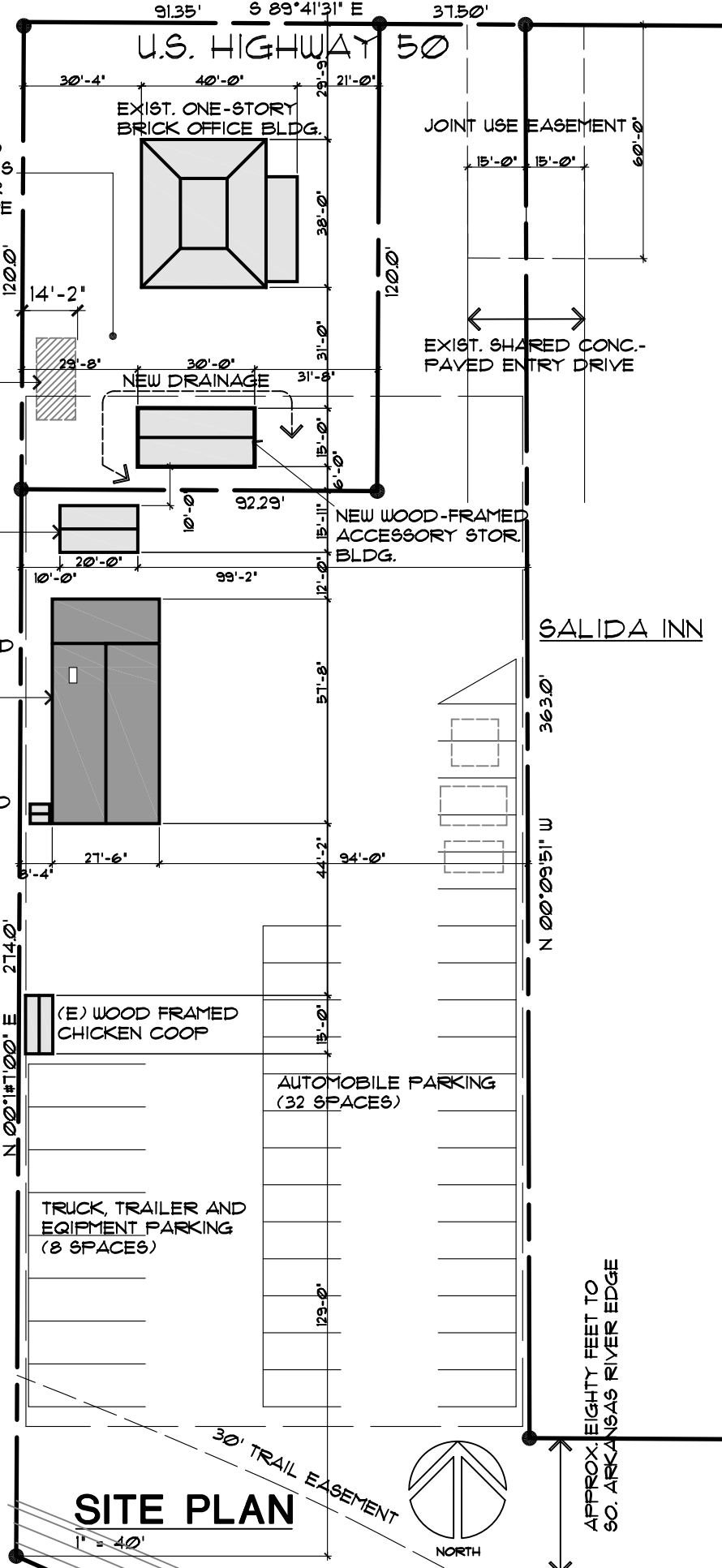
EXIST. WOOD-FRAMED TOOL SHED

EXIST. HISTORIC FRAMED POLE BARN TO BE RENOVATED AND REMODELED

(E) WOOD FRAMED OUTHOUSE

SITE PLAN

1" = 40'



APPROX. TWENTY FEET TO SO. ARKANSAS RIVER EDGE

APPROX. EIGHTY FEET TO SO. ARKANSAS RIVER EDGE

91.35' S 89°41'31" E 37.50'

U.S. HIGHWAY 50

JOINT USE EASEMENT

EXIST. SHARED CONC.-PAVED ENTRY DRIVE

SALIDA INN

N 00°11'00" E 274.0'

N 00°09'51" W 363.0'

AUTOMOBILE PARKING (32 SPACES)

TRUCK, TRAILER AND EQUIPMENT PARKING (8 SPACES)

(E) WOOD FRAMED CHICKEN COOP

NEW DRAINAGE

NEW WOOD-FRAMED ACCESSORY STOR. BLDG.

EXIST. ONE-STORY BRICK OFFICE BLDG.

EXIST. HISTORIC FRAMED POLE BARN TO BE RENOVATED AND REMODELED

DEMOLISH (E) GRAIN SHED - REMOVE, SALVAGE AND STOCKPILE ALL WOOD SIDING PRIOR TO DEMOLITION

EXIST. WOOD-FRAMED TOOL SHED

(E) WOOD FRAMED OUTHOUSE

EXIST. HISTORIC FRAMED POLE BARN TO BE RENOVATED AND REMODELED

DEMOLISH (E) GRAIN SHED - REMOVE, SALVAGE AND STOCKPILE ALL WOOD SIDING PRIOR TO DEMOLITION

CUT BACK TOP OF SLOPE. EXCAVATE AND GRADE ON THREE SIDES OF BLDG. FOR PROPER FINE GRADE AND SLOPE FOR DRAINAGE AS SHOWN

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

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. 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 Spinovs 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.

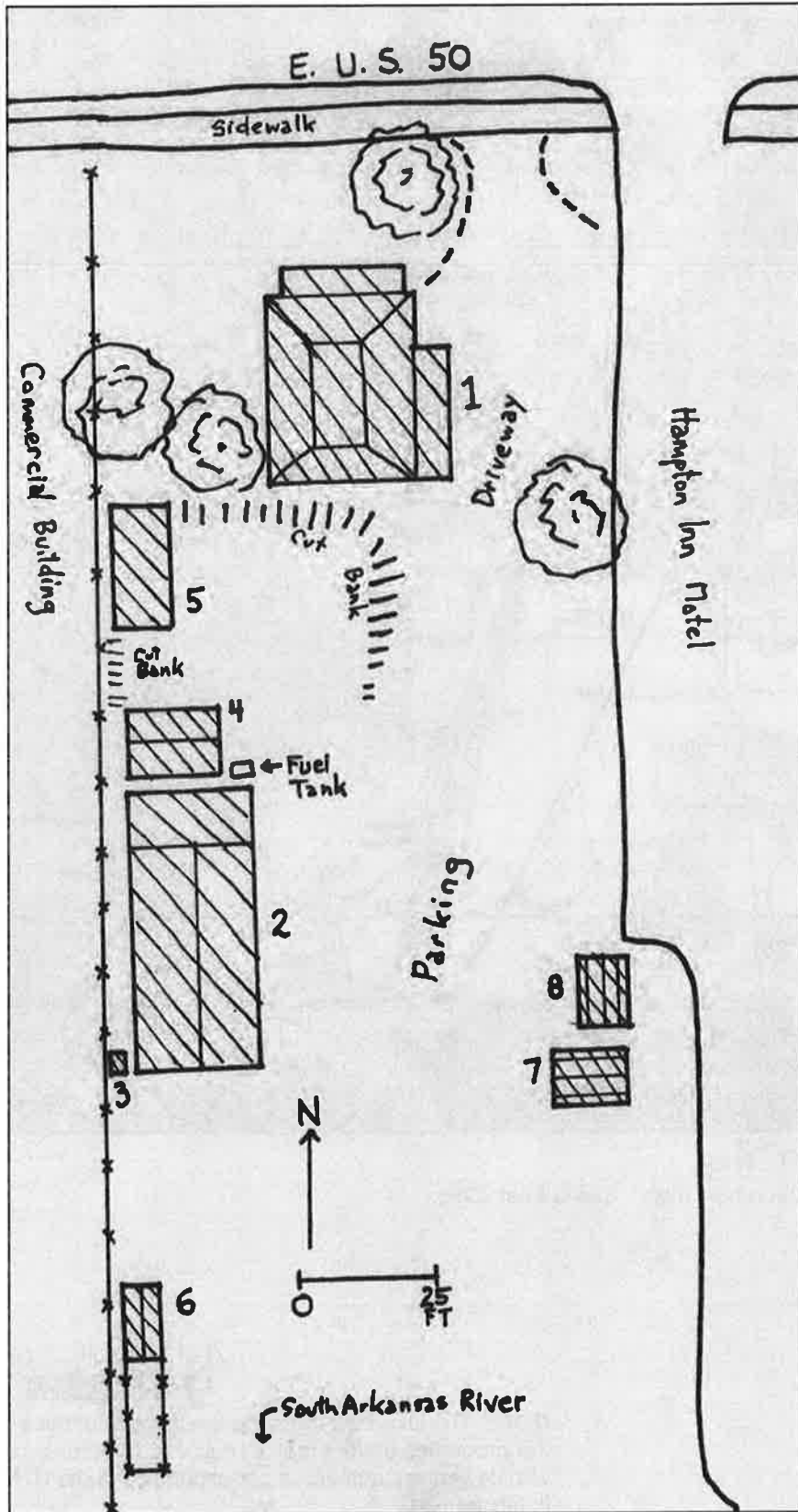
State Register Field Eligibility Assessment Eligible

38. Applicable National Register Criteria:

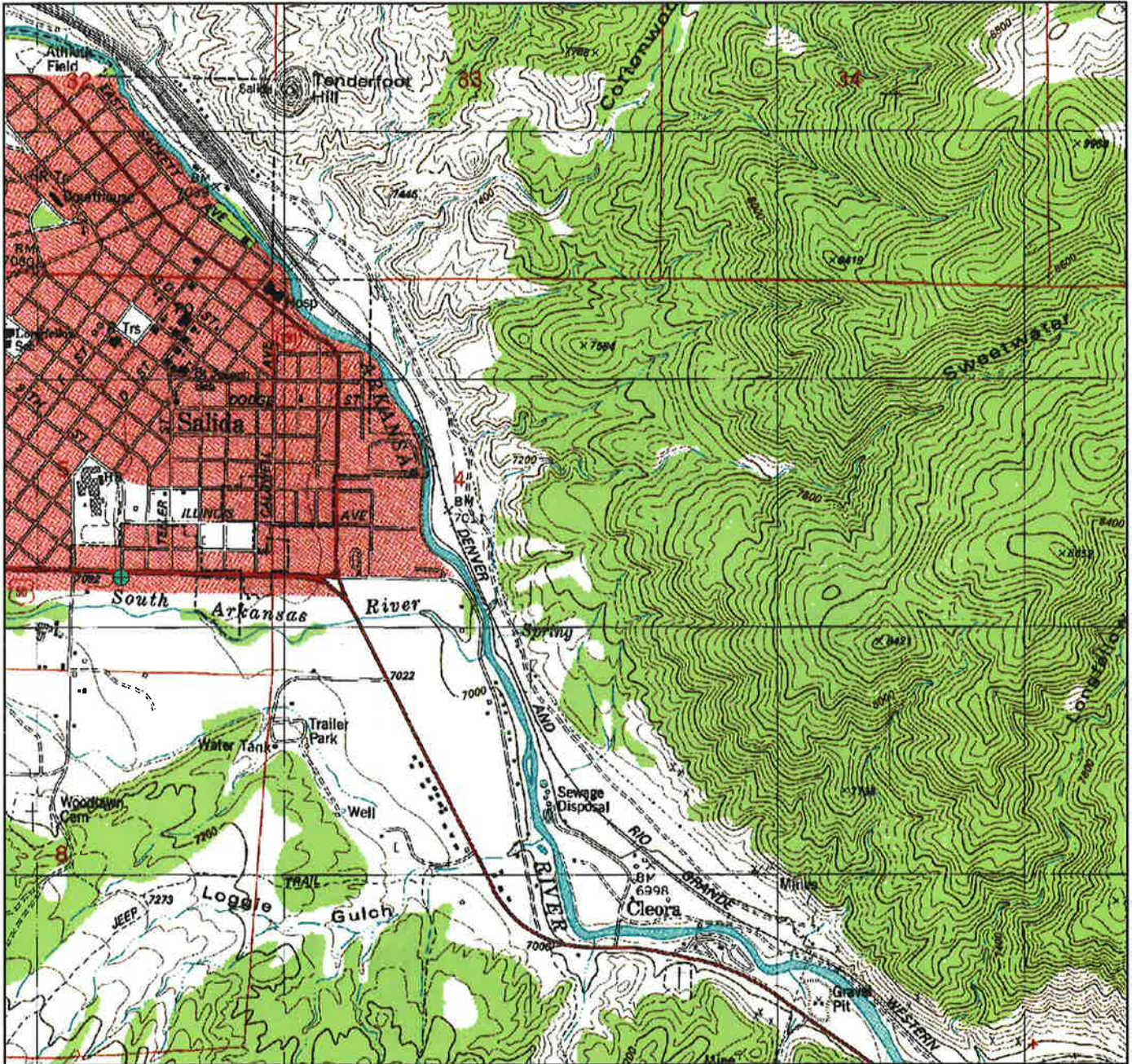
- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, 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.

Architectural Inventory Form
Sketch Map

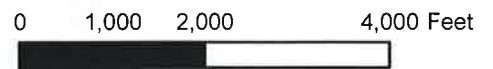
5CF.2896, 701 E. U.S. 50, Salida



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.





WATER RESOURCES FIELD
The University of Colorado

University of Colorado
www.colorado.edu

WMA
319-632-8071