



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

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

Thursday, November 04, 2021 - 4:00 PM

## AGENDA

Please register for the Historic Preservation Commission Meeting:

<https://attendee.gotowebinar.com/register/1894075215676222736>

### CALL TO ORDER

### APPROVAL OF THE MINUTES

1. April 22, 2021- Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |                                |                          |                        |
|--------------------------------|--------------------------|------------------------|
| A. Open Public Hearing         | D. Public Input          | G. Commission Decision |
| B. Staff Review of Application | E. Close Public Hearing  |                        |
| C. Applicant's Presentation    | F. Commission Discussion |                        |

### 2. Cowen Farms- 701 E. Highway 50 - Major Certificate of Approval

The Southwest Conservation Corps is requesting to receive approval for the demolition of the historic barn at The Cowen Farms local landmark located at 701 E. Highway 50.

### COMMISSIONERS' COMMENTS

### ADJOURN

# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City Council Chambers, 448 East First Street, Salida, CO  
April 22, 2021 - 4:00 PM

---

## MINUTES

Please register for the Historic Preservation Commission Meeting:

<https://attendee.gotowebinar.com/register/1894075215676222736>

### CALL TO ORDER

### APPROVAL OF THE MINUTES

1. January 14, 2021 - draft minutes

Motion made by Co-Chairman Harris, Seconded by Chairman Krebs.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Regan

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |                                |                          |
|--------------------------------|--------------------------|
| A. Open Public Hearing         | E. Close Public Hearing  |
| B. Staff Review of Application | F. Commission Discussion |
| C. Applicant's Presentation    | G. Commission Decision   |
| D. Public Input                |                          |

2. **Welch House, 128 E. First Street- Major Certificate of Approval** - The request is to receive a Certificate of Approval to construct a new two-unit building behind the existing commercial building at 128 E. First Street.

**Staff Review of Application – Jefferson** gave an overview of the application and stated that staff recommends approval of the application with the following conditions.

1. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.

**Applicants Presentation:** The applicant's representative Architect, Sarah Whittington explained the proposal and was available to answer questions.

**Public input: Jeannie Sutherland, owner of 134 E. First Street** – Voiced her concerns regarding the proposed height of the building being built right next to her property. Sutherland stated that the construction of the new building will affect her business and income and was opposed the proposal.

**Mariah Sutherland**, voiced her concerns with the economic impact the new construction will have on the adjacent property at 134 E. First Street and was concerned with the loss of privacy. Sutherland feels that the construction of the proposed building will be detrimental to her line of work at the adjoining property. She was opposed to the proposal.

**Commission Discussion:** **Krebs** opened the Commission discussion: **Ragan** stated that the concerns voiced by the Sutherlands do not fall within the HPC preview. **Jefferson** explained that the Commission is reviewing the application for the Secretary of Interior Standards and the Downtown Design Guidelines. The Community Development Department will review the building permit application for compliance with the Land Use Code. **Regan** said that the only thing he sees that could possibly be an issue is the scale and massing of the new building.

**Harris** stated that as far as meeting the Standards and Guidelines this application is pretty straightforward. He said that he understands the concerns of the neighbor but if the proposal meets the Standards and Code it is hard to deny an applicant when they are proposing something that is legal.

**Krebs** explained that the application is reviewed based on the Standards and Guidelines and the only way they could deny the application is if they did not meet the Standards and Guidelines. **Krebs** stated that the Historic Preservation Commission does not have the authority to deny the application based on setbacks or height. A couple of concerns he saw was that there wasn't going to be much yard space and the application was not using any brick. **Krebs** said that since the proposed building is to be built along the alley and has limited exposure he doesn't see a place to put brick on the building. **Krebs** is fine with the proposed materials but is concerned with the white stucco color and suggested using a warm color instead of bright white.

**Krebs** stated that the proposed height, massing, scale and proportions of the windows all fit within the requirements.

**Jeannie Sutherland** stated that she will not be able to maintain her shed because of the location of the proposed building. **Chivvis** suggested that she do any maintenance prior to the new building being constructed. **Chivvis** reminded everybody that historically buildings were built lot line to lot line.

**Decision:** **Chairman Krebs** made a motion to approve the application with the two conditions recommended by staff and added conditions 3 and 4:

1. That the applicant applies for a building permit as required by the Chaffee County Building Department prior to starting construction.
2. Upon completion of the project the applicant contact staff to schedule an inspection of the approved work with staff and a member of the Historic Preservation Commission prior to issuance of certificate of occupancy.
3. The stucco color on the new building should not be bright white.
4. The owner work with the adjacent property owner prior to construction so that she can inspect the wall of her shed for any problems to address.

The motion was seconded by Seconded by Commissioner Regan.

Voting Yea: Chairman Krebs, Co-Chairman Harris, Commissioner Chivvis,  
Commissioner Regan

## **NEW BUSINESS**

- 3. Downtown Historic District exterior paint color discussion - Jefferson** explained that Commissioner Chapman requested a discussion on paint color in the Downtown Historic District and she has provided the recommendation of the Secretary of Interior Standards and the Downtown Historic Guidelines. Both recommend repainting with colors that are historically appropriate to the building and district.

**Chivvis** stated that he isn't too concerned with colors that people are painting their buildings because they can always be repainted. He reminded the Commission of a few buildings in the District that were painted bright colors years ago and are now different colors. **Harris** asked if we could make color suggestions to property owners and **Jefferson** said that when people ask we show them the recommendations of the Secretary of Interior and the Downtown Design Guidelines.

## **COMMISSIONERS' COMMENTS**

## **ADJOURN**

**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.



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.



# GENERAL DEVELOPMENT APPLICATION

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                         | <input type="checkbox"/> Administrative Review:<br>(Type)_____ |
| <input type="checkbox"/> Pre-Annexation Agreement           |  |
| <input type="checkbox"/> Variance                           | <input type="checkbox"/> Limited Impact Review:<br>(Type)_____ |
| <input type="checkbox"/> Appeal Application                 |  |
| <input checked="" type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Major Impact Review:<br>(Type)_____   |
| <input type="checkbox"/> Creative Sign Permit               |  |
| <input type="checkbox"/> Historic Landmark/District         | <input type="checkbox"/> Other:_____                           |
| <input type="checkbox"/> License to Encroach                |  |
| <input type="checkbox"/> Text Amendment to Land Use Code    |  |
| <input type="checkbox"/> Watershed Protection Permit        |  |
| <input type="checkbox"/> Conditional Use                    |  |

## 2. GENERAL DATA (To be completed by the applicant)

### A. Applicant Information

Name of Applicant: Anna Hendricks

Mailing Address: 701 E Highway 50, Salida, CO 81201

Telephone Number: 719-580-3272 FAX: \_\_\_\_\_

Email Address: ahendricks@conservationlegacy.org

Power of Attorney/ Authorized Representative: \_\_\_\_\_  
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

### B. Site Data

Name of Development: Southwest Conservation Corps

Street Address: 701 E Highway 50, Salida, CO 81201

Legal Description: Lot 3&4 Block \_\_\_\_\_ Subdivision John's (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_



# 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](mailto: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:

- 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.** \$50.00 for Minor Activity, \$100 for Major Activity. Cash or check made out to City of Salida.



September 21, 2021

City of Salida Historic Preservation Commission:

Southwest Conservation Corps Los Valles (SCC-LV) seeks formal approval to deconstruct and dispose of the historic barn located on their property at 701 E Highway 50, Salida, CO 82101. This narrative supplements the enclosed Certificate of Appropriateness. The barn is a safety liability to SCC-LV and poses a potential physical danger to SCC staff, program participants and visitors or members of the public that enters the SCC-LV property. As noted in the attached assessment letter from an engineer dated in 2011, "the building is sound only because it has stood the test of time". Additionally, after recent and thorough analysis of the existing structure including several design iterations of potential adaptive reuse configurations, it has been determined that it is not economically or logistically feasible for SCC-LV to continue to seek State Historical Funds. We have determined that there are insurmountable time constraints, construction challenges and limitations, and required property protections for the size grant needed to fully restore the barn. SCC-LV presented and discussed these challenges with the Historic Preservation Commission (HPC) on October 8<sup>th</sup>, 2020. Commission members agreed that demolishing the building and rebuilding a new structure was the logical path forward.

SCC-LV proposes to remove the existing barn in fall of 2021, saving as much of the exterior wood siding as safely possible. We are submitting the demolition proposal prior to having plans in place for a new building as the barn poses a continued safety and liability risk to the organization. In spring of 2020 (and potentially at times prior to that), we had multiple instances of squatters taking up residence in the barn. After adding padlocks to the existing doors, holes were cut in the side of the barn to continue to access the interior. After the hole was covered, it was reopened as shown in the attached photos. Also shown in the attached photos, the roof is in particularly poor shape and SCC-LV would potentially be liable should an injury occur while someone was inside of the barn.

SCC-LV purchased this property in 2009 to serve as a base for conservation crew operations while maintaining the historic character of the property by utilizing the existing buildings located on the property. Since purchase of the property, SCC-LV has explored the potential to restore the barn to a functional building. However, over the years it has become clear that the financial cost of restoring the barn and length of time it would take to complete a restoration process is too great a risk for a non-profit organization and diverts critical resources away from our primary mission. Any restoration plans would take multiple phases in which we would incur the cost of off-site operations. The overall cost of restoration would be very hard to predict given the lack of availability of contractors specializing in historic restoration, increasing cost of materials, and unsuitable structural integrity of the existing building and the unknown condition of the existing foundation. Additionally, accepting State Historical Funds to complete this restoration would put a perpetual easement on the property putting an added liability on SCC-LV should we ever be in the position where we needed to sell the property.

SCC-LV has experienced steady growth in crew operations over the years. This has put a strain on the capacity of existing historic buildings. A renovation of the current barn would put considerable constraints on the capacity and our use of that building. As its historic use was as a barn, we would need



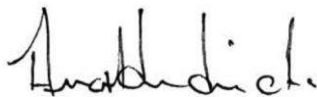
to keep cattle stalls in place limiting the ability to have an open floorplan for large meeting space. Renovation would also not allow for new structures to be attached to the wood thereby decreasing the overall space inside of the barn.

SCC-LV will seek approval from the city as plans for a new building are developed. As discussed during the meeting with HPC, SCC-LV plans to build a new building of similar size and stature as the current barn that preserves the historic character of the property. Our current vision is for this new building to occupy the same, or slightly larger, footprint as the existing barn and include two levels, a large, adaptable meeting space, gear storage, and office space. We would like to incorporate salvaged wood in the construction of the new building, even if it can't be used for structural purposes, with some potential applications including trim around doors and windows, frames for bulletin or whiteboards, and building some meeting/classroom tables. We will utilize a professional photographer to take photos of the building prior to demolition and submit for archival purposes at the Salida Regional Library. The new building will be designed to meet our storage and growth needs, allowing us to remove the non-historic sheds on the property and opening up more space for parking.

This new building also ties into larger plans for the property that is a collaborative effort with partners such as Trout Unlimited, Central Colorado Conservancy, and GARNA to preserve the land along the South Arkansas River. The new building would include shared meeting spaces that could be utilized by partner organizations in addition to river access and restoration efforts. These plans have been in development for many years as an Ecosystems learning Center.

SCC-LV thanks the City of Salida for their time and consideration of this proposal. While we are saddened to see a historic structure removed from our community, we are committed to preserving the historic nature of the property, being good stewards of the land, and continuing to offer meaningful opportunities to youth and young adults in our community.

Sincerely,



Anna Hendricks  
Los Valles Director  
Southwest Conservation Corps, Salida  
719.580.3272  
[ahendricks@conservationlegacy.org](mailto:ahendricks@conservationlegacy.org)

**G/T STRUCTURAL ENGINEERS**  
**8435 CR 144**  
**SALIDA, CO 81201**  
719-539-3950  
[bolte8435@salida.net](mailto:bolte8435@salida.net)

February 21, 2011  
Project No. 11-1010

Justin Bates  
Durango Insurance  
1537 Florida Road, #109  
Durango, CO 81301  
Transmitted via email to: [Justin@rockymountaininsured.com](mailto:Justin@rockymountaininsured.com)

RE: 701 E. Rainbow Blvd.  
Salida, CO

Dear Justin:

This letter is regarding a site visit made at 701 E. Rainbow Blvd., Salida, CO on February 16, 2011. The sole purpose of the visit was to observe the barn behind the residence for general structural integrity.

The barn is approximately 26'-6" x 47'-4" with a 12'-0" wide open shed on the north side. The structure is based on 6" to 8" diameter round log columns at the corners and approximately 8'-6" centers in the east/west direction and 15'-0" centers in the north/south direction. The exterior sheathing is rough sawn 1" thick planking spanning vertically between rough sawn 2x6 lintels oriented vertically at approximately 4'-6" on center cut into the columns. The roof is constructed of rough sawn 2" members with collar ties at alternate rafters. The top plate of the wall is a single 2" member.

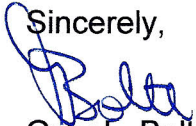
The building is believed to be greater than 80 years old and was built to standard practice at the time prior to any building codes. The building is sound only because it has stood the test of time. The roof shows significant sag and also the foundation of the south section of the building is settling. By all design requirements of the current building codes the building is structurally inadequate. A structural analysis of the building with the intention of bringing it up to current requirements would be difficult. The modifications required to make the building structurally adequate would exceed the cost of removing the building and replacing it with a pole barn agricultural type building, which would be the most cost effective.

This report is for the exclusive use of our client and is not intended for any other purpose. Our report is based on information made available to us at this time. Should additional information become available, we reserve the right to

determine the impact, if any, of the new information on our opinions and conclusions if necessary and warranted by the discovery of additional information.

Please contact our office if you have any questions regarding this letter, and certainly call again when we can be of further assistance.

Sincerely,



Gary L. Bolte  
GLB/mdt

Encl: Photos



Barn – east side



Barn – west side



## Barn – south side



# Barn - interior

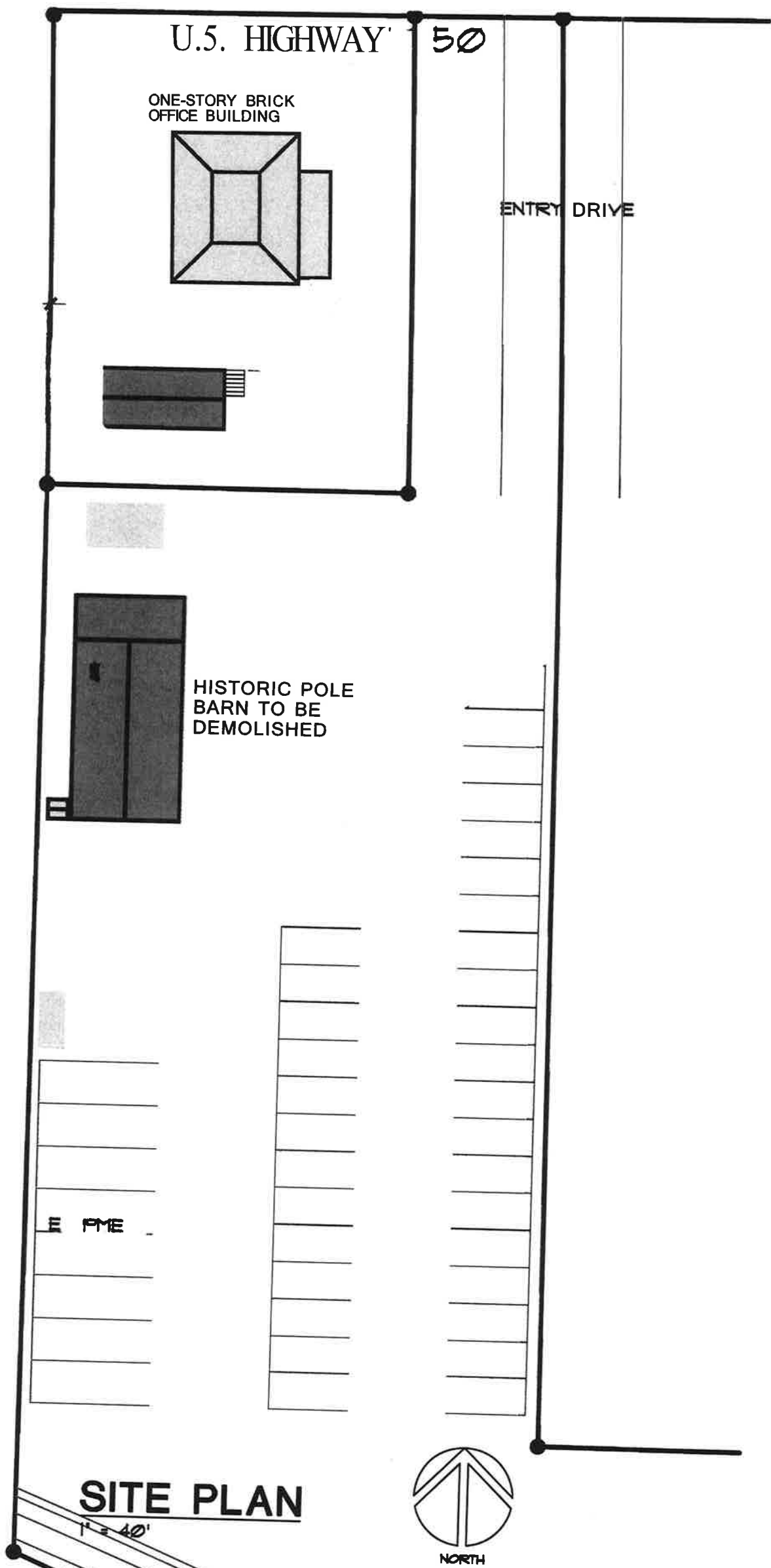


# Barn – interior/roof



## Damage caused by squatters





SOUTHWEST CONSERVATION CORPS - 701 EAST HWY. 50 - SALIDA, CO -

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. 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:**

<b>39. Area(s) of Significance:</b>	<b>40. Period(s) of Significance:</b>	<b>41. Level(s) of Significance:</b>
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

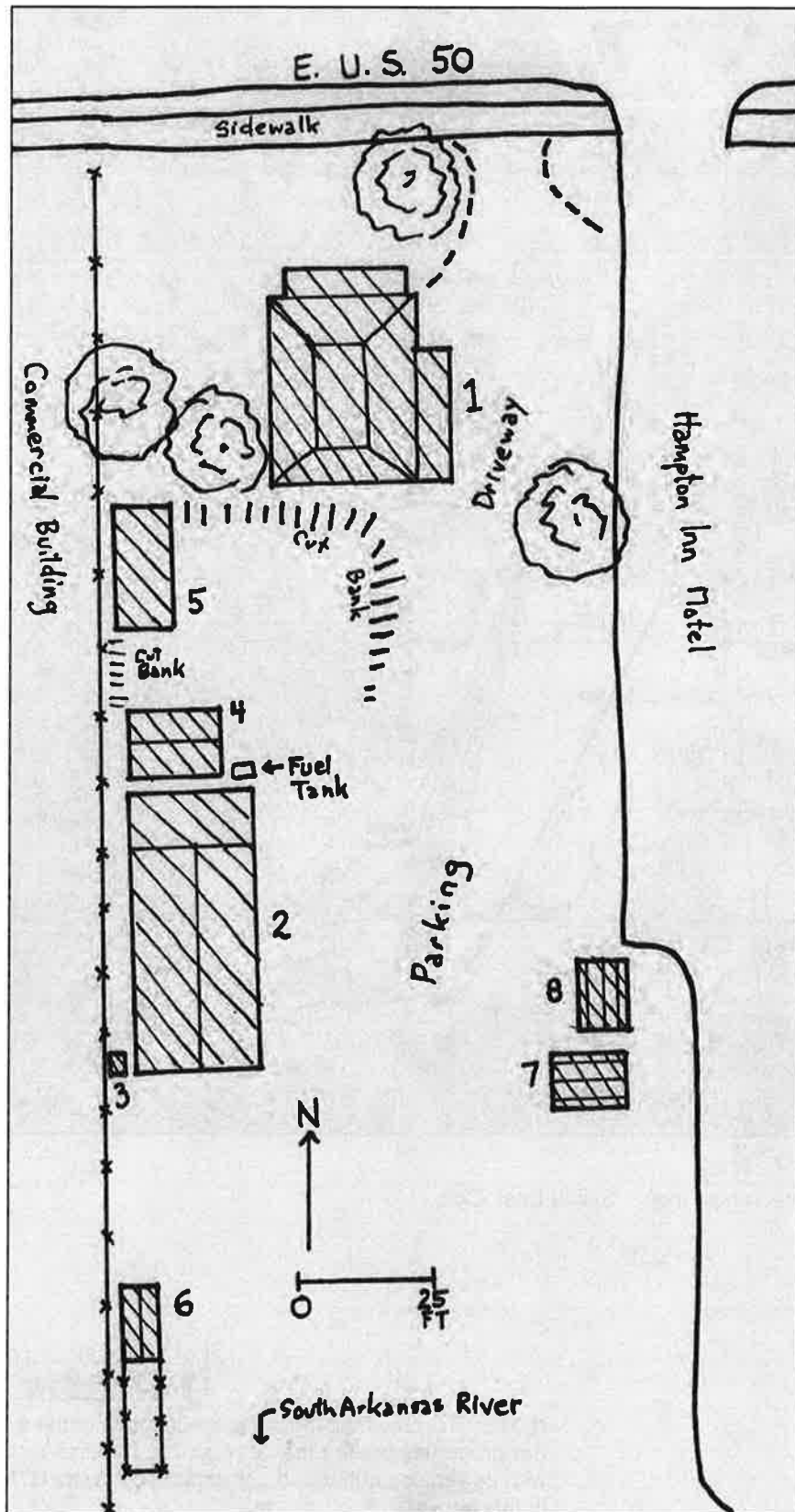
**53. Phone Number(s):** (303) 477-7597

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

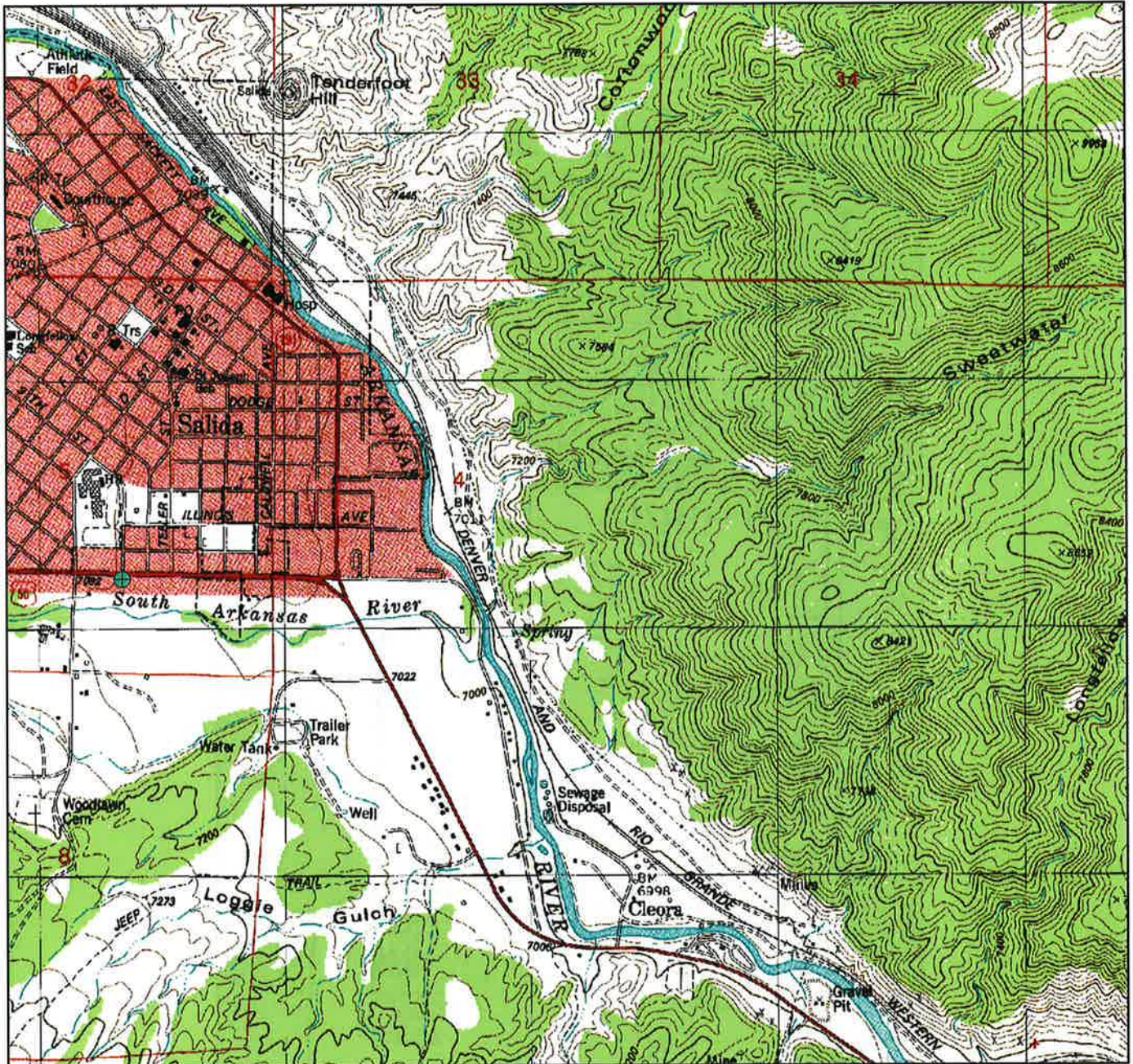
**History Colorado-Office of Archaeology and Historic Preservation  
1200 Broadway, Denver, Colorado 80203 (303) 866-3395**

Architectural Inventory Form  
Sketch Map

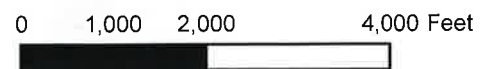
5CF.2896, 701 E. U.S. 50, Salida



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.