



## 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"/> Appeal Application                 | <input type="checkbox"/> Limited Impact Review:<br>(Type)_____ |
| <input checked="" type="checkbox"/> Certificate of Approval |  |
| <input type="checkbox"/> Creative Sign Permit               | <input type="checkbox"/> Major Impact Review:<br>(Type)_____   |
| <input type="checkbox"/> Historic Landmark/District         |  |
| <input type="checkbox"/> License to Encroach                | <input type="checkbox"/> Other:_____                           |
| <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:

- 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;
- The installation, removal or replacement of a fence, awning, roofing material or dumpster enclosure;
- 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;
- 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:

- An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation or demolition;
- 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;
- The installation, alteration or removal of a window or door opening;
- 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;
- 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;
- 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;
- 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

- Pre-Application Conference. Optional.
- Submit Application.
- Staff Review. Determination of Minor or Major Activity.
  - Minor Activity. Administrative Review.
  - 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.



**SOUTHWEST  
CONSERVATION CORPS**  
A program of Conservation Legacy

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



**SOUTHWEST  
CONSERVATION CORPS**  
A program of Conservation Legacy

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



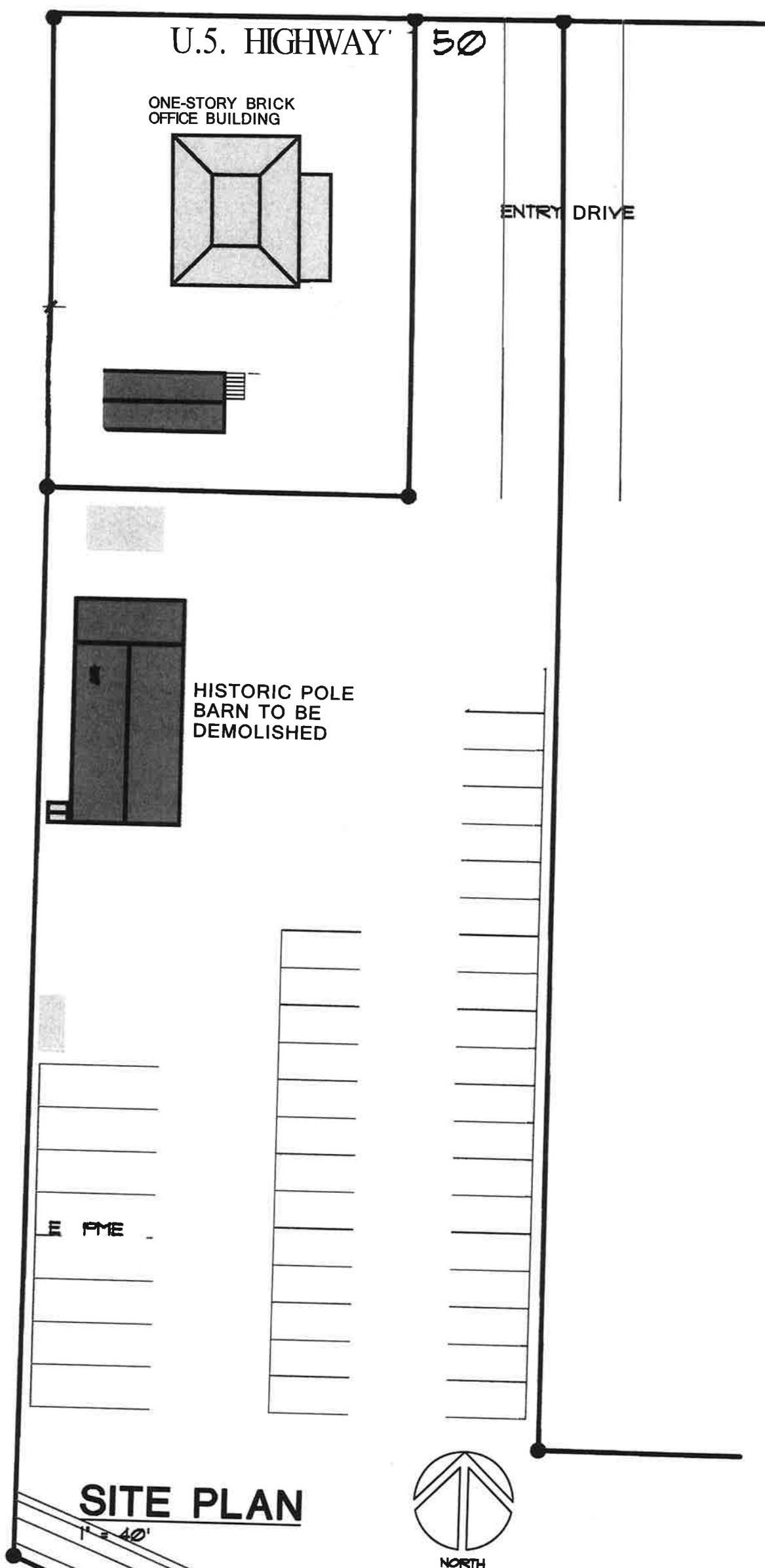
Barn – interior/roof





Damage caused by  
squatters





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