



**500 S. 4th Avenue, Brighton, CO 80601**

**MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers at City Hall at 500 South 4<sup>th</sup> Avenue, Brighton, Colorado.**

**DATE: January 10, 2019**

**Call to Order/Pledge of Allegiance:** Chairman Danielle Henninger called the meeting to order at 6:06 p.m. followed by the pledge of allegiance.

**Roll Call/Establish Quorum: Commissioners Present:** Sara Dawson, Danielle Henninger, Dick Hodge, Mark Humbert and Hero Dahlman

**Commissioners Absent: (Excused)**

**Staff Present:** Kim Bauer and Sheryl Johnson

**Others Present:** Risa Rich and Jo Pinto

**Seating of Alternates:**

There were no alternates to seat.

**Approval of Agenda:**

Motion to approve the agenda as is by Sara Dawson. Second by Mark Humbert. Motion carries.

**Approval of Minutes for December 13, 2018:**

The minutes for December 13, 2018 were approved as distributed.

**Consent Agenda:**

No items

**Public Comment:**

No public comments.

**Reports / Presentations:**

There were no reports or presentations.

**Committees:**

No committee reports.

**Staff: Kim Bauer**

***GRANTS & SURVEYS:***

**CLG / SHF Grant – Brighton Subdivision** – Kris Autobee has submitted 16 draft forms to the State for review. Two of the forms are revisions and the other 14 are new submissions. There are 4 more to be sent once proofing is completed. The next steps are the final edits or revisions to complete the project.

**Brighton Grain Elevator** – Staff is continuing to work with other departments and the Union Pacific Railroad (UP) to secure the required signatures for this project to move forward. Staff is working with History Colorado to contact UP to get their award letter signed for History Colorado. Once this is completed, then the City Manager will need to sign the official contract from the State to implement the project.

### ***HISTORIC PROPERTIES / REFERRALS:***

**Brighton Lakes** – Staff is continuing to work with the applicant on the application for 15300 and 15550 E. 144<sup>th</sup> Avenue also known as Brighton Lakes regarding the requisition of proper architectural inventory forms. Intensive-level survey forms are requested for the farm known as Two Bar Dairy as well as Starbuck Farm. Staff has the #1417 and #1417b forms from 2012 which are reconnaissance forms but has asked for a more in-depth #1403 forms to be completed for both farms prior to final approval.

**Brighton Lakes Barn** – Staff is working with the applicant for the barn located at 15880 E. 144<sup>th</sup> Avenue. The barn is just east of the Brighton Lakes project. The applicant is not proposing a full demolition but are planning to demolish some sections of the existing structure which will require a review by the Demolition Subcommittee.

**Foley Barn** – Staff continues to work with the applicant to revise the submitted plans based on previous comments that were provided. Approvals are still pending. Staff was also contacted by an employee from Meritage Homes and asked to provide historic photos of the barn to showcase at a community event they are hosting for potential future residents. Staff asked to receive a copy of the poster that was produced and have reached out to see if this has been completed.

**113 E. Bridge Street – Downtown Historic District** – Staff received a Certificate of Appropriateness for a new sign. After review, staff was able to review and approve the COA administratively given the scope of work proposed. However, after the staff review, staff did not believe that the sign to be designed is a pedestrian friendly environment or made of high-quality materials as required by the Downtown Design Guidelines. Staff has requested revisions for the sign.

**130 N. Main Street – Downtown Historic District** – Staff received a Certificate of Appropriateness for a roof. After a staff review, staff was able to approve the COA administratively given the scope of work proposed.

**Permits and Plans** – Staff reviewed plans and permits for the following properties:

774 S. 2<sup>nd</sup> Avenue – Roofing permit was approved. The property is not on a watchlist or in the Downtown Historic District.

774 S. 2<sup>nd</sup> Avenue – Siding permit was approved. The property is not on a watchlist or in the Downtown Historic District.

112 N. Main Street – Staff was able to approve the sign permit without a COA application because the sign is only a face replacement and therefore no material physical changes to the exterior elevations are being made. This is an aesthetic/content change only.

33 North Main Street – Sign and window alterations are being proposed on the rear elevation of the property. The status is pending as a COA application is required.

303 N. 6<sup>th</sup> Avenue – Siding permit approved. The property is not on a watchlist or in the Downtown Historic District.

117 N. Main Street – Unit A – Something Brewery is requesting a fence around the perimeter in the rear of the property. This will require an administrative COA review.

### ***BUDGET:***

**Budget Planning** – In 2019, staff plans on making a number of operational related purchases for the museum or Historic Preservation Commission related projects including: printing the Downtown Historic District walking tour brochure, museum membership to the American Association of Museums, print a poster for the next exhibit and other items for the museum such as newspaper boxes. The Downtown Walking Tour Brochure will be a small print job to begin with. A larger run may be done later in the year. The museum membership will allow for research assistance, discounts on conferences and discounts on the StEP's program and accreditation. Posters for the next exhibit will be printed to hang around town. Also, an "Out-of-the-box" photography stand and kit to better take photos of objects to have on file and upload onto the PastPerfect collection. Other supplies are needed for archiving artifacts.

### ***HPC OFFICE / MUSEUM:***

**Museum Staff Updates** – Hero has been continuing to work on scanning the Brighton Blade papers to expand the digital collection. She is also helping with the install of the new exhibit including writing and researching for panels and designing a draft exhibit poster. Brianne is starting to work on installing the new exhibit. Staff is planning to open

the new exhibit on January 22<sup>nd</sup> to the public. Once this exhibit is done, the main focus will be on the collection itself. This will include finishing research as well as collection care by putting numbers on objects, cataloguing and re-taking photos.

**Museum Updates** – Steady progress is being made on the installation and preparation of the new exhibit. The exhibit will be titled “Brighton 1859 – 1977: An American Story”. A more in-depth overview includes:

Through inspiration from working with the Brighton Chamber of Commerce on their Gala “Brighton Roots,” we would like to put forward a proposal for an exhibit that will highlight Brighton’s history from the time of the first settlers to the closing of the Great Western Sugar Factory in 1977. This will allow us to showcase the Brighton City Museum’s collection, while exploring themes that became the vital turning points in the city’s history. This topic has the potential to serve a large swath of Brighton’s age demographic while allowing for places within the exhibit to be added to or changed to explore different narratives. We want to create something that can eventually be used as a permanent exhibit when the museum gets the opportunity to expand, but also be a stable foundation for other exhibits that explore the many different facets of Brighton. This exhibit will also allow us the convenience to begin additional programming. Most importantly, this will help us to continue our progress in AASLH and StEPs program by exhibiting objects in the Brighton City Museum’s collections and help us reach the wider demographic of audiences that visit the museum. Themes include: Farming / Ranching; Railroads; Dairies / Factories; and Labor Force / Japanese Americans.

**Timeline for New Exhibit** – The timeline for the new exhibit continues to move forward with the installing of text panels and labels to take place on January 7 through 11. This will include final adjustments. January 14 – 18 will include a walk through with a Sneak Peek for all City employees and BHPC members. The official opening of the exhibit will occur on January 22. An invite for the employees to get a sneak peek will be sent out to them.

**Watchlist Updates** – Staff has started adding resources to the newly-renovated user interface of the Watchlist. A priority demarcation system is also being worked on – high, medium, low – which should help allow for some guidance on interpretation should someone be using the Watchlist as an indicating resource for a project. Staff will then work on adding the demarcation designations into the permit review process to help establish a more streamlined process for permit techs to loop HPC staff in on certain permits.

**History-related Talks in 2019** – Staff will work with Cottonwood Care Center to provide a guided tour of the new exhibit to interested seniors from the center in February. Two upcoming talks already scheduled are on January 23<sup>rd</sup> at Eagle View which will be on the 11 properties and their significance to Brighton is its history. Staff will give a 45-minute presentation and answer any questions. The second talk is scheduled for February 9<sup>th</sup> at Anythink Library and will focus on the broader history of Brighton. It is scheduled to coincide with the opening of the new museum exhibit. Staff from both the Brighton City Museum and Anythink Library will work on creating a lecture series to move forward in 2019 as well as establish children programs that can be put on at the library and feature aspects of Brighton’s history.

### **Unfinished Business:**

#### ***2018 Budget***

The final 2018 expenses were presented. The 2019 numbers have not been received yet.

### **New Business:**

***Survey and Grant Application Deadlines*** – The Properties and Outreach Committee needs help from all the commissioners to get ready for the next grant application process. A drive-by of properties is required for sections of the Millers Subdivision. The area is broken into 2 parts. Commissioners will start with Part 1 of this area. Part 1 is broken up into 5 sections with about 13 properties in each section. The Millers Subdivision area is east of the Railroad tracks to 11<sup>th</sup> Avenue, north border is Denver Avenue and the south border is Bridge Street. There is an exceptional area that is the railroad tracks to 7<sup>th</sup> Avenue and north to N. 6<sup>th</sup> Avenue. Information that is required during the drive-by is the number of stories in the building, material it is made of, does it have a porch and if so, is it an original and what is the use. This is a large survey area. The application deadline is April 1<sup>st</sup>. Hero will take Section 1; Sara – Section 2; Danielle – Section 3; Dick – Section 4; and Mark – Section 5. Once done with these sections, commissioners will need to turn in the information and get another section to start working on.

### **Additional Comments:**

Staff is looking into membership requirements of other CLG’s. We need to review the CLG and By-Laws and see if any changes need to be made for membership requirements. We continue to have a need for commissioners to fill the vacant spots on the Commission. We can put information of social media to see if we can get an interest that way.

Dick introduced his guests Risa Rich and Jo Pinto. They may be interested in being members of the Historic Preservation Commission.

**Adjournment:**

Motion to adjourn at 6:51 p.m. by Sara Dawson. Second by Mark Humbert. All in favor.

**Announcements:**

Saving Places Conference – February 4 – 7, 2019 at the Sheraton Denver Downtown Hotel – CAMP –  
Wednesday, February 6<sup>th</sup> at 9:00 a.m. – 5:00 p.m. at History Colorado Center, 1200 Broadway

Stephen H. Hart Awards for Historic Preservation – Monday, February 4, 2019 – 5:30 to 8:00 p.m. at History Colorado Center, 1200 Broadway

Awards Luncheon – do we want to continue – have some nominations in mind. Send nominations to Danielle or Kim.

May is Preservation Month

**Next Meeting:**

February 14, 2019

Submitted by,

Sheryl Johnson