



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 Study Session Room on the 6th Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: April 11, 2019

Call to Order/Pledge of Allegiance: Secretary/Treasurer Dick Hodge called the meeting to order at 6:03 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Sara Dawson, Rose Gorrell, Dick Hodge, Mark Humbert and Catherine Johnson

Commissioners Absent: (Excused) Danielle Henninger, Hero Dahlman (Youth Rep)

Staff Present: Kim Bauer and Sheryl Johnson

Others Present: Jo Pinto and her daughter

Seating of Alternates:

There were no alternates to seat.

Approval of Agenda:

Addition to the agenda was under New Business – Interview Jo Pinto for Commissioner and under Unfinished Business – change Miller Subdivision to Central.

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

Approval of Minutes for March 14, 2019:

The minutes for March 14, 2019 had a correction under Others Present in that Rose Gorrell was present even though Catherine Johnson was also present as a Commissioner. Motion to accept the amended minutes by Mark Humbert. Second by Sara Dawson. Motion carries.

Consent Agenda:

Historic Properties – Outreach – Education Committee for March 28, 2019 were approved at distributed.

Public Comment:

No public comments.

Reports / Presentations:

Committees

No committee reports.

Staff - Kim Bauer

GRANTS & SURVEYS:

CLG / SHF Grant – Brighton Subdivision – Staff has submitted comments to Kris Autobee on the last four draft surveys. The other 17 surveys are in the final stage and have already been submitted.

Brighton Grain Elevator – The staff has been in contact with the environmental specialists and abatement contractors to see if there is a chance to get pictures of the inside. Staff will also see if there is anything that can be saved but Union Pacific would have to give approval for that. Kim will keep the commission updated on the progress.

Central Addition Subdivision Surveying – Updates from April 6th outing will be given by Sara later in the meeting. There are plans to meet again on April 27th and continue with the surveys.

HISTORIC PROPERTIES / REFERRALS:

The Demolition subcommittee will be meeting in the near future to discuss the following projects and/or buildings:
Brighton Lakes

Brighton Lakes Barn – located at 15880 E. 144th Avenue, which is west of the Brighton Lakes project.

Proposed property at the corner of County Road 27 and County Road 6, north of the Vestas Factory. Staff attended a pre-application conference meeting and the initial proposal shows that some potentially historic structures could be affected.

The demolition subcommittee will need to meet to discuss these properties in the near future.

33 North Main Street – Staff received three Certificate of Appropriateness (COA) applications for this property. Staff approved the proposed signs on the front and rear elevations. Staff requested resubmittals for the COA's in reference to the 1st Avenue windows and garage doors.

Brighton Train Depot – Staff approved at COA for the proposed re-roofing project. The roof will be brown architectural shingles with asphalt. It was stipulated that the gutter brackets must be attached and secured underneath the shingles. A picture of the shingles was presented.

113 E. Bridge Street – Staff has been working with the applicant with the design for their sign that will align better with the Downtown Historic Guidelines. Staff is waiting for their resubmittal.

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

139 N. Main Street – A sign permit application was received. It is pending as staff is waiting for a Certificate of Appropriateness (COA) application as the property is located in the Downtown Historic District.

301 S. Main Street – The applicant is applying for a restoration/alteration permit. The COA for this property had been reviewed and approved in the fall of 2018. The application is pending as staff is waiting for changes to make the permit application to match the COA approvals.

BUDGET:

Budget Planning – Staff is ordering items for the museum to help with the day-to-day cataloging and collection management. Some of the items being ordered are: “Out-of-the-box” photography stand and kit to take pictures of objects to have on file and upload onto the PastPerfect collection. More boxes are needed to finish storing the newspaper collection. Some miscellaneous supplies needed include gloves, stepstool and binder sleeves.

Printing the Downtown Historic District walking tour brochure is ongoing. Staff is working to secure a vendor to print the brochures. Also, printing costs for posters for events and exhibits at the museum as well as a “thank you” panel board for the museum exhibit.

Staff is also looking into purchasing a modular display panel to help display some of the papers, photos and other items to help with more active floor space in the museum.

HPC OFFICE / MUSEUM:

Museum Updates – Staff – Hero continues to work on scanning the Brighton Blade papers to expand the digital collection for PastPerfect. She has been helping staff research and update PastPerfect items. Some of the updates include adding keywords and other information that is helpful to in the clarity of cataloging and for those who may be researching some of the items on the PastPerfect collections.

Brianne has been working on cataloging and reorganizing the overall museum collection. She has been working on Unit 7 Shelf A and B. This is expected to be done by April 26th.

Watch List Updates – All Commissioners should have access to the online Watch List that is available through Google Drive as well as editing capabilities. Staff has added priority matrix labels to all buildings in the Downtown Historic District. Staff has also added all the properties from Phase II of the Brighton Subdivision and will be working on adding the Phase I properties for the Brighton Subdivision.

Outreach – Staff gave another presentation at Eagle View Adult Center (EVAC) on Wednesday, March 27, 2019 and had 45 people attend. Staff asked for suggestions from the attendees for future presentations and came away with the following replies: Old buildings at Main & Bridge; Sugar Factory; Bus tour of historic places; local birds; and a walking tour of downtown.

Staff has the following upcoming outreach presentations coming up: April 29 – May 3 (TBD) – National Trust for Historic Preservation (NTHP) Field Study Tour dry-run; May (TBD) – Annual Brick Awards for Preservation Month; May 14 – Historic Preservation Talk at Eagle View Adult Center at 2:00 p.m.; August (TBD) – NASA History Talk at Eagle View Adult Center; September (TBD) – Historic Preservation talk at Eagle View Adult Center; September/October (TBD) – Moonlight Tour at the Bromley Farm; and October 10 – 12 (TBD) – National Trust for Historic Preservation Tour in conjunction with the PastForward Conference.

CLG Annual Review – Brighton has until the end of 2019 to codify a resolution for the 2014 tax credit. At this time, we have only codified the 1990 tax credit. Staff will begin to work on this resolution as it will need to be approved by City Council. There will be more details and information as staff moves forward.

Social Media/Media Outreach – Social media efforts have shown a steady increase. There are now 292 followers. This is from promoting and sharing information on the museum and BHPC items.

Commissioner Hodge suggested a tour of the saddlery building. It is in excellent condition and may be eligible for designation.

Kim provided the commission with information on the logo for the District Plan Commission. The logo stems from history during the Daniel Carmichael era. The logo indicates the location as the Historic Splendid Valley.

Unfinished Business:

2019 Budget

There were no comments or questions on the budget that was presented through March.

Central Subdivision Research

The next section being surveyed is the Central Division which is a huge section. The area is north Bridge Street between the railroad tracks and 11th Avenue, north to Denver Street plus the Miller Suburb Refiling. Sara will create sections with the Central Subdivision to start surveying. We have missed the CLG Grant deadline for 2019. The State Historic Grant deadline is in October. The area is too big for one survey so will need to be split up. The commissioners will need to decide what area to survey first. The current reconnaissance surveys should focus on historic integrity, architectural styles and cultural significance. The Central Subdivision was platted in 1887.

Review of Current Ordinances / By-Laws – Historic District Boundary

A map was presented with the current boundaries of Brighton City Limits, the Urban Growth Boundary, the Fire District and School District 27J. The boundaries were overlaid on one map. The commission reviewed all the boundaries. After reviewing, the commission came up with a new boundary for Historic Preservation. The boundary includes the Urban Growth area and parts of the Fire District and 27J School District boundary. We will have GIS provide a final map of the boundary area.

Motion by Mark Humbert to accept the boundary as drawn up and delineated from the Fire District, Urban Growth and 27J School District boundary as the Historic Preservation Boundary. Second by Rose Gorrell.

An amendment by Mark Humbert added on was that the Historic Preservation Boundary would be submitted to City Council for approval. The amendment to the motion was accepted by Rose Gorrell.

Thus, the final motion reads as: to accept the boundary as drawn up and delineated from the Fire District, Urban Growth and 27J School District boundary as the Historic Preservation Boundary that will be submitted to City Council for approval.

Historic Preservation Awards Luncheon – The Awards Luncheon will not work on May 19th. It was decided to go with Saturday, May 11th at 11:00 a.m. at Big Choice Brewery. This would be before Big Choice opens to get the awards done and then lunch could be served once they opened. Nominations for the awards was discussed. The nominations for the Brick Awards are: John Montoya Sr., Big Choice owners, Dan Doherty, Local Color and Paul & Joanna Jacobucci. There will also be 3 thank you plaques given out.

New Business:

Funding Request for the National Trust Study – Kim Bauer

The commission will be responsible for providing food to a maximum of 35 people when the tour for the Historic Trust for Historic Preservation occurs in October. It was suggested to try local restaurants. Kim would research and keep the commission updated.

Interview Applicant for the Commission – Jo Pinto was the applicant being interviewed for the Historic Preservation Commission. Jo grew up in Brighton and is interested in history. She has professional experience and education in human services and working with nonprofits. She also is a proofreader for text books. Following the interview and discussion by the Commissioners, it was determined that Jo would qualify as a commissioner.

A motion to move the nomination for Jo Pinto forward to City Council as an alternate commission member with a four year term expiring in 2023 for the Historic Preservation Commission by Catherine Johnson. Second by Mark Humbert. The motion carried unanimously.

Kim will get the dates for Jo when she will be meeting with City Council for the next step of the process.

Additional Comments:

Elections need to be conducted for the officer positions for the Historic Preservation Commission in the near future. Danielle will be termed out in June 2019.

Adjournment:

Motion to adjourn at 8:08 p.m. with Dick Hodge closing the meeting.

Announcements:

Spring Fest – Downtown Brighton on N. Main Street – Saturday, April 13th – 12:00 noon to 4:00 p.m.

Subdivision Grant Surveying – Saturday, April 27th – 9:30 a.m. – Meet at Historic City Hall Parking Lot

State of the City – Thursday, May 16, 2019 – 7:30 a.m. at the Armory

Historic Preservation Awards Luncheon – Finalize May date

Behind the Scenes Tour: Archaeology & HP Month – Tuesday, May 21st – 1:00 p.m. – 2:00 p.m. at History Colorado, 1200 Broadway, and Denver

PastForward: National Preservation Conference – October 10 – 12, 2019 in Denver at the Sheraton Downtown

Next Meeting:

May 9, 2019

Submitted by,

Sheryl Johnson