



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 on the 1st Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: May 9, 2019

Call to Order/Pledge of Allegiance: Chairman Danielle Zwemke called the meeting to order at 6:02 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Sara Dawson, Rose Gorrell, Danielle Zwemke, Dick Hodge, Catherine Johnson and Jo Pinto.

Commissioners Absent: (Excused) Mark Humbert, Hero Dahlman (Youth Rep)

Staff Present: Kim Bauer, Sheryl Johnson and Aja Tibbs

Others Present: Jo Pinto's daughter, Anneli Berube and Zach Zwemke

Seating of Alternates:

There were no alternates to seat.

Approval of Agenda:

Approval of agenda as written.

Approval of Minutes for April 11, 2019:

Approval of minutes for April 11, 2019 as distributed.

Consent Agenda:

Historic Properties – Outreach – Education Committee for April 25, 2019 were approved at distributed.

Public Comment:

No public comments.

Reports / Presentations:

Historic Splendid Valley – Anneli Berube

Anneli is the Ag Innovation Specialist for Adams County and the City of Brighton. The District Plan was adopted in 2016. The District Plan addresses the area's future food economy, land use, transportation, open space, parks, natural resource conservation, recreation, water rights, historic and cultural preservation, and capital improvements. The District Plan goals include preserving agricultural land, encourage local food production and promote agritourism. The goals will help to pursue opportunities in which historic preservation grants and tax credits might help to rehabilitate historic farm properties. A brand and logo have been created for the District Plan. The brand development process included obtaining grant funding from the Colorado Tourism office and the Brighton Lodging Tax Grant. A consultant was hired to work closely with the District Plan Commission and that consultant was Domoto Brands. A Stakeholder Outreach and Research was conducted with over 23 in-person or over the phone interviews. A driving tour was completed of the District Plan Area. The stakeholder feedback was analyzed. Five meeting with the District Plan Commission were held to review the findings, make decisions and maintain progress. The Brand Strategic Platform included pride, legacy, stewardship, cultivation, resiliency and abundance. There were approximately 120 naming concepts submitted. The concepts edited and utilized various filters to evaluate the ability to promote brand ownership, feasibility and potential risks. Next the Historical Context and Brand Story were reviewed. Carmichael had faith in the future of the area. According to his obituary, he took a fancy to the place and determined that there should be a town here that would be a credit to the splendid valley of the Platte. A colored and black and white version were created of

this vision. The next steps include a public relations plan, marketing campaign, and wayfinding signage program. The website for the District Plan is brightonco.gov/SplendidValley.

The commission was in support of the District Plan and wanted to know what they could do to help support the agritourism, if there were any tours coming up and if there was a way to work together to promote the area and help support the local farmers.

Committees

There were no committee reports.

Staff - Kim Bauer

GRANTS & SURVEYS:

CLG / SHF Grant – Brighton Subdivision – Comments on the final 4 structures have been made by staff and History Colorado. Kris Autobee will need to make the edits and submit the final forms. The last element to complete is the research on the Fulton Ditch segment that is located within the Brighton Subdivision boundary. A draft will be placed on the Google Drive once it is available.

Brighton Grain Elevator – The staff was able to tour the interior of the property. They took pictures of things of historic value. There are a couple of items if available after the abatement process is completed, that staff would like to secure.

Central Addition Subdivision Surveying – Updates from April 27th have been added to the spreadsheet. Maps are available on the Google Drive along with the updated spreadsheet. All the information be gathered currently for the survey should be submitted before the June meeting.

HISTORIC PROPERTIES / REFERRALS:

Brighton Lakes / Brighton Lakes Barn – located at 15880 E. 144th Avenue, is moving forward with the demolition process. The structures are over 50 years old. Currently they are working with the Planning Department on the subdivision project. Kim will see if the Demo Committee can meet after the June meeting.

33 North Main Street – Staff received three Certificate of Appropriateness (COA) applications for this property. Staff requested resubmittals for the COA's in reference to the 1st Avenue windows and garage doors, but at this time have not received anything back.

Brighton Train Depot – Staff approved at COA for the proposed re-roofing project which has been completed. No other updates or information has been received back from staff on the rehabilitation.

113 E. Bridge Street – Staff is waiting on their resubmittal for a sign.

148 N. Main Street – Staff is waiting for a resubmittal on their restoration project. Staff has been working with them to get the proper application materials submitted and that will be within the guideline.

139 N. Main Street – Staff is waiting for a resubmittal for a proposed sign for the rear elevation of the building.

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

301 S. Main Street – Staff has approved the restoration/alteration permit. A COA for this property had been reviewed and approved in the fall of 2018. This property is not part of the Downtown District.

105 W. Bridge Street – Staff marked this re-roofing permit as pending. Staff notified the applicant that a Certificate of Appropriateness (COA) application would be required to be reviewed and approved prior to the approval of this permit as the property is located in the Downtown Historic District.

BUDGET:

Budget Planning – Staff is continuing to order items for the museum to help with the day-to-day cataloging and collection management. There were printing costs associated with the 400 brochures that were ordered for the Downtown Walking Tour. A panel board was purchased for the museum exhibit. A table covering with the logo will be ordered for upcoming events this summer. New name badges will be purchased for the commissioners with the new

logo. There were food costs associated with the Brick Awards event. There were costs to print the plaques for recognition and the brick awards that will be charged to events. Kim is moving forward to acquire food bids and drinks for the National Trust for Historic Preservation tour attendees in October. She has been talking to Lauer Krauts about the food.

HPC OFFICE / MUSEUM:

Museum Updates – Staff – Brianne continues to work primarily on cataloging and reorganization of the overall museum collection. She is currently working on shelves A, B, C, and D on Unit 7.

Hero has been working on continuing the Brighton Blade scanning projects to expand the digital collection for PastPerfect. She has also transitioned into helping staff research and update PastPerfect items. She is also working on cataloging some items donated by a former employee of the Brighton Police Department.

Michael Ivy starts on June 3rd. He will be a summer intern.

Watch List Updates – Staff has 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. The properties are marked with a priority matrix of high, medium or low. The commissioners should have access to the Watch List on the Google Drive.

Outreach – Kim has been working with Anneli on facilitating connections between Historic Splendid Valley and our own historic preservation efforts. She has met with the Adams County Genealogical Society to foster a connection with their group and the Brighton Museum. Members of the Society may begin volunteering with us on projects like the cemetery photography of Fairview and Elmwood cemeteries. Fairview is 94% photographed on Find A Grave and Elmwood is 91% photographed. Other projects include indexing part of their collection, Brighton First Families research project and indexing of historic Adams County Police records. Kim worked with the PIO staff to film a segment of “Inside Brighton” with the Mayor on May 7th. A Proclamation for Preservation Month was decreed on May 7th at the City Council meeting. Staff is working on a StoryMap in GIS to have an online map that corresponds with the Walking Tour brochure. Staff is working on creating a blog that will be linked from our general webpage. The blog will post small essays about different buildings around town about once a month that will be shared on social media which will be another avenue to explore and grow awareness for historic preservation efforts.

Social Media/Media Outreach – Social media efforts have shown a steady increase. There are now over 300 followers. This is from promoting and sharing information on the museum and BHPC items. Staff is currently producing and planning for Preservation Month themed social media posts that will include a reintroduction to the Downtown Historic District, education on Historic Preservation using photos of homes and buildings in our community and a talk about Sears Homes and other styles in town. Kim also participated in Government Day at Southeast Elementary.

Dick stated that on June 12th the Polish kids that are here from Ziebice will be touring 6 historic sites in town and wanted to know if any of the commissioners would like to participate in helping with the tours.

Sara gave an update on the boundary changes for the Historic Preservation area. GIS is working on redrawn the boundary for us. Kim is working with staff and the City Attorney to present the changes to City Council and get the changes in the code. Kim will inform the commission when it will go before City Council.

Unfinished Business:

2019 Budget

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

Central Subdivision Research

Kim covered where we are with this in her staff report. The commissioners each have a section to do a survey on. Once all the subdivisions are done, then a decision can be made on what should be surveyed first and second and then a grant can be submitted for the surveys. The next grant cycle is due in June and we will not be ready for this one. The next grant deadline will be in October and then again in January. This should get us back on track for the next surveys. Kim will resend out the information for the surveys that will be due by June.

New Business:

No new business.

Additional Comments:

Elections need to be conducted in June for the officer positions for the Historic Preservation Commission.

Adjournment:

Motion to adjourn at 7:15 p.m. with Danielle closing the meeting.

Announcements:

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

Historic Preservation Awards Luncheon – May 11th – 11:00 a.m. – Big Choice Brewery

Historic Structure Assessments Workshop – Friday, May 17th – Emerson School Building, 1420 Ogden Street, Denver

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

Summer Fest – Saturday, June 1st – 10:00 am – 5:00 pm – Carmichael Park

Masonry Workshop – Friday, July 26th – 1:00 – 5:00 p.m., Building Restoration Specialties, 3060 Walnut Street, Denver

Timber Workshop – Tuesday, September 10th – 9:00 am – 5:00 pm, Argo Mill, Idaho Springs, CO

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

Next Meeting:

June 13, 2019

Submitted by,

Sheryl Johnson