



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

DATE: October 13, 2022

Call to Order/Pledge of Allegiance: Commissioner Dick Hodge, serving as Acting Chair, called the meeting to order at 6:00 p.m. followed by the recital of the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Dick Hodge, Jo Pinto, Ann Taddeo, Katherine Lewis, and Amber Robbins

Commissioners Absent: (Excused) Valerie Cooper, Mardita Murphy and Sage Naumann **(Unexcused)**

A quorum was determined.

Staff Present: Emma Lane, Shannon McDowell, Bill Armstrong, and Sheryl Johnson

Others Present: Erin Kelm, Dana Johnson, Sage Naumann, Brian and ToniJean Kile

Swearing In:

Erin Kelm swore in Amber Robbins to the Historic Preservation Commission as an alternate.

Seating of Alternates:

Motion to seat the alternates Katherine (Kat) Lewis and Amber Robbins were seated on the Commission by Commissioner Pinto. Second by Commissioner Taddeo. Motion Carries.

Approval of Agenda:

Motion to approve the agenda as written by Commissioner Taddeo. Second by Commissioner Lewis. Motion Carries.

Approval of Minutes for September 8, 2022:

Motion to approve the minutes for September 8, 2022, as distributed by Commissioner Taddeo. Second by Commissioner Hodge. Motion Carries.

Consent Agenda:

No Consent Agenda Items

Public Comment:

No Public Comments

Public Hearing:

The purpose of the public hearing is for a request to designate the property located at 402 South 2nd Avenue as a local Historic Landmark.

Acting Chair Hodge opened the public hearing at 6:12 pm.

Presentation of property at 402 South 2nd Avenue was given by staff member Ms. Lane.

This nomination is the first residential property to be nominated. The owner is Sage and Sara Naumann and the applicant is Sage and Sara Naumann.

The application falls under the City's Strategic Focus Areas of Recognizable and Well-Planned Community, as well as Sustainability.

The location of the property is generally located at the southeast corner of Mather Street and South 2nd Avenue, Lots 1 and 2 of Block 11 of the Walnut Grove Addition.

Historic Landmark Designation is an official designation of the City of Brighton, declaring a site, a structure, or a district as historically, architecturally, or geographically significant to the history of Brighton. Designating a property as a historic landmark ensures the preservation of the resource, and it creates funding opportunities for preservation or restoration, such as grants and tax credits. When considering the Historic Landmark Designation, staff used the Review Criteria outlined in the Land Use & Development Code's Section 10.03 C. 2. As the designation is reviewed by the Historic Preservation Commission, it is important to refer to these criteria to ensure consistency in review.

The property was originally owned by the Brighton founder, Daniel F. Carmichael. In 1887, the year of Brighton's incorporation, Carmichael platted the land now known as the Walnut Grove Addition, as one of the first platted neighborhoods in Brighton. The land was later purchased by William Lovelace, an early Brighton mayor. In 1918, Samuel and Millie McLaughlin purchased the property. The house was completed in 1919. Shortly after this, Millie passes away and the home went into foreclosure. In 1928, a lawsuit was filed against the homeowners. During this time, many renters lived in the home, including Floyd Henry Cress, a notable Brighton patriarch and his family. In 1936, Claude and Martha Hollemon purchased the home from the company who had filed the lawsuit against the first owners. The family moved into the home with their two children. Mr. Hollemon worked as a sugar boiler for the Great Western Sugar Company. The family lived in the home until 1944. In 1944, a single mother Hedwig Wegner purchased the home from the Hollemon family and moved in with her three daughters. They lived in the house until the eldest daughter passed away in 2010. After her death in 2010, the home was sold. In 2018, Sage and Sara Naumann purchased the property and currently reside there.

Moving into the review criteria, the future land use portion of Be Brighton, the Comprehensive Plan, has designated the area as appropriate for Medium Density Residential, which is consistent with the current and future use of land as a single-family dwelling. The proposed historic landmark designation meets other policies and strategies of the Comprehensive Plan. Under Chapter Two: Current Context and Values, Heritage is the first. The section states that the historic properties within Brighton, "...are a valuable resource that contribute to the fabric of the community and are an asset that the City should strive to retain..." The historic house at 402 South 2nd Avenue retains value not only in its heritage of the Craftsman architectural style, but also in the lives of its residents over its more than 100-year lifespan. Within Chapter Three, in the Opportunity Area Policies section, Number 3 states that the City should preserve and repurpose historic buildings to maintain Downtown's authentic character. 402 South 2nd Avenue, which is located just within the Downtown Urban Center as designated by the Denver Regional Council of Governments (DRCOG), promotes the original character of Brighton's Downtown as a Craftsman-style house. The neighborhood, Walnut Grove, is one of the City's first neighborhoods and reflects the character of Brighton at that time.

Within the Comprehensive Plan Chapter on 'Citywide Principles, Policies & Strategies', the proposed Historic Landmark Designation advances these goals:

In reference to Policy 5.1: The City should continue its policy of preferential investment, policies and efforts in encouraging Downtown's economic success and historic preservation. The designation of 402 South 2nd Avenue, which falls just within the designated DRCOG Urban Center, promotes pride and care of the Property, which in turn will promote reinvestment in the Walnut Grove Addition as a whole. Designation of the Property also allows the homeowner access to grants and historic tax credits that can be used to further preserve and enhance the historic character of the home.

In reference to Policy 6.4: By designating 402 South 2nd Avenue as a Historic Landmark, the City is supporting the reinvestment in the Walnut Grove Addition, one of Brighton's first neighborhoods.

In reference to Policy 7.7: With the concept of green buildings, the designation of the house, in perpetually preserving the structure, sets the standard for green building practices. Limiting the likelihood of demolition and reconstruction, the building is preserved, which leads to a much smaller carbon footprint in the span of the property's life.

In reference to Policy 10.1: The designation of 402 South 2nd Avenue as a local historic landmark preserves the heritage of one of the City's first neighborhoods, Walnut Grove, as well as preserving the house's character-defining features, its Craftsman style. The designation will encourage reinvestment into the neighborhood and will open the site up to historic preservation funding sources to maintain and preserve the history and the architecture of the house.

In making its decision, the Historic Preservation Commission shall use the criteria found in Section 10.03 A: The Policy and Intent of the section which is to protect and enhance the use of cultural resources having historical and architectural significance for the City's cultural, artistic, environmental, social, economic, political, architectural, historic, or other heritage. The nomination for designation of 402 South 2nd Avenue would help protect and enhance the use of cultural resources within the City. The house provides a great example of the Craftsman style architecture that was popular at the time of its completion in 1919 and is consistent with the overall style and theme of the neighborhood, the Walnut Grove Addition. With the allowances that the Land Use & Development Code gives landowners in terms of preservation of their resources, the designation creates a reasonable balance between property rights and public interest, and therefore, advances the policy and intent of this section of the Land Use & Development Code.

In making its decision, the Historic Preservation Commission shall use the criteria found in Section 10.03 B.1., Historic Landmark Eligibility. The property must be at least 50 years old and possesses historical and architectural significance. Under category A, architectural, the nomination meets Criteria 1 and 5. In reference to Criterion 1, the house built in 1919, is a great example of the Craftsman architectural style that was popular in Brighton and in the United States during this time. In reference to Criterion 5, The Craftsman-style house was popular in the Brighton area, as seen in much of the Walnut Grove Addition, and other Brighton neighborhoods that developed at the same time. In the Walnut Grove Addition alone, there are approximately 41 Craftsman-style bungalows.

Under category B, social and historic, the nomination meets Criterion 5. Floyd Henry Cress, a notable patriarch in Brighton, his wife, Alma, and their two children, Floyd Cyrus (Cy) and Lois lived in the house in the mid-1920s. From 1923 to 1924, the Brighton City Directory listed Mr. Cress and his family at 402 South 2nd Avenue. The Cress Family has been important in the history of Brighton. The year that the family lived at 402 South 2nd Avenue, Mr. Cress started his own electrician business with George Carson called Cress & Carson. They sold electrical parts and had a printing business in the rear. The store was located on Strong Street just east of Main Street, and later at 113 Bridge Street (both buildings are now within the Brighton Downtown Historic District). The Cress Children, Cy and Lois, were both well-known writers and travelers. In 2017, Walter Reidel donated an entire collection of items, photos, letters, and articles to the Brighton City Museum that were owned by the Cress Family.

Under category C, geographic and environmental, 402 South 2nd Avenue does not meet any of the criteria. Without meeting criteria in Category C, the home still achieves exceptional significance as defined by our Land Use & Development Code.

A mailing was sent to the property owner, as required by Code. The mailing was sent on September 27, 2022, and included a letter describing the proposed designation as well as the time and place for tonight's public hearing. Also, included with the letter, was a map of the subject property. A notice was published on the City's website on the same day. One public hearing sign was posted on the subject property. City staff has also published the public hearing information on various forms of social media in the days leading up to this meeting. As of the beginning of the meeting, staff has received one formal comment from the public regarding the project.

The comment received was from Rachel Hemmingsen and reads, "I am a 3rd generation Brighton native and own a home in Walnut Grove. I have concerns about designating individual homes in the neighborhood as historic. It reduces the availability to future families and makes a public project out of a private home. This neighborhood has been working class and blue collar for decades; we've been here since the Brighton notables moved on the bigger and better neighborhoods. We've shoveled the snow, mowed the lawns, and kept these houses. 204 is a lovely home, no doubt. Let the current residents enjoy it without making it harder for a working-class family to buy and maintain it (according to historic standards) in the future. I am unable to attend the meeting tonight but would like my comments to be read and considered. It must be mentioned that the Commission Chair is the applicant. That could be considered a conflict of interest."

As for staff recommendations, the appropriate staff has reviewed this project and is recommending approval. Staff finds that the proposal meets the criteria laid out in Section 10.03 C. 2. of the Land Use & Development Code, and therefore recommends approval of 402 South 2nd Avenue for a Historic Landmark Designation.

There are four options before you: Recommend approval of the Historic Landmark Designation as presented via resolution; Recommend approval of the Historic Landmark Designation with changes to the drafted resolution; Recommend denial of the Historic Landmark Designation; or Continue the Historic Landmark Designation to be heard at a later specified date.

Commissioner Pinto stated that Chair Naumann recused himself from the meeting tonight. Commissioners Pinto and Hodge were both in agreement for recommending the 402 South 2nd property for Historic Designation.

Public Comment was opened. The only person speaking was Toni Kile, who lives at 141 S. 3rd Avenue in Brighton in the Walnut Grove Addition. She stated that by designating the property, it is eligible for grants and funds to help restore and preserve it. She likes the character of the house and hopes that others will be able to benefit from the designation. The applicant stated that he wanted to designate his home to help build interest and maybe others could then designate their homes, or it could become a Historic District.

Acting Chair Hodge closed the Public Hearing at 6:44 pm. The resolution was read into the record as, “A Resolution of the Historic Preservation Commission of the City of Brighton, Colorado, Recommending to the City Council Approval of the 402 South 2nd Avenue Historic Landmark Designation for an Approximately 0.17 Acre Property, Generally Located at the Southwest Corner of Mather Street and South 2nd Avenue, Lots 1 and 2 of Block 11 of the Walnut Grove Addition, in a Portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 1 South, Range 66 West, of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

Motion by Commissioner Pinto to approve Resolution #22-02-HP as stated above. Second by Commissioner Lewis.

Roll Call Vote: Hodge – Yes, Pinto – Yes, Taddeo recused as she will vote with City Council, Lewis – Yes, and Robbins - Yes. Motion Carries with 4 Yes Votes, and 1 Recused Votes.

Reports / Presentations:

Committees

No Committee Reports

Staff – Emma Lane

Grants & Surveys:

Old Senior Center:

Staff is looking into a grant for a Historic Structure Assessment that would help to determine the cost of repairs. There could be a potential development with this property.

Historic Properties and Referrals:

Pioneer Cemetery:

The hearing was approved by the Commission in September and will go to City Council on November 1st.

245 S. 8th Avenue:

Commissioner Hodge is continuing to work on the nomination of this property, and it should be complete soon.

Brighton Depot:

Natalie at the Chamber of Commerce is having difficulty finding a sign company to create the design that the Chamber and the HPC envisioned. She is going to continue to try and find the right sign company to do the work.

Other Business:

CLG/SHPO Annual Report:

Staff is currently working on the report and will have it completed by the November 1st deadline.

Museum Updates:

Engagement & Marketing:

Visitors –

Children – 3; Adult – 27; Senior – 11; and Event - 0

Research Requests –

There were 13 requests for research in September.

Facebook/Instagram –

Four posts went out on Wednesdays at noon. The posts reached 291 on Facebook and 41 on Instagram. Followers on Instagram is at 370 and on Facebook is 1,378.

Collection:

Eight new items were accepted as education props which was hog butchering equipment. The backlog is being processed into the collection.

Volunteers:

Year to date volunteer hours is over 837. There have been two new volunteers.

Exhibit & Interpretation/Outreach/Education:

Measures are being taken to correct some climate issues affecting the new exhibit. Egbertson paintings are now in exhibit at Historic City Hall.

Funding:

Mr. Armstrong wrote and is amending a Lodging Tax Grant.

Expansion:

Mr. Armstrong is researching and writing a report on the needs of a future museum facility. The 1886 Church is being weighed as a possible home for the museum. The area here would be small.

Commissioner Workshops/Seminars Update:

Commissioners in attendance reported that they had not attended any workshops or trainings in September to Ms. Lane.

Unfinished Business:

None

New Business:

Interview for Commissioner: ToniJean Kile (Action Item)

An interview was conducted by the Commission for a professional position. The Commission interviewed ToniJean Kile. Ms. Kile has lived in Brighton for 25 years and currently lives in the Walnut Grove Addition. She is currently working on her master's degree and is an 8th Grade Social Studies Teacher. She would like to see properties preserved and restored. She is working on publishing a book and is very interested in history.

Ms. Kile was asked to leave the room. The Commission discussed having her as a professional commissioner.

Motion by Commissioner Pinto to recommend Ms. ToniJean Kile to City Council to be a professional commissioner on the Historic Preservation Commission. Second by Commissioner Robbins.

Roll Call Vote – Hodge – Yes, Pinto – Yes, Taddeo – Recused herself, Lewis – Yes, Robbins – Yes. Motion Carries 4 – 0.

November Meeting:

There will be a Special City Council Meeting on the evening of our November meeting and Ms. Johnson will be out of town. So, the November Meeting will be canceled.

Additional Comments:

Registration for the Saving Places Conference is open and to take advantage of the early pricing, those planning to attend will need to let staff know at the December meeting. The conference will be in Boulder next year. Each Commissioner is required to meet the education requirements under the CLG Guidelines.

The Commission did not have an interest in doing the Harvest Fest but would like to do the Tree Lighting Event at Founder's Plaza.

Adjournment:

Motion to adjourn at 7:51 p.m. by Acting Chair Hodge.

Announcements:

CLG Training Webinars –

- Presentation on the Benefits of Historic Preservation – Brush, CO – October 15, 2022, at 1:30 pm in Brush
- CLG Grants Webinar – October 19, 2022 – 12:00 noon via Zoom – must register
- Saving Places Conference – Boulder, CO – Embassy Suites – February 8 – 10, 2023
Will also be live streamed but will still need to register.
- Saving Places “On the Road” – August 2023 – more details to come

Other Events –

- Brighton Harvest Fest – October 22, 2022 – Downtown Brighton – 10:00 am – 4:00 pm
- Tree Lighting – December 3, 2022 – Founders Plaza and South Main – 2:30 pm – 4:30 pm
- Festival of Lights Parade – December 10, 2022 – N. Main to City Hall – 5:00 pm

Next Meeting:

December 8, 2022

Submitted by,

Sheryl Johnson