

# Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4<sup>th</sup> Ave., 3rd Floor, Heritage Room  
Brighton, CO 80601



## Agenda

**Date: February 9, 2017**

**6:00 p.m.**



### **BRIGHTON HISTORIC PRESERVATION COMMISSION**

500 S. 4<sup>TH</sup> Avenue  
Brighton, CO 80601  
303-655-2042

[sjohnson@brightonco.gov](mailto:sjohnson@brightonco.gov)

#### Chairperson:

*Allison Lockwood*

#### Vice-Chair:

*Danielle Henninger*

#### Treasurer/Secretary:

*Joseph Burt*

#### Commissioners:

*Cheri Lopez  
Lynette Marrs  
Patricia Reither*

#### City Council

#### Representatives:

*Ken Kreutzer  
J.W. Edwards – Alternate*

#### Emeritus

*Wayne Scott*

#### Youth Commission

#### Representative:

#### Alternate:

*Jodie Peterson  
Wade Smith*

#### City Admin. Assistant:

*Sheryl Johnson*

#### City Staff:

*Aja Tibbs  
Jolie Diepenhorst*

- |  |                                     |
|--|-------------------------------------|
| <b>I. CALL TO ORDER / PLEDGE OF ALLEGIANCE</b>   | Allison Lockwood                    |
| <b>II. ROLL CALL</b>   | Sheryl Johnson                      |
| <b>III. SEATING OF ALTERNATES</b>  | Allison Lockwood                    |
| <b>IV. APPROVAL OF AGENDA</b>  | Allison Lockwood                    |
| <b>V. APPROVAL OF MINUTES FOR JANUARY 12, 2017</b>   | Allison Lockwood                    |
| <b>VI. CONSENT AGENDA</b><br>No Items  | Allison Lockwood                    |
| <b>VII. PUBLIC COMMENT</b><br>Public invited to be heard on matters not on the agenda (Limited to 5 minutes) |                                     |
| <b>VIII. REPORTS / PRESENTATIONS</b>   |                                     |
| DECA – “This Place Matters”  | Josclynn Hernandez & Gregory Nuanes |
| Brighton Housing Authority   | Joseph Espinosa                     |
| Bromley Hishinuma Farm   | Vern Tharp & Gary Wardle            |
| <b><u>Committees:</u></b><br>None  |                                     |
| <b><u>Staff:</u></b><br>Report from Aja  | Aja Tibbs                           |
| <b>IX. UNFINISHED BUSINESS</b><br>2017 Finances  | Joseph Burt                         |
| <b>X. NEW BUSINESS</b><br>Officer Elections  |                                     |
| <b>XI. ADDITIONAL COMMENTS</b>   |                                     |
| <b>XII. ADJOURNMENT</b>  |                                     |
| <b>XIII. ANNOUNCEMENTS</b>   |                                     |
| State of the City – Armory – February 15, 2017 – 7:30 a.m.   |                                     |
| History Colorado State Historical Fund Roundtable – Armory   |                                     |
| February 16, 2017 – 10:00 a.m. – 12:00 p.m.  |                                     |
| Boards and Commissions Recognition Dinner – Armory   |                                     |
| April 20, 2017 – 6:00 p.m.   |                                     |

**NEXT MEETING**  
**MARCH 9, 2017**



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 Heritage Room at Historic City Hall at 22 South 4<sup>th</sup> Avenue, Brighton, Colorado.**

**DATE: January 12, 2017**

**Call to Order/Pledge of Allegiance:** Chairman Allison Lockwood called the meeting to order at 6:09 p.m. followed by the pledge of allegiance.

**Roll Call/Establish Quorum: Commissioners Present:** Danielle Henninger, Allison Lockwood, Jodie Petersen, Patricia Reither, Wade Smith, Ken Kreutzer and Cheri Lopez joined the meeting by conferencing in  
**Commissioners Absent: (Excused)** Joseph (Joe) Burt, Lynette Marrs, Wayne Scott  
**Staff Present:** Jolie Diepenhorst, Sheryl Johnson & Aja Tibbs  
**Others Present:** Natalie Hoel was present to swear in Wade Smith

**Swearing in of Wade Smith as Alternate:**  
City Clerk Natalie Hoel swore Wade Smith in as an Alternate for the Commission.

**Seating of Alternate:**  
Motion to seat the alternates by Pat. Second by Danielle. Motion Carries.

**Approval of Agenda:**  
Aja will be presenting the Survey Grant information for Joe.  
Motion to approve amended agenda by Ken. Second by Danielle. Motion Carries.

**Approval of Minutes for November 10, 2016:**  
Motion to approve as received by Danielle. Second by Pat. Motion Carries.

**Consent Agenda:**  
Events Committee – December 2, 2016  
Grants Committee – November 18 and December 9, 2016  
Historic Properties Committee – November 22 and December 29, 2016  
Motion to accept the Committee Reports by Ken. Second Danielle. Motion Carries.

**Public Comment:**  
No public comment

**Reports / Presentations:**  
None

**COMMITTEES:**  
**Historic Properties Committee – Plat Map Update – Jolie Diepenhorst / Jodie Petersen**  
Jolie has been in contact with History Colorado regarding the plat map. They will review the project and respond back. Jodie also knew of someone who might be able to do the project, but would not be able to do it until June.

**STAFF: Aja Tibbs**  
**Historic Properties / Referrals:**  
**224 & 238 North Main Street (Cannery Lofts) –** Work at the Cannery Lofts continues. The northern most building on the site will be demolished. Staff will work with the applicant so that an architectural inventory survey can be completed on the building before it is demolished. The commission would like the opportunity to see the building also.

**119 North Main Street – (Rehabilitation Permit)** – The staff has met with Mr. Dyson to discuss designation of his property. He is planning to submit an application so that he can take advantage of the state tax credits as he is doing extensive renovations on the structure.

**Grants & Surveys:**

**CLG Grant (Brighton Subdivision)** – Staff is working with the Grants Committee to apply for a CLG grant that is due mid-January. The grant will be to survey properties along South Main and in that area. The resolution to apply for the grant was approved by City Council on January 3rd.

**Budget:**

**HPC 2017 Budget** – The 2017 budget approved for Historic Preservation was \$21,820 which included \$12,500 for our portion of the match for the CLG grant. The dollars need to be allocated for projects to do during 2017. Committees should submit what they are going to be using to Aja.

**HPC Office:**

**Office HVAC Installation** – The Historic Preservation Office is under construction to replace the HVAC system. The estimated completion date is January 20<sup>th</sup>. If anyone is in need of the HPC items, Jolie can access them. Most of the items have been moved to the vault area. Jolie has been move to City Hall on the 3<sup>rd</sup> floor for now.

**Unfinished Business:**

**2016 Finances – Final**

Joe was not present but there were no questions regarding the final financial report for 2016.

**New Business:**

**2017 Survey Grant** – The scope of work that the committee is proposing is south of Bridge Street from Highway 85 to the railroad. There are a variety of properties in this area. The Grant Committee invited State out to see the area. They suggested splitting the survey into 2 grants. One of the grants would be an Intensive Survey on all 16 residential properties in this area. The second grant will be for the commercial and industrial properties. The residential properties will be surveyed first and this is the grant we will apply for funding. The budget total is \$14,600 and the grant will be for \$12,100 and we will put up \$2,500. The homes along South Main to the fire department are the area that will be surveyed. This includes Gary Plock’s home. There are 4 homes in this area that are used for businesses now and they would be included as they were built as residential properties. This grant could go into 2018. City Council has already given their approval.

Motion to approve the process to apply for the CLG Grant – the survey cost totals \$14,600 with \$12,100 being the grant request and a cash match of \$2,500 from the Historic Preservation Commission by Ken. Danielle second. Motion carries.

**Commission Training (Brighton Specific)** – Aja gave a presentation on the establishment of the Brighton Historic Preservation Commission under the operations of the City municipal code. She highlighted on the Purpose, Membership, Duties and Meeting Procedures. As part of the duties of the Commission is to review COA’s, do application to survey properties and keep a Watchlist to name a few. The regulations for the Commission are included in Article 17-52 of the City Municipal Code. As a CLG, there are additional responsibilities that the Commission must meet. What may not be outlined in the CLG are also in the Historic Preservation Commission By-Laws. Some of the responsibilities as a CLG include enforce state and local regulations, survey and inventory historic properties, maintain an adequate and qualified commission, and allow and encourage public participation. As a CLG, we could also be asked to review tax credits. We also do local designations. The purpose of the Committees of the Commission is to allow Commissioners an opportunity to work on projects outside of the regular monthly meetings. The committees will also follow the by-laws of the commission, notify staff of committee meeting changes and the public can also serve on the committees. By January 31<sup>st</sup>, Aja will need to know who is serving on the committees and who is chairing the committee.

**2017 Goals and Budget** – The budget runs on an annual basis. We need to assign project tasks and dollars to the funds we have received. Aja or Sheryl can do the purchasing. We will need to manage the budget. If there are additional budget requests, please get them to Aja by January 31<sup>st</sup> so that they can be allocated. The funds that are allocated should be for specific projects and completed by the end of the year.

**BHPC Office Item Ownership** – Items that are in the hands of the Historic Preservation Commission are artifacts, computers, research library, pamphlets, flyers and informational documents. Because the Historic Preservation

Commission is part of the City and they would maintain the ownership of all items unless the Commission were to become a non-profit.

On behalf of City Council, Ken offered thanks to the Commission for the work that they do.

**Additional Comments:**

Jodie brought samples of walking tours from Great Falls National Park. It is more of a simple format. She will try and get the cost of the brochure.

The History Cup of Tea went very well. The office looked great and we needed more people to answer questions. There were a lot of questions about the pictures. Everyone enjoyed Cheri's character.

Allison said that the Duke White plaque is done. She would like to make an event around the installation of the plaque. We could get press and enthusiasm for the project. It could be done at the first Brighton High School baseball game in the spring. The plaque will be on the front. Another idea would be to have a Scrimmage game with an old time baseball league if they could come.

Once the Historic Preservation Office HVAC work is done and reorganized, we could have a Grand Opening for the museum / office. It would be a good way to encourage people to come in.

There will be a Grand Opening for the Bromley-Hishinuma Farm in the spring. We will do the Historic Preservation Awards at the same time.

Officer Elections will be done next month.

There will be someone present next month for the Bromley-Hishinuma Farm.

**Adjournment:**

**Motion to adjourn** at 7:13 p.m. by Ken. **Second** by Danielle. **Motion Carries.**

**Announcements:**

Saving Places Conference – February 1 – 4, 2017

**Next Meeting:**

February 9, 2016 at 6:00 P.M. at Historic City Hall

Submitted by,

Sheryl Johnson



# HISTORIC PRESERVATION COMMISSION

## *Staff Report*

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: January 31, 2017

Date Presented: February 9, 2016

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

*Aja Tibbs, Long Range & Historic Preservation Planner*

*2/9/2017*

# HISTORIC PRESERVATION COMMISSION

## *Staff Report*

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### HISTORIC PROPERTIES/REFERRALS:

#### *Cannery Lofts – 224 & 238 N. Main St.*

The applicant has submitted a survey form for the northernmost structure per staff request. The draft form has been attached for your review. As a result of this submittal, the historic preservation comments have been released for approval. Please notify staff immediately if you have any concerns with the draft form, so that the corrections can be made by the applicant prior to demolition permit review.

#### *Brighton Grain Elevator – 404 N. Main St.*

In an effort to spur redevelopment coordination for the Brighton Grain Elevator, staff has been reaching out to other communities and regional contacts regarding preservation projects within the railroad right-of-way. Staff hopes to provide this information to other redevelopment groups as possible avenues to preserve the property.

### PERMITS:

#### *Demolition Permit – 811 & 825 S. Main St*

The Demolition Sub-Committee has reviewed and provided a favorable review for demolition of two sites addressed as 811 and 825 South Main Street. The most recent uses on the property were a U Pump It and Peerless Tires. Staff and Commissioner Marrs toured the site to determine if there is anything of value prior to demolition and we located a sign, phone booth and aerial photograph that may be of interest. Moving forward, staff will work with facilities to determine if removal of the sign and phone booth is feasible.

### GRANTS & SURVEYS:

#### *CLG Grant – Brighton Subdivision*

The CLG grant application was submitted with the state on January 17<sup>th</sup> per the Commission's approval. The state has confirmed their receipt of the grant, and noted that they expect to announce the grant awards on March 1<sup>st</sup>.

## *Agricultural Properties Survey – Graduate Project*

Staff has been contacted by Katelyn Puga, who is a graduate student in Denver working on a history project with Adams County. She has asked if she might use some of the research in the agricultural properties survey to create an themed agricultural map to share the history gathered in and around Brighton. We are very excited to have her assistance, and will be working with her to make sure that she obtains property owner consent prior to releasing the information we have obtained. Additionally, her final work product will create an interactive link between Brighton’s history and the public.

### **BUDGET:**

#### *HPC 2017 Budget*

Staff has compiled the budget requests from the Commission chairs and inserted them into the proposed budget form. Staff asks the Commission to review the form, and be ready to discuss and review it at the next regular meeting. As a reminder, once the attached form is approved, the Committee’s will be able to spend their funding on each designated item without needing further Commission approval (as long as it complies with the financial policy procedures).

### **HPC OFFICE:**

#### *Office HVAC Installation*

Work in the HPC office is complete, and the office has been re-opened. Jolie is working hard to get the exhibits back up, and will generally be in the office on Monday and Tuesday, 10-3; and Thursday & Friday, 12-5. Please feel free to swing by and offer your assistance!

### **ATTACHMENTS:**

- DRAFT SURVEY FORM FOR 238 N. MAIN ST.
- KATELYN PUGA’S DRAFT PROJECT SUMMARY
- DRAFT COMMITTEE SPENDING FOR THE 2017 BUDGET

Resource Number: 5AM.3768  
Temporary Resource Number: Brighton - 1

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number:
2. Temporary resource number:
3. County: Adams
4. City: Brighton
5. Historic building name: Ferguson Building
6. Current building name: Duffy Garage
7. Building address: 238 N. Main St., Brighton, CO.
8. Owner name and address: Duffy Family, LLP 7500 E. Arapahoe Rd., Suite 345, Centennial, Colorado 80112 – 1278

### II. GEOGRAPHIC INFORMATION

9. P.M. 6<sup>th</sup> Township 1S Range 66W  
SE ¼ of NE ¼ of SW ¼ of section 6
10. UTM reference  
Zone 1 3 ; 5 1 5 3 7 8 mE 4 4 2 6 7 3 7 mN
11. USGS quad name: Brighton  
Year: 2013 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: \_\_\_\_\_  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The site is defined as a line running around the building 10' out from the walls and the edges of the hood along the façade and portions of the northern and southern walls as depicted on the attached site map.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 90' (E-W) x Width 40' (N-S)
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Other Roof (arched)
19. Primary external roof material: Asphalt

Resource Number: 5AM.3768

Temporary Resource Number: Brighton - 1

20. Special features: the building has a false front made of brick that stretches the entire width of the façade and approximately 15% of the way back on the northern and southern walls and it serves as a hood for the entry in front of the building.

21. General architectural description:

This building is a one-story, rectangular foot printed commercial/service building located on an oversized part of a larger parcel that contains other buildings. The building has an arched roof covered with asphalt roofing coated with a silver metallic paint. There are stove and vent pipes protruding through the roof. The walls are made of brick with decorative patterns. The decorative patterns were created using contrasting colored bricks. The decorative treatments are primarily on the façade and wrap around to front portions of the northern and southern walls. In the other three walls of the building the contrasting brick treatment is reserved for framing the upper and lower portions of each window opening and the upper portions of the person door openings. The building has no basement; rather it sits on a poured concrete slab.

The façade, facing a westerly direction, is asymmetrical with two bays of different functions. The northern bay has a ground to a near the base of the hood overhead garage door and the other bay has a wood framed glass door with a transom light next to a metal framed four light glass window. The top of this bay is made of translucent glass blocks that extend from the top of the window and transom to near the base of the hood (see photograph). The façade wall is made of tan brick with contrasting reddish brick decorative features including a brick band around the base of the wall of the reddish brick and brick decorative diamonds of the same colored bricks in the upper part of the façade, below the hood. Just below the hood there's a band of corrugated metal that stretches across nearly the entire façade. Above the corrugated metal band is a hood that extends from the wall of the brick false front outward. It stretches across the full length of the façade and wraps around to the front portions of the northern and southern walls. The hood has a hipped roofed covered with asphalt roofing. The edge of the hood is trimmed with sheet metal and the remains of neon tubes for decorative lighting were observed around the edge of the hood. In front of the façade there is an asphalt and concrete parking area that extends west to the sidewalk along Main Street.

The south wall is made of the same bricks used for the façade and includes three large windows near the front that are covered with a metal awning. Going in an easterly direction along the wall next are two 3-light industrial sash windows also trimmed with the darker brick, a door opening that has been boarded up and a boarded up window opening. This opening is a large opening and has a swamp cooler mounted at its top. East of the swamp cooler/window opening there is an overhead garage door that is nearly the full height of the wall. East of the garage door there is a modern (apparent replacement) person door with translucent glass blocks around it. Near the eastern end of the wall there is an industrial sash window.

The rear wall is made of the same bricks as the other walls and features two industrial sash windows and a large overhead garage door near the north end of the wall that is in alignment with the garage door in the façade. The windows on the east (rear) wall and rear portions of the northern and southern walls are covered with security

Resource Number: 5AM.3768

Temporary Resource Number: Brighton - 1

grates. Extending in an easterly direction from the garage door there is a paved area that has the remains of a service pit and a covered pit that possibly housed hydraulic lift equipment indicative of an auto servicing facility.

The northern wall is made of the same brick with the contrasting brick trim as the other walls and has six industrial sash windows; one of which is partially been in-filled to accommodate a vent/exhaust fan. A modern door has been installed immediately to the east of the westernmost window. The door is a prehung six panel steel door.

22. Architectural style/building type: Commercial/Early 20<sup>th</sup> Century Commercial

23. Landscaping or special setting features: The building is surrounded by paved parking areas to the west, toward North Main Street, and to the south while the eastern and northern areas around the building are soil with patches of vegetation and are enclosed by a mix of privacy fencing and security fencing.

24. Associated buildings, features, or objects: South of this building there is a modern, metal sheathed warehouse that has an L-shaped footprint and beyond that is site 5AM.3221, the Wilmore Canning Factory. Also on the parcel there are two other modern metal buildings.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1955 Actual: \_\_\_\_\_

Source of information: Building materials, historic photos of the area, and historic USGS topographic maps. The Adams County Assessor lists 1912 as the date of construction.

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): The only apparent alterations to the building have been the replacement of doors in the northern and southern walls and the infilling of windows for an exhaust fan and a swamp cooler and for unknown reasons. These changes took place at unknown dates in the past.

30. Original location  Moved  Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): auto/truck servicing

32. Intermediate use(s): same

33. Current use(s): building appears to be used for "occasional" and a lot around it is used for storage of used cars to be sold at the used car lot located north of the property.

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34. Site type(s): Commerce/trade building (vehicle servicing building)

35. Historical background: The location this building was part of a railroad wye used by the Union Pacific railroad to connect a branch line that ran northwest from the rail company's Brighton yard and station. This line remained on the USGS topographic maps until the 1950s. The rail wye also appears on an early 20<sup>th</sup> century plat of Brighton. After the rail line was removed this building was built and opened for business. Based on review of others versus it appears that this section of N. Main St. became a center of auto servicing and repair for Brighton and the residents living around the town. It has been used for auto repair and storage into the 21st century according to the owner of the used car lot located immediately north of the property.

36. Sources of information: Brighton, CO USGS topographic maps 1940, 1944, and 1967; Brighton zoning map, 1922 (copy from Denver Public Library Western History and Genealogy Department); Brighton Genealogy Society, *Brighton, Colorado and Surrounding Area*, Curtis Media Corp., Dallas, TX., 1987; and Wagner, Albin Wagner, *Brighton*, Arcadia Publishing Company, Charleston, S.C., 2009; McClure Photo Collection, Denver Public Library Western History and Genealogy Department; and Adams County Assessor, Recorder, and GIS Department on-line records; title search provided by MW and Garrison Companies.

#### VI. SIGNIFICANCE

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National  State  Local  N/A

42. Statement of significance: This building is a relatively recent, historic period commercial/service building located in a portion of Brighton that developed into an auto servicing and sales area after World War II and removal of the railroad wye in the area. The building has continued to be related to servicing automobiles and other vehicles into the 21<sup>st</sup> century. However, the lack of clear documentation acts to muddy the history of the building and its associations with the automobile culture of the mid-20th century cannot be clearly established. Thus it is not considered to have significance under Criterion a. Equally the lack of a clear history precludes consideration under Criterion b. The building does have some Modern Movement/Art Deco stylistic elements; however, these are not at a level to have the building be considered as an example of that style to serve as an example of those designs or their post-World War II

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interpretations. The construction methods and materials are not unique or particularly representative of a distinct period. As result, the building is not recommended to have significance under Criterion c. No archaeological deposits were noticed during the field recording and as a result it does not appear that the site is significant repository of information about the history of Brighton or Adams County and it is not considered significant under criterion d.

43. Assessment of historic physical integrity related to significance: observations the building indicate that it retains six of its seven elements of integrity. The setting has been altered by recent construction of apartment buildings on the opposite side of No. Main St.

#### **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible X Need Data \_\_\_

45. Is there National Register district potential? Yes \_\_\_ No X

Discuss: The area around the building has experienced recent, intrusive new construction that has altered the character of this portion of N. Main St. and as result the area no longer possesses a continuity of function or view/setting consistent with the historic use of the area for commercial and industrial purposes.

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing \_\_\_ N/A

46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_ N/A

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: Digital files: Brighton 2016 001.jpg through Brighton 2016 009.jpg

Negatives filed at: WCRM, Boulder Office

48. Report title: N/A

49. Date(s): 12/30/2016

50. Recorder(s): S. F. Mehls

51. Organization: WCRM, Inc.

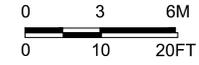
52. Address: P.O. Box 2326, Boulder, CO 80306

53. Phone number(s): 303-449-1151

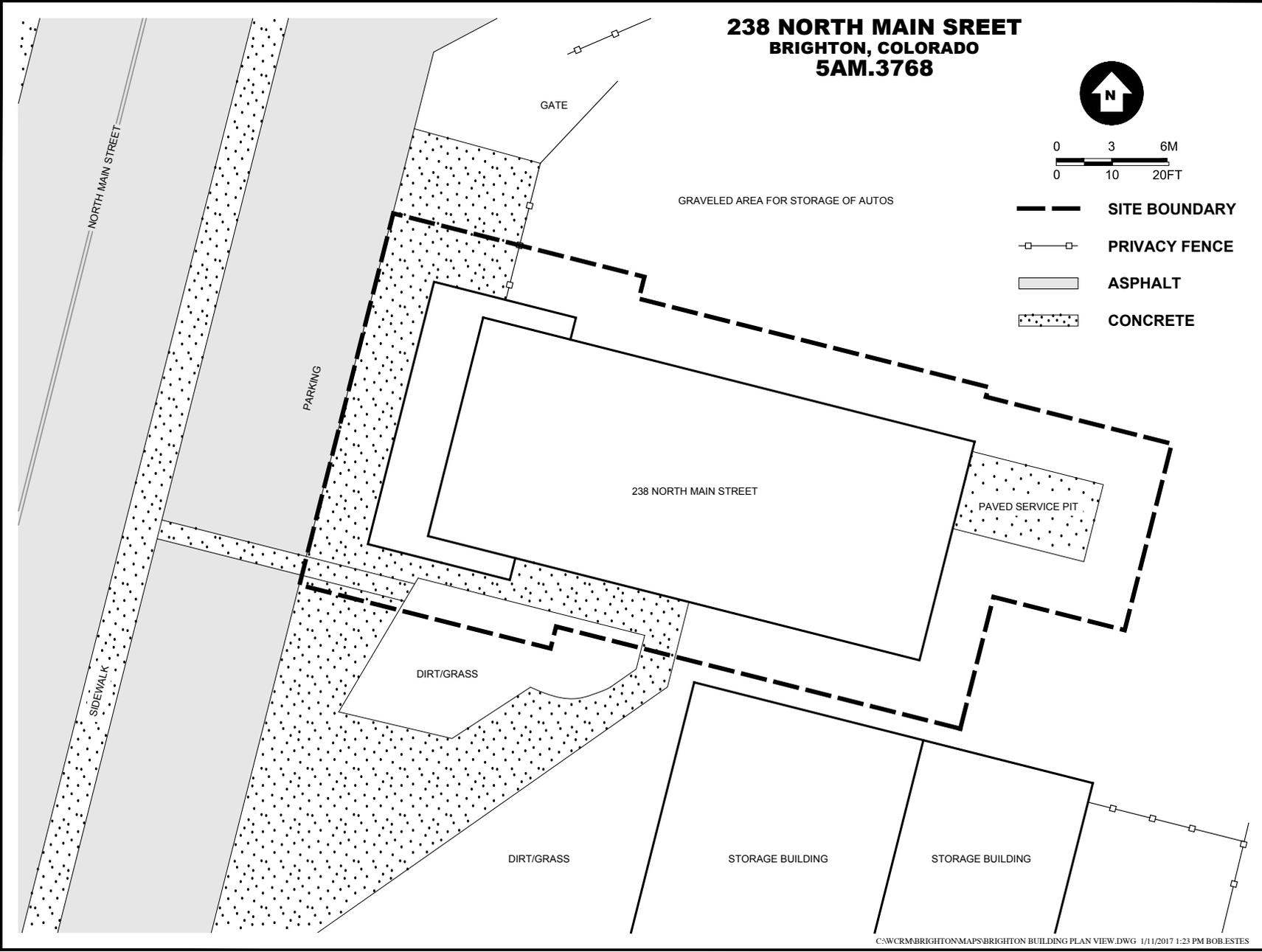
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

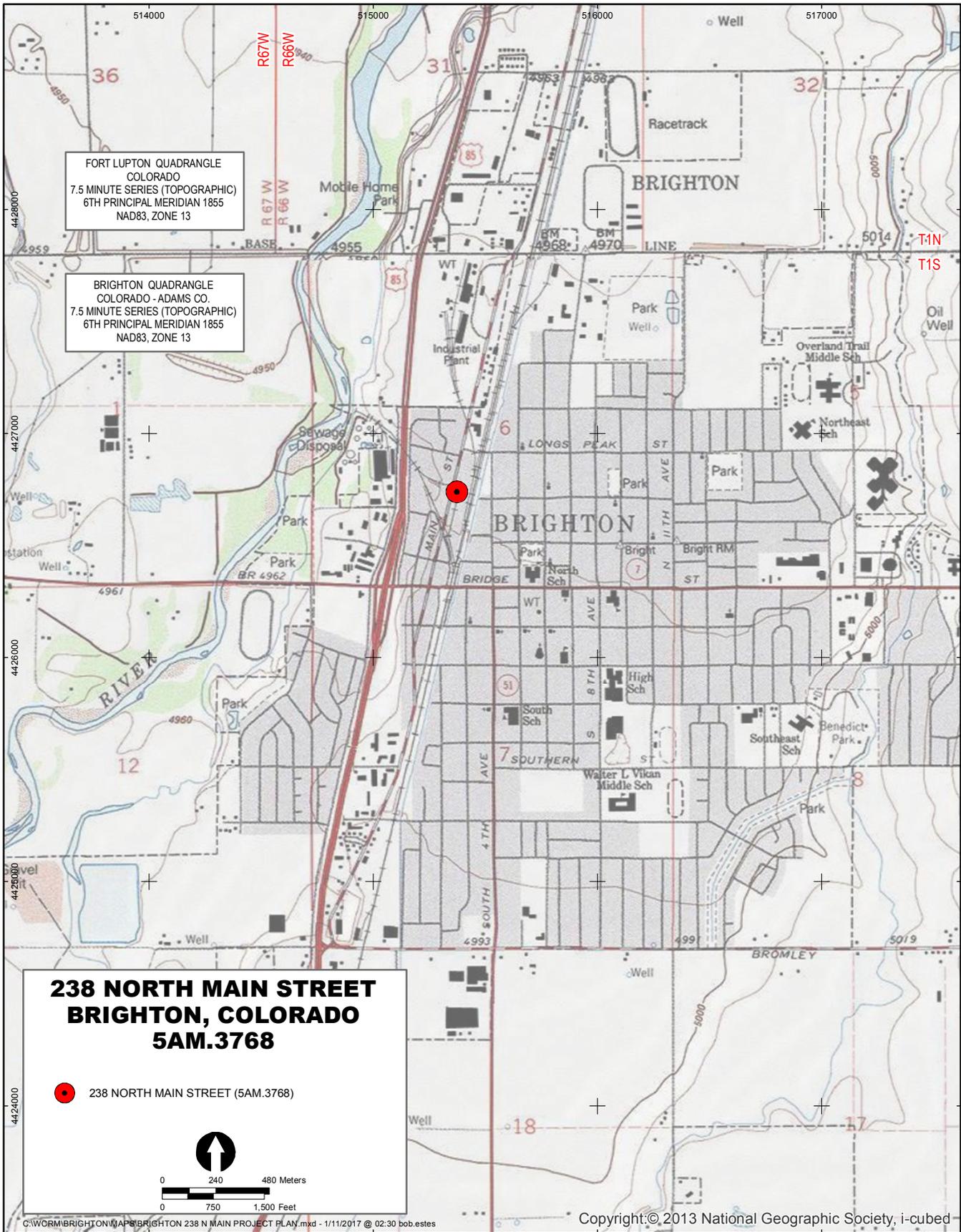
History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

**238 NORTH MAIN SREET  
BRIGHTON, COLORADO  
5AM.3768**



-  **SITE BOUNDARY**
-  **PRIVACY FENCE**
-  **ASPHALT**
-  **CONCRETE**





FORT LUPTON QUADRANGLE  
 COLORADO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 6TH PRINCIPAL MERIDIAN 1855  
 NAD83, ZONE 13

BRIGHTON QUADRANGLE  
 COLORADO - ADAMS CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 6TH PRINCIPAL MERIDIAN 1855  
 NAD83, ZONE 13

**238 NORTH MAIN STREET  
 BRIGHTON, COLORADO  
 5AM.3768**

● 238 NORTH MAIN STREET (5AM.3768)

0 240 480 Meters  
 0 750 1,500 Feet

5AM.3768  
238 N. Main Street, Brighton, CO



5AM.3768 238 N. Main St., Façade looking East-Southeast



5AM.3768 238 N. Main St., Façade oblique looking Northeast

5AM.3768  
238 N. Main Street, Brighton, CO



5AM.3768 238 N. Main St., South wall looking North-Northeast



5A5AM.3768 238 N. Main St., Eastern portion of south wall looking Northeast

5AM.3768  
238 N. Main Street, Brighton, CO



5AM.3768 238 N. Main St., East wall with service pad/pit looking West-Northwest



5AM.3768 238 N. Main St., East and north walls oblique looking Southwest

5AM.3768  
238 N. Main Street, Brighton, CO

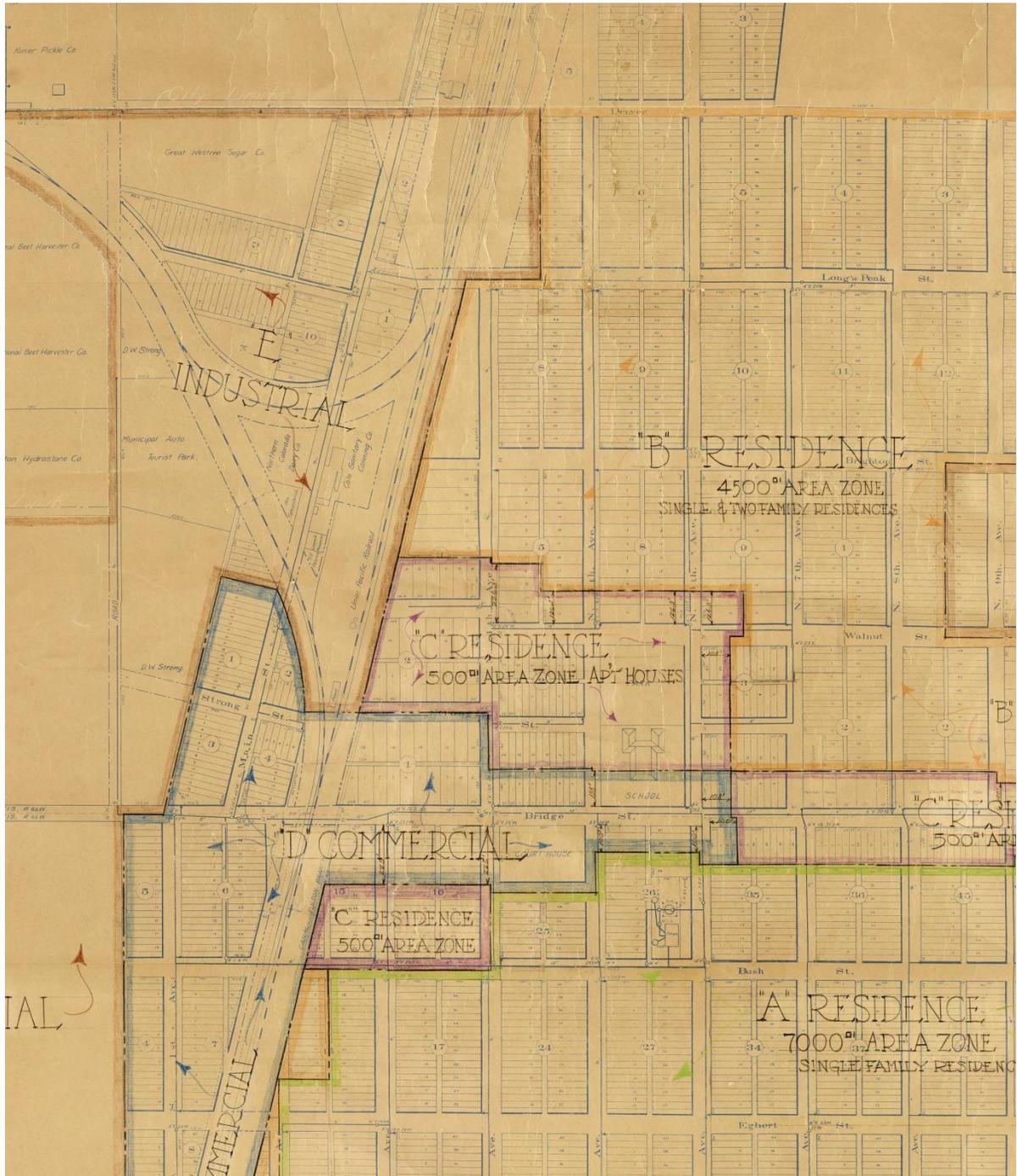


5AM.3768 238 N. Main St., North wall looking South-Southwest



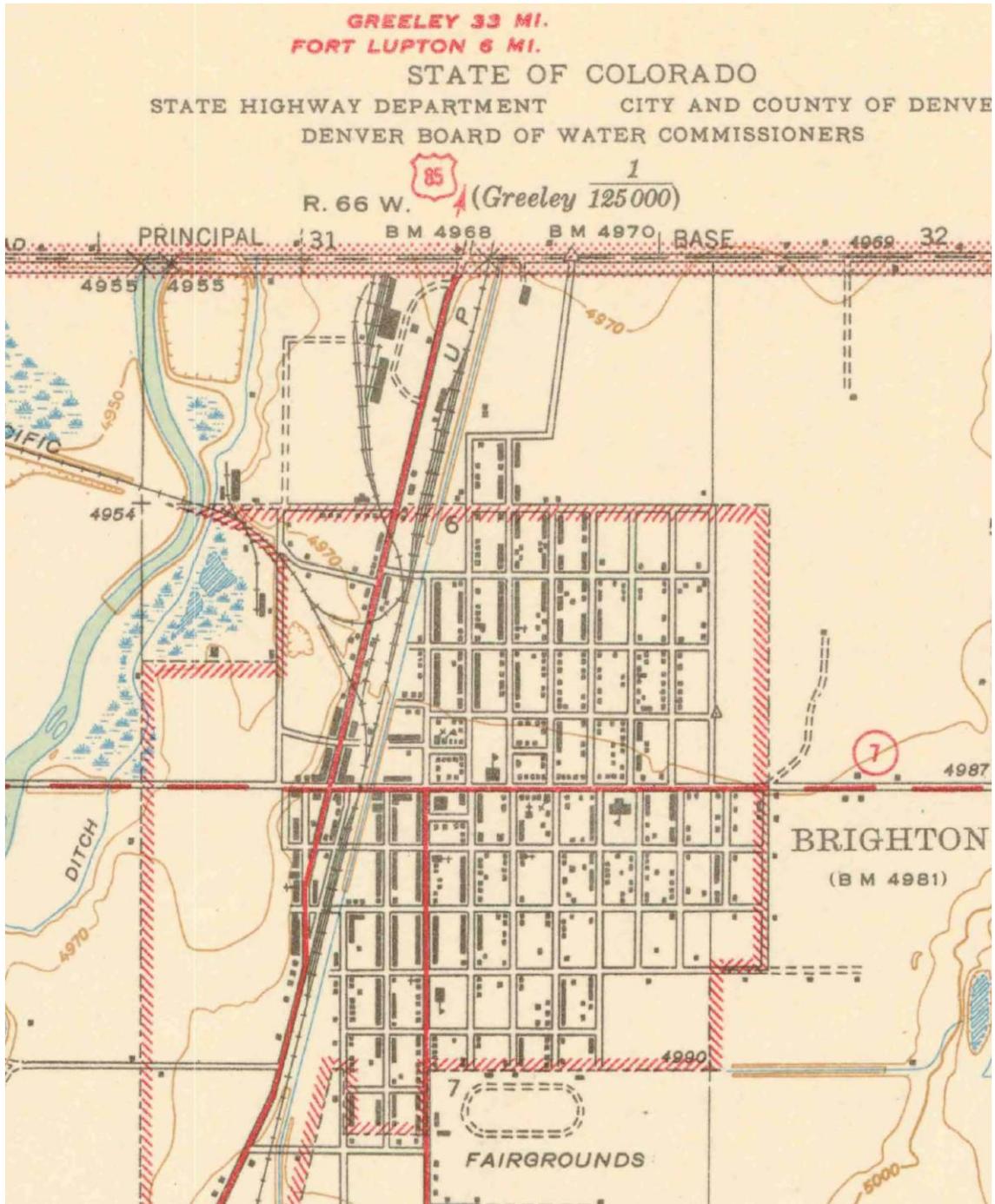
5AM.3768 238 N. Main St., Façade oblique looking Southeast

5AM.3768  
238 N. Main Street, Brighton, CO



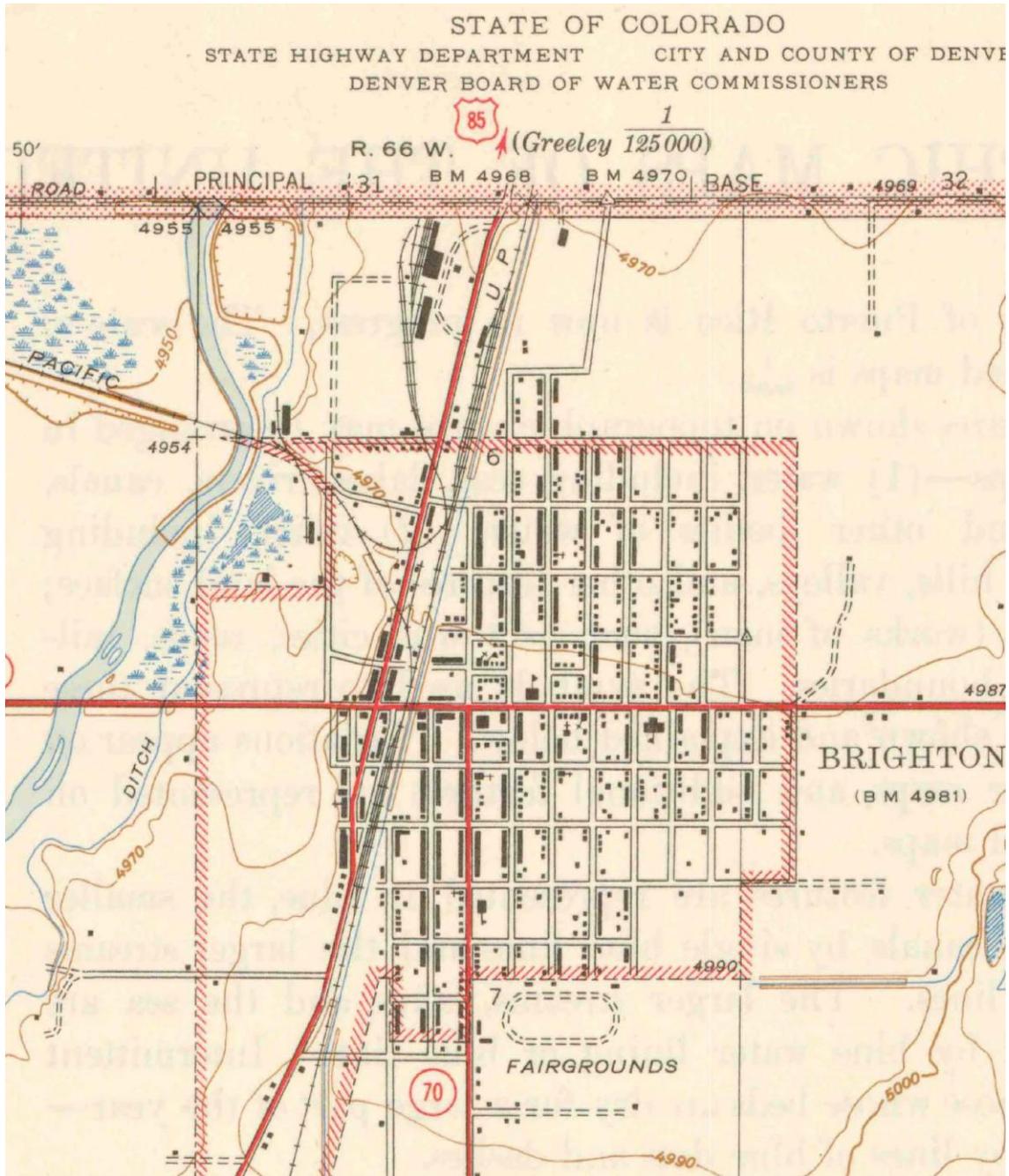
5AM.3768 238 N. Main St., Section of 1922 Zoning Map showing Railroad Wye and Cannery location as related to the Site

5AM.3768  
238 N. Main Street, Brighton, CO



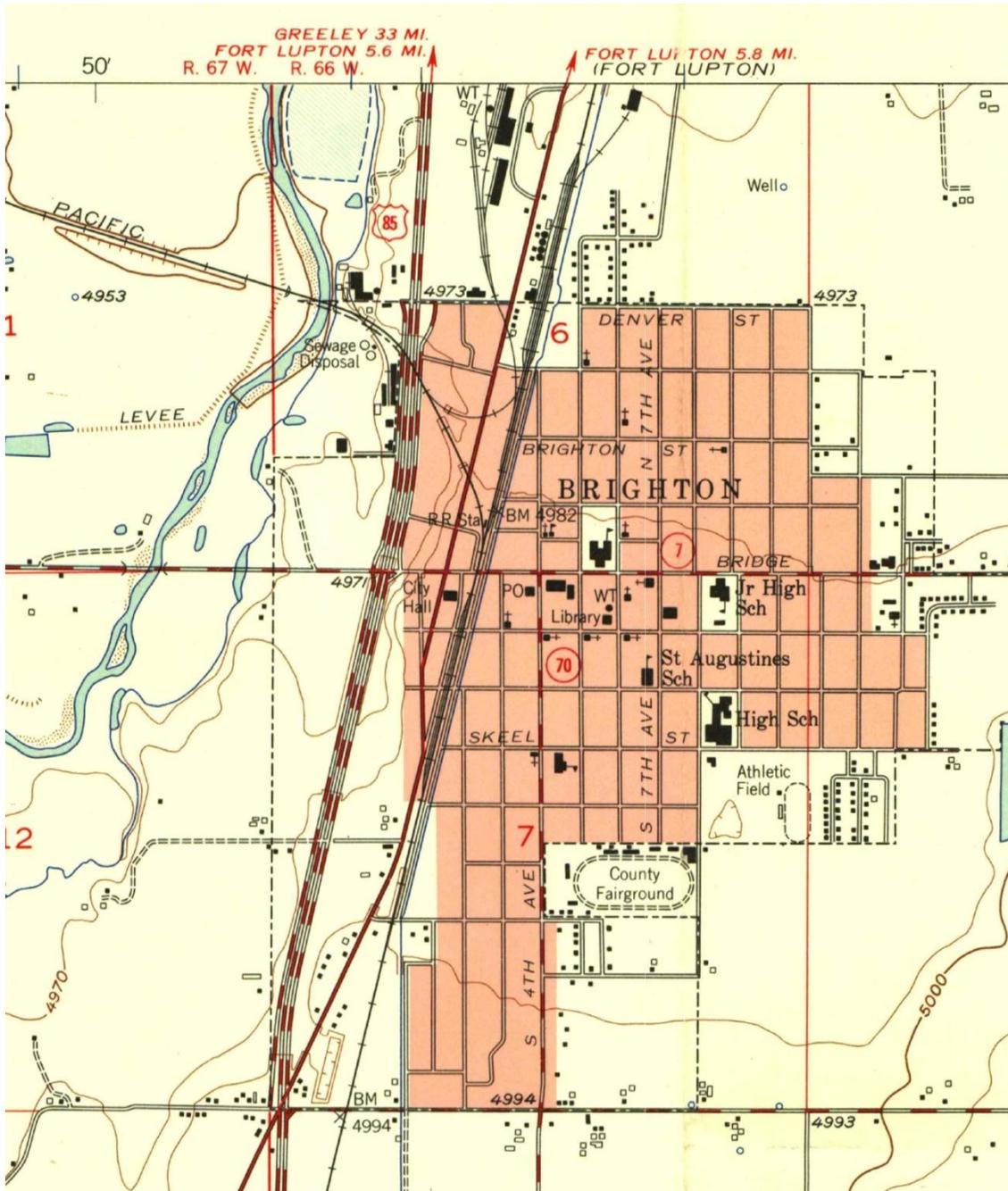
5AM.3768 238 N. Main St., Section of 1940 USGS Brighton, CO Topographic Map showing Railroad Wye and Cannery Related to the Site

5AM.3768  
238 N. Main Street, Brighton, CO



5AM.3768 238 N. Main St., Section of 1944 USGS Brighton, CO Topographic Map showing Railroad Wye and Cannery Related to the Site

5AM.3768  
238 N. Main Street, Brighton, CO



5AM.3768 238 N. Main St., Section of 1957 USGS Brighton, CO Topographic Map showing Railroad Wye in place

# Adams County Commercial Property Profile

## Account Summary

**Parcel Number:** 0156906300014

**Account Number:** R0002701

**Owners Name and Address:**

DUFFY FAMILY LLLP  
  
7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

### Legal Description

SECT,TWN,RNG: 6-1-66 DESC: A PORT OF A TRIANG TRACT KNOWN AS THE Y LYING BET TRACTS OF B V RR AND MAIN LN OF U P RR IN E2 SW4 SEC 6 DESC AS FOL BEG AT A PT IN E LN OF CO RD 31 DIV ST IN CITY OF BRIGHTON WHICH IS 75/6 FT NLY FROM PT OF INTERSEC OF E LN SD CO RD OR DIV ST WITH N LN ROW OF B V RR TH NLY FROM PT AND ALG E LN SD CO RD OR DIV ST TO INTERSEC OF SLY BDRY ROW OF THAT ARM B V RR WHICH BOUNDS SD TRACT ON N TH NELY ALG SD ROW LN LAST MENTIONED TO A PT 75 FT W OF CEN OF MAIN TRACK OF U P RR TH SLY AND // WITH MAIN TRACK U P RR 430 FT M/L TH AT RT ANG W 125 FT TH SLY ALG SWITCH TRACT U P RR 167/7 FT TO A PT TH W AT RT ANG 70 FT TO BEG TO G WITH A TRACT 3/2 FT IN WIDTH AND 180/6 FT IN LNG ALG E SIDE OF MAIN ST FORMERLY KNOWN AS DIVISION ST IN WHAT IS KNOWN AS B V Y TRACT VAC DESC AS BEG AT A PT ON EL LN SD ST SD PT BEING DIST 113/6 FT M/L NELY ALG E LN SD ST FROM INTERSEC SD ST WITH N LN ROW B V RR SD PT ALSO BEING 270 FT AT RT ANG FROM MAIN LN U P RR TH WLY 3/2 FT TH NLY 180/6 FT TH ELY 3/2 FT TH SLY ALG E LN SD ST 180/6 FT TO POB 1/78A

### Subdivision Plat

N/A

### Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0002701	On or Before 01/01/1996	603	99.096

### Permit Cases

N/A

**Note:** Data is updated daily. Above data was updated as of: 01/02/17

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

## Adams County Assessor Sales Summary

**Parcel Number:** 0156906300014

**Account Number:** R0002701

**Owners Name and Address:**

DUFFY FAMILY LLLP  
  
7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
11/02/1998	\$305,000.00	PRD	C0468895	5540	325	FERGUSON EVELYN L	SCHERR-DUFFY LLC AND	\$30.5	11/17/1998
01/02/2001	\$10.00	SWD	C0746938			SCHERR-DUFFY LLC AND	SCHERR-DUFFY LLC UN 25% INT/SC	\$0	01/02/2001
01/02/2001	\$10.00	SWD	C0746940			DUFFY ELIZABETH UN 25% INT/SCH	DUFFY FAMILY LLLP UN 75% INT A	\$0	01/02/2001
01/02/2001	\$10.00	SWD	C0746939			SCHERR-DUFFY LLC UN 25% INT/SC	DUFFY ELIZABETH UN 25% INT/SCH	\$0	01/02/2001
01/02/2001	\$3,000.00	SWD	C0746941			DUFFY FAMILY LLLP UN 75% INT A	DUFFY FAMILY LLLP UND 75% INT	\$0.3	01/02/2001
09/18/2014	\$0	QC	14000066335	2014		DUFFY FAMILY LLLP UND 75% INT AND BELL J	DUFFY FAMILY LLLP	\$0	09/29/2014

Click [here](#) to go to Clerk / Recorder search page

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## Adams County Assessor Valuation Summary

**Parcel Number:** 0156906300014

**Account Number:** R0002701

**Owners Name and Address:**

DUFFY FAMILY LLLP  
  
7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

### Land Valuation Summary

Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
Commercial	Acres	1.7800	FIRE DISTRICT 6 GREATER BRIGHTON		I	\$174,456.00	\$50,590.00
<b>Land Subtotal:</b>						<b>\$174,456.00</b>	<b>\$50,590.00</b>

### Buildings Valuation Summary

Building Number	Property Type	Actual Value	Assessed Value
1	Commercial		
2	Commercial		
3	Commercial		
4	Commercial		
5	Commercial		
<b>Improvements Subtotal:</b>		<b>\$284,220.00</b>	<b>\$82,420.00</b>

**Total Property Value**

**\$458,676.00 \$133,010.00**

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## Adams County Assessor Building Summary

**Parcel Number:** 0156906300014

**Account Number:** R0002701

**Owners Name and Address:**

DUFFY FAMILY LLLP  
  
7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

**Building Number: 1**

**Individual Built As Detail**

<b>Built As:</b>	Storage Warehouse	<b>Year Built:</b>	1912
<b>Building Type:</b>	Commercial	<b>Construction Type:</b>	
<b>Built As SQ Ft:</b>	10202	<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	0.00	<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	0	<b>Detached Garage Square Ft:</b>	0
<b>Basement SQ Ft:</b>	4784	<b>Finished Basement SQ Ft:</b>	0

**Building Number: 2**

**Individual Built As Detail**

<b>Built As:</b>	Service Garage	<b>Year Built:</b>	1912
<b>Building Type:</b>	Commercial	<b>Construction Type:</b>	
<b>Built As SQ Ft:</b>	3600	<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	0.00	<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	0	<b>Detached Garage Square Ft:</b>	0
<b>Basement SQ Ft:</b>	0	<b>Finished Basement SQ Ft:</b>	0

**Building Number: 3**

**Individual Built As Detail**

<b>Built As:</b>	Storage Warehouse	<b>Year Built:</b>	1912
<b>Building Type:</b>	Commercial	<b>Construction Type:</b>	
<b>Built As SQ Ft:</b>	4000	<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	0.00	<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	0	<b>Detached Garage Square Ft:</b>	0
<b>Basement SQ Ft:</b>	0	<b>Finished Basement SQ Ft:</b>	0

**Building Number: 4**

**Individual Built As Detail**

<b>Built As:</b>	Storage Warehouse	<b>Year Built:</b>	1912
<b>Building Type:</b>	Commercial	<b>Construction Type:</b>	

<b>Built As SQ Ft:</b>	2336	<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	0.00	<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	0	<b>Detached Garage Square Ft:</b>	0
<b>Basement SQ Ft:</b>	0	<b>Finished Basement SQ Ft:</b>	0

**Building Number: 5**

**Individual Built As Detail**

<b>Built As:</b>	Storage Warehouse	<b>Year Built:</b>	1912
<b>Building Type:</b>	Commercial	<b>Construction Type:</b>	
<b>Built As SQ Ft:</b>	2112	<b>Number of Rooms:</b>	0
<b>Number of Baths:</b>	0.00	<b>Number of Bedrooms:</b>	0
<b>Attached Garage SQ Ft:</b>	0	<b>Detached Garage Square Ft:</b>	0
<b>Basement SQ Ft:</b>	0	<b>Finished Basement SQ Ft:</b>	0

**Note:** Data is updated daily. Above data was updated as of: 01/02/17

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## Adams County Treasurer Tax Summary

---

**Owners Name and Address:**

DUFFY FAMILY LLLP

7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

---

Click [here](#) to go to Treasurer's search page

**Note:**

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## Adams County Assessor Enterprise Zone Summary

**Parcel Number:** 0156906300014

**Account Number:** R0002701

---

**Owners Name and Address:**

DUFFY FAMILY LLLP

7500 E ARAPAHOE RD STE 345  
CENTENNIAL CO 80112-1278

**Property Address:**

238 N MAIN ST  
BRIGHTON CO

---

**Property within Enterprise Zone**

<b>True</b>
-------------

**Note:** Data is updated daily. Above data was updated as of: 01/02/17

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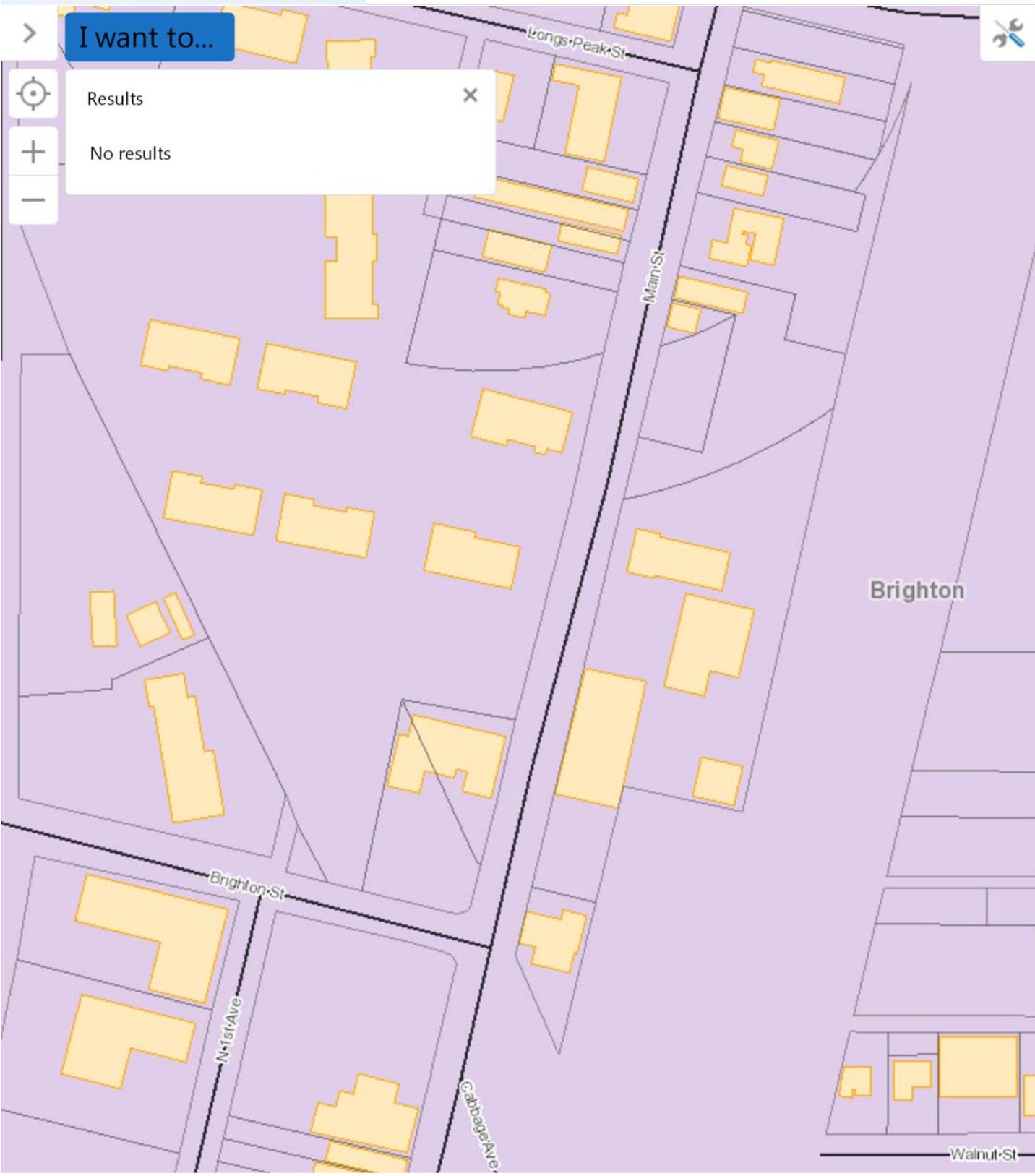


Search...



I want to...

Results ×  
No results



0 100 200ft

1:500





Search...



Navigation

Tasks

Analysis



Print

Printing

Layers



Operational Layers

Basic Map

Zoning

Section-Township-Range

Hydrology

Parks and Open Space

Transportation

Subdivision

Parcels

Building

Address

Adjacent Counties

City

Base Maps

Aerial Imagery (2014)

Hillshade (Background)



0 50 100ft



Showing 1 - 12 of 12  
(0.281 seconds)**Search Results**

Searched for the name 'Duffy Family LLLP' in ALL DOCUMENT TYPES type documents from '1/1/1960' to '12/28/2016'

U = Unreleased

1										
[row]	Status	Consideration	PartyType	FullName ▲	CrossPartyName	RecordDate	Doc Type	Book	Page	Instrument
1		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	GUARANTY BANK & TRUST COMPANY	11/17/1998	DEED OF TRUST	5540	326	1998030468896
2		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	GUARANTY BANK & TRUST COMPANY	11/17/1998	ASSIGNMENT OF RENT	5540	332	1998030468897
3		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	TED JOHNSON REALTY INC PROFIT	11/17/1998	DEED OF TRUST	5540	336	1998030468898
4		\$0.00	To	<a href="#">DUFFY FAMILY LLLP</a>	DUFFY THOMAS M	11/17/1998	STATEMENT	5540	323	1998030468893
5		\$0.00	To	<a href="#">DUFFY FAMILY LLLP</a>	DUFFY ELIZABETH	1/2/2001	SPECIAL WARRANTY DEED			2001030746940
6		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	AMERICAN GARAGE DOOR INC	8/29/2001	STATEMENT OF LIEN			2001030849251
7		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	BREWER ALEX L	11/10/2003	DEED OF TRUST			2003031236994
8		\$0.00	To	<a href="#">DUFFY FAMILY LLLP</a>	JOHNSON REALTY LLC	12/19/2003	RELEASE OF DEED OF TRUST			2003031255145
9		\$0.00	To	<a href="#">DUFFY FAMILY LLLP</a>	GUARANTY BANK & TRUST COMPANY	1/13/2004	RELEASE			2004031264531
10		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	BREWER ALEX L	1/14/2008	DEED OF TRUST			2008000002972
11		\$0.00	From	<a href="#">DUFFY FAMILY LLLP</a>	BREWER ALEX L	11/24/2008	DEED OF TRUST			2008000092168
12		\$10.00	To	<a href="#">DUFFY FAMILY LLLP</a>	BELL JOSEPH J	9/29/2014	QUIT CLAIM DEED			2014000066335
1										

Searched for Legal Description that **Contains**  
**0 Results Returned**



### LEGAL DESCRIPTION

A portion of a triangular tract known as the "Y" lying between the tracks of the Boulder Valley R. R. Co., and the main line of the Union Pacific R. R. Co., in the East 1/2 of the Southwest 1/4 of Section 6, Township 1 South, Range 66 West, described as beginning at a point on the East line of County Road #31, or Division Street, in the City of Brighton, which is 75.6 feet Northerly from point of intersection of the East line of said County Road or Division Street with the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said tract on the South;

thence Northerly from this point and along East line of said county road or Division Street to the intersection of the Southerly boundary line of right of way of that arm of Boulder Valley R. R. Co. which bounds said tract on the North;

thence Northeasterly along said right of way line last mentioned to a point 75 feet West of the center of the main track of the Union Pacific R. R. Co.;

thence Southerly and parallel with main track of Union Pacific R. R. Co., 430 feet more or less;

thence at right angles West 125 feet;

thence Southerly along switch track of Union Pacific R. R. Co. to a point 167.7 feet Northerly from the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said track on the South;

thence West at right angles 70 feet, more or less, to Point of Beginning.

ALSO

A tract 3.2 feet in width and 180.6 feet in length along the East side of Main Street, formerly known as Division Street, in what is known as the Boulder Valley "Y" Tract in the City of Brighton, Colorado as vacated and more particularly described as follows:

Beginning at a point at the intersection of the East line of said Street with the South wall of the office building of the former Blayney Canning Company, said point being distant 113.6 feet, more or less, Northeasterly along the East line of said street from the intersection of said street with the North line of the right-of-way Boulder Valley Railroad, said point also being 270 feet at right angles from the Main line of the Union Pacific Railroad,

thence Westerly along the South wall of said building 3.2 feet,

thence Northerly along the West wall of said office building and along the West wall of the Main factory building of said Canning Company 180.6 feet;

thence Easterly along the jog between the said main factory building and the warehouse 3.2 feet;

thence Southerly along the East line of said street 180.6 feet to Point of Beginning.

County of Adams, State of Colorado.

EXHIBIT "A"



### LEGAL DESCRIPTION

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thence Easterly along the jog between the said main factory building and the warehouse 3.2 feet;

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County of Adams, State of Colorado.

EXHIBIT "A"

C0746940 )  
1/02/2001 15:18:0  
PG: 0001-002  
10.00 DOC FEE: 0.00  
CAROL SNYDER  
ADAMS COUNTY

**SPECIAL WARRANTY DEED**

ELIZABETH DUFFY ("Grantor"), whose address is 3540 S. Poplar St., Suite 303, Denver, CO 80237, for good and valuable consideration, in hand paid, hereby sells and conveys to DUFFY FAMILY LLLP, a Colorado limited liability limited partnership, whose address is also 3540 S. Poplar St., Suite 303, Denver, CO 80237, Grantor's undivided 25% interest in the real property and improvements located in Adams County, Colorado, commonly known as 238 N. Main Street, Brighton, and more particularly described on Exhibit A attached hereto, with all its appurtenances, and warrants the title against all persons claiming under Grantor, subject to real property taxes not yet due and payable and to easements, covenants, conditions, reservations, rights-of-way and other matters of record, if any.

2

DATED the 30th day of November, 2000.

Elizabeth Duffy

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me the 30th day of November, 2000, by Elizabeth Duffy.

Witness my hand and official seal.

My commission expires: August 21, 2004

[SEAL]



Notary Public

### LEGAL DESCRIPTION

A portion of a triangular tract known as the "Y" lying between the tracks of the Boulder Valley R. R. Co., and the main line of the Union Pacific R. R. Co., in the East 1/2 of the Southwest 1/4 of Section 6, Township 1 South, Range 66 West, described as beginning at a point on the East line of County Road #31, or Division Street, in the City of Brighton, which is 75.6 feet Northerly from point of intersection of the East line of said County Road or Division Street with the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said tract on the South;

thence Northerly from this point and along East line of said county road or Division Street to the intersection of the Southerly boundary line of right of way of that arm of Boulder Valley R. R. Co. which bounds said tract on the North;

thence Northeasterly along said right of way line last mentioned to a point 75 feet West of the center of the main track of the Union Pacific R. R. Co.;

thence Southerly and parallel with main track of Union Pacific R. R. Co., 430 feet more or less;

thence at right angles West 125 feet;

thence Southerly along switch track of Union Pacific R. R. Co. to a point 167.7 feet Northerly from the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said track on the South;

thence West at right angles 70 feet, more or less, to Point of Beginning.  
ALSO

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thence Easterly along the jog between the said main factory building and the warehouse 3.2 feet;

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County of Adams, State of Colorado.

EXHIBIT "A"



### LEGAL DESCRIPTION

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thence Easterly along the jog between the said main factory building and the warehouse 3.2 feet;

thence Southerly along the East line of said street 180.6 feet to Point of Beginning.

County of Adams, State of Colorado.

EXHIBIT "A"

Recording requested by  
and when recorded mail to:

Duffy Family LLLP  
7500 E. Arapahoe Rd. #345  
Centennial, Colorado 80112

**QUIT CLAIM DEED**

Joseph J. Bell ("Grantor"), whose address is 7500 E. Arapahoe Rd. #345, Centennial, CO 80112, for ten dollars and other good and valuable consideration, in hand paid, hereby sells and quit claims to Duffy Family LLLP, whose address is also 7500 E. Arapahoe Rd. #345, Centennial, CO 80112, the real property located in Adams County, Colorado, commonly known as 238 N. Main Street, Brighton, CO 80601 and more particularly described on Exhibit A attached hereto, with all its appurtenances.

DATED the 21 day of August, 2014.

  
\_\_\_\_\_  
Joseph J. Bell

STATE OF COLORADO     )  
  )  
COUNTY OF GRAND     )

The foregoing instrument was acknowledged before me the 18<sup>th</sup> day of SEPTEMBER 2014, by JOSEPH J. BELL.

Witness my hand and official seal.

My commission expires: 08-15-17.

[SEAL]

TARYN MARIE MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134051691  
MY COMMISSION EXPIRES AUGUST 15, 2017

  
\_\_\_\_\_  
Notary Public

EXHIBIT A

Legal Description

A portion of a triangular tract known as the "Y" lying between the tracks of the Boulder Valley R. R. Co., and the main line of the Union Pacific R. R. Co., in the East 1/2 of the Southwest 1/4 of Section 6, Township 1 South, Range 66 West, described as beginning at a point on the East line of County Road #31, or Division Street, in the City of Brighton, which is 75.6 feet Northerly from point of intersection of the East line of said County Road or Division Street with the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said tract on the South;

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thence Southerly and parallel with main track of Union Pacific R. R. Co., 430 feet more or less;

thence at right angles West 125 feet;

thence Southerly along switch track of Union Pacific R. R. Co. to a point 167.7 feet Northerly from the North line of the right of way of that arm of Boulder Valley R. R. Co. which bounds said track on the South;

thence West at right angles 70 feet, more or less, to Point of Beginning.  
ALSO

A tract 3.2 feet in width and 180.6 feet in length along the East side of Main Street, formerly known as Division Street, in what is known as the Boulder Valley "Y" Tract in the City of Brighton, Colorado as vacated and more particularly described as follows:

Beginning at a point at the intersection of the East line of said Street with the South wall of the office building of the former Blayney Canning Company, said point being distant 113.6 feet, more or less, Northeasterly along the East line of said street from the intersection of said street with the North line of the right-of-way Boulder Valley Railroad, said point also being 270 feet at right angles from the Main line of the Union Pacific Railroad,

thence Westerly along the South wall of said building 3.2 feet,

thence Northerly along the West wall of said office building and along the West wall of the Main factory building of said Canning Company 180.6 feet;

thence Easterly along the jog between the said main factory building and the warehouse 3.2 feet;

thence Southerly along the East line of said street 180.6 feet to Point of Beginning.

County of Adams, State of Colorado.

## Neighborhood History Story-Telling Project for Adams County

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Katelyn Puga

Adams County | Office of Long Range Strategic Planning

January 7, 2017

## **Background**

The Neighborhood Story Telling Project for Adams County is based upon the need for defining existing communities' history and character as new development moves into the area in the next few decades. This unique location of Adams County in the Denver-Metropolitan area positions it to be a catalyst of growth in the coming years. Uniquely situated within the future locations of many commuter rail transit stations, Adams County becomes the center of the Triangle of Opportunity. The opportunity that the commuter-rail provides includes opportunities for development of, "transit-oriented development, trail-oriented development, and innovative mixed-use development," (Department of Long-Range Strategic Planning, 2016). Adams County is projected to have 768,312 people living in the community by the year 2040. This is a population increase of 56% into the communities of the area.

As a county that features many unincorporated areas that are prime real estate for development there is a need to establish identity within the community before it is lost or changed. Adams County has an extensive history dating back to the early 1800's. Much of the history of Adams County hinges on the development of agriculture and industrial businesses that settled in the area. This long history has produced many historically important elements and characteristics that need to be discovered and preserved. Aligning future development with the historical character of Adams County neighborhoods such as Goathill, Welby, and the City of Brighton will help past, present, and future residents better self-identify with the county. This capstone project will identify community aspects and create recommendations for how to honor the past with the present to ensure the longevity of Adams County communities to be of interest to residents of all types.

## **Goals and Objectives**

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### **Purpose**

The purpose of the Neighborhood History Story-Telling Project for Adams County is to define the county's historical characteristics so that they can be incorporated into future development.

### **Desired Outcomes**

There are two underlying desired outcomes of this capstone project as stated by the client. The first desired outcome of the client is to produce a historical map that can serve as an educational tool for the community to engage with and create a sense of identify and place that residents of the past, present, and future can identify with. The second desired outcome is to provide recommendations that will serve the county to use as a basis for development standards and regulations in the future.

### **Client Use**

The Adams County Long-Range Strategic Planning Office shall use the developed historical map and report for future development recommendations and as an educational and interactive tool for the community to use. The development of the deliverables that will be produced by the capstone will help to identify historically significant areas in the Goathill and Welby neighborhoods as well as the Brighton districts and correlate recommendations to prescribe to any development that may occur in these areas. This capstone project shall serve as a catalyst for additional interactive and educational applications for the historical neighborhoods of Adams County.

### **Significance of Project**

Adams County has many communities that have developed organically through economic motivation and are in areas that are deemed to be "unincorporated" or lack a sense of central identity because of the organic nature it was founded upon. These community's identities are grounded in historically significant

characteristics that have become masked by the inconsistency of development throughout time. The careful identification of historically important nodes and connections in communities can assist in the future planning for development to become molded around the historically important characteristics that already exist. This can provide consistency for both the old and new developments and encourage a sense of place for all residents to identify with. Creating a historical platform for Adams county to honor both the past and the present can create a sense of identity that will be resilient for the future growth that shall occur.

## **Proposed Approach**

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### **Existing Conditions**

The existing conditions for Adams County consists of any existing historical places. These places will be inputted into a database as a basis for nodes of historic existence. To collect additional information on places that would provide historical connections to Adams County a survey can be sent out. The purpose of the survey would be to gage the activity of people at historical centers. Questions would include a list of historical places currently and how often people have visited them. This will help to determine places that should function as historical centers. Interviews shall also be conducted during the existing conditions phase to collect anecdotal evidence of stories and locations that are of special meaning to the community. To conduct the interviews, a specific day and time can be scheduled and have rotating interviews as scheduled to be efficient. The compilation of the historic places database, interviews, and surveys will be inputted into one database with locations attached to them. Conducting a Lynchian Analysis to identify nodes, connections, landmarks, and barriers will help to create the initial framework plan.

## GIS Techniques

To create a historical map there are several methods that I will use. The first is to create shapefiles that are specific to each neighborhood (i.e. Goathill, Welby, and Brighton District Plan). These shapefiles will consist of all the data that was collected in the existing conditions phase. Using these shapefiles, I will create several overlay shapefiles consisting of different fields such as date built, land-use, facts, ect. The use of the Story Map tool in ESRI will enable the data to turn into an interactive map. This will be the map that will be for the community's use.

## Framework Plan

This stage will consist of the creation of the plan showing the historical maps and connections. The design recommendations will also be created under this approach. Precedent studies shall be used as inspiration for any branding or design standards that have proven to be successful in other cities around the county. The framework plan will also be where the vision and goals for Adams County branding and design standards will be stated. All visuals will be incorporated into the framework plan.

## Detailed Work Plan and Project Schedule

Week	Date	Task	Deliverable
1	Jan 16-19	First Capstone Meeting w/ Instructor, first visit with Denver Public Library (Check-In w/ Client)	Final Prospectus
2	Jan 23-27	Visit History of Colorado, Adams County Library, Review Brighton District Plan, Create Lynchian Analysis	Find Sanborn Maps
3	Jan 30-Feb 3	Create survey for current residents, Schedule appointments for interviews	Survey Draft Due, Appointment Calendar Sent
4	Feb 6-10	Conduct Interviews (Meeting w/ Ken Schroepfel)	Interviews
5	Feb 13-17	Compile all research into database (Check-In w/ Client)	Metadata
6	Feb 20-24	Create GIS map of historically significant areas (Meeting w/ Eric Ross)	Shapefile, Map
7	Feb 27-Mar 3	Create maps of Welby historic areas, Develop Story Map	Shapefile, Map
8	Mar 6-10	Create maps of Goathill historic areas, Develop Story Map	Shapefile, Map
9	Mar 13-17	Create maps of Brighton historic areas, Develop Story Map	Shapefile, Map
10	Mar 20-24	Story Map Draft Review (Check-In w/ Client)	<b>Maps Draft 1 Due</b>
11	Mar 27--31	Story Map Draft	<b>Story Map Draft 1 Due</b>

12	Apr 3-7	Branding Recommendations Draft ( <b>Check-In w/ Client</b> )	
13	Apr 10-14	Development Standards Recommendations Draft	
14	Apr 17-21	Recommendations Draft	
15	Apr 24-28	<b>Final Draft of Report (Check-In w/Client)</b>	<b>Map Due</b>
16	May 1-5	<b>Community Reception (TBD)</b>	
17	May 8-12	<b>Final Report</b>	<b>Final Report Due</b>

## Data Sources

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Adams County Historical Society & Museum (Visit)

History Colorado, Adams County, <http://www.historycolorado.org/content/adams-county> (Visit)

Adams County GIS Files

Adams County Office of Long Range Strategic Planning & City of Brighton Community Development (2016). *Brighton District Plan Adopted Draft*. Retrieved from: <http://www.brightonco.gov/DocumentCenter/View/9390>

Department of Long Range Strategic Planning. October 2016. *Adams County Making Connections Planning and Implementation Plan*

Adams County Planning and Development Department & Welby Community. (April 2014). *Welby: Where Deep Roots Grow, A Community Plan for Future Development*. Retrieved from: <https://www.adcogov.org/sites/default/files/WELBY.pdf>

Adams County (September 2005). *Southwest Adams County Framework Plan*.

RNL (June 2009) *Clear Creek Valley TOD Plan*. Retrieved from <https://www.adcogov.org/sites/default/files/Clear%20Creek%20Valley%20TOD%20Plan.pdf>

Design Workshop & Adams County. (November 2012). *Adams County Colorado Open Space, Parks, and Trails Master Plan*. Retrieved from <https://www.adcogov.org/sites/default/files/Parks%2C%20Open%20Space%20and%20Trails%20Plan.pdf>

Albin Wagner. (2002). *Adams County Colorado: A Centennial History, 1902-2002*.

## Preliminary Background Research

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### ESRI – Story Map Tour

#### Guide to Interactive Historic Map Making

Krygier, J., & Wood, D. (2011). *Making maps: a visual guide to map design for GIS*. Guilford Press. Retrieved from: <http://guides.library.upenn.edu/c.php?g=476326&p=3256220>

**Neighbors and Neighborhoods:** Elements of Successful Community Design. Sidney Brower American Planning Association, 2013.

### Signage Design

Morris, M., Hinshaw, M. L., Mace, D., & Weinstein, A. (2001). Context-sensitive signage design. American Planning Association, Planning Advisory Service. Retrieved from: [https://planning-org-uploaded-media.s3.amazonaws.com/legacy\\_resources/research/signs/pdf/contextsensitivesignagedesign.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/legacy_resources/research/signs/pdf/contextsensitivesignagedesign.pdf)

### Precedent Studies

1. City of Golden, CO Historic District Design Standards  
<http://www.cityofgolden.net/media/HistDistGuideBook.pdf>
2. Hattiesburg Historic Neighborhood: Hattiesburg, Mississippi  
<https://www.planning.org/greatplaces/neighborhoods/2011/hattiesburg.htm>
3. Beaufort Historic District: Beaufort, South Carolina  
<https://www.planning.org/greatplaces/neighborhoods/2013/beaufort.htm>
4. Design Guidelines for Historic Sites in Park City  
<https://www.planning.org/knowledgebase/resource/7002503/>
5. City of Fort Collins, Jessup Farm
6. Frederick Town Historic District Design Guidelines  
<https://www.cityoffrederick.com/DocumentCenter/Home/View/497>

### Final Deliverables

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The final deliverables of the project will include the following:

- **Historical Map** – This map would locate sites within Adams County that are of historical importance to the community as identified. The purpose is for the map to serve as a tool that is readily available to members of the community to share historical information.
- **Report** – This report will serve two purposes. The first purpose that the report serves is to compile information regarding areas of historical significance for Adams County. The second is to propose recommendations for how to preserve the historical character (i.e. marketing, branding, development standards). This report shall also contain implementation plans for any historical character recommendations that are proposed.

- **Design Branding Recommendations** – These will be recommendations specific to branding for neighborhood signs in regards to the historical characteristics that are identified in the report and historical map.

### **Subject Matter Expert**

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To aide me in area expertise regarding historical morphology of cities I intend to consult Ken Schroepfel, Instructor for the Master of Urban and Regional Planning Program as a subject matter expert for this project.

To aide in the technological research aspects of historical cartography and urban design I intend to consult with Eric Ross, Lecturer, for the Master of Urban and Regional Planning Program as a subject matter expert for this project.

### **Professional Goals**

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As an aspiring urban planner one of the most significant goals I have is to develop communities.

Communities consist of partnerships, environmental elements, peoples, neighborhoods, and cities. All of these aspects are important to me when developing a unique community that exudes a sense of place.

An important part in developing communities is identifying what is important to the people within those communities. Instead of looking at a project from the outside-in, to truly identify how to build a community it should start with looking from the inside-out. This project provides an opportunity to personally communicate with community members to find what is truly important for the future of the development of communities. The skill of interpreting one's desires into a realistic outcome of recommendations for developers, the city, and the county to understand is important for creating cohesive and realistic visions and goals.

This capstone project also caters to the need for planners to be able to consider the past, present, and future for plan-making. The consideration of these aspects creates more resilient plans to any economic,

social, and physical changes that may occur. Exercising these skills to incorporate aspects that will cater to all time periods will assist in my future making.

# Brighton HPC Budget - 2017

Line Item	Name	Budget	Notes
<b>Expenses</b>			
<b>Office Supplies</b>		<b>Account # 10-21-4645-20000</b>	<b>\$350</b>
1	Office Supplies	\$350	
<b>Operating Supplies</b>		<b>Account # 10-21-4645-21000</b>	<b>\$4,170</b>
2	New Computer	\$1,500	<b>(\$8,500)</b>
3	Walking Tour Brochure	\$1,000	
4	Case Study Brochures	\$500	
5	Plat Map Framing	\$3,500	
6	Brighton Downtown Historic Plaques	\$3,000	
7			
8			
<b>Professional Services</b>		<b>Account # 10-21-4645-30005</b>	
9	Brighton Subdivision CLG Grant - Residential	\$2,500	
10	Brighton Subdivision SHF Grant - Com/Ind	\$10,000	
<b>Filings and Recordings</b>		<b>Account # 10-21-4645-55500</b>	<b>\$150</b>
11	Filings and Recordings	\$150	
<b>Dues &amp; Subscriptions</b>		<b>Account # 10-21-4645-56000</b>	<b>\$50</b>
12	National Trust for Saving Places Annual Membership	\$50	
<b>Travel, Conferences &amp; School</b>		<b>Account # 10-21-4645-58000</b>	<b>\$2,000</b>
13	Saving Places Conference Fees	\$1,500	
14	Commission Training	\$500	
<b>Program Supplies</b>		<b>Account # 10-21-4645-69000</b>	<b>\$2,300</b>
15			
16			
17			
18			
19			
20			
21			
22			
<b>Miscellaneous</b>		<b>Account # 10-21-4645-80000</b>	<b>\$300</b>
23	Refreshments for Goal Setting Session	\$150	
24	Misc. Expenses - ie. Flowers, Commission Recognition	\$150	
		<b>Total(Expenses)</b>	<b>\$21,820</b>

<b>Brighton HPC Budget - 2017</b>								
Line Item	Name	Approved Budget	Actual January	Actual February	Actual March	Total Spent	Total Remaining	NOTES
<b>Revenue</b>								
	<b>Account #10-00-0000-02121</b>							
	Beginning Balance (as of 1/01/2017)	\$15,638.84				\$15,638.84	\$15,638.84	
	Fundraising Activities					\$0	\$0	
	Book Sales					\$0	\$0	
	Cash Donations					\$0	\$0	
	Gala Donations (Income)					\$0	\$0	
	Gala Expenses					\$0	\$0	
	<b>Total (Revenue)</b>		\$0.00	\$0.00	\$0.00	\$15,638.84	\$15,638.84	
<b>Expenses</b>								
<b>Office Supplies</b>		<b>Account # 10-21-4645-20000</b>			<b>\$350</b>			
1	Office Supplies	\$350	\$6.98			\$6.98	\$343.02	
<b>Operating Supplies</b>		<b>Account # 10-21-4645-21000</b>			<b>\$4,170</b>			
2	New Computer					\$0.00	\$0.00	
3	Archival Covers for Historic Photos					\$0.00	\$0.00	
4	Walking Tour & Neighborhood Brochures					\$0.00	\$0.00	
5	Brochure-BR Historic Designated Places					\$0.00	\$0.00	
6	Misc. Outreach/Educ Posters					\$0.00	\$0.00	
7	Reproduction Photos/Framing		-\$50.85			-\$50.85	\$50.85	
8	Historic Designation Plaques					\$0.00	\$0.00	
	<b>Total</b>	\$4,170				-\$50.85	\$4,220.85	
<b>Professional Services</b>		<b>Account # 10-21-4645-30005</b>			<b>\$12,500</b>			
9	CLG Grant	\$12,500				\$0.00	\$12,500.00	
<b>Filings and Recordings</b>		<b>Account # 10-21-4645-55500</b>			<b>\$150</b>			
10	Filings and Recordings	\$150				\$0.00	\$150.00	
<b>Dues &amp; Subscriptions</b>		<b>Account # 10-21-4645-56000</b>			<b>\$50</b>			
11	National Trust for HP Membership	\$50	\$50.00			\$50.00	\$0.00	
<b>Travel, Conferences &amp; School</b>		<b>Account # 10-21-4645-58000</b>			<b>\$2,000</b>			
12	Saving Places conference fees		\$1,620.00			\$1,620.00	-\$1,620.00	
13	Commission Training					\$0.00	\$0.00	
	<b>Total</b>	\$2,000				\$1,620.00	\$380.00	
<b>Program Supplies</b>		<b>Account # 10-21-4645-69000</b>			<b>\$2,300</b>			
14	Awards Luncheon					\$0.00	\$0.00	
15	Ice Cream Social					\$0.00	\$0.00	
16	Gala (Outreach)					\$0.00	\$0.00	
17	Scavenger Hunt (Outreach)					\$0.00	\$0.00	
18	PR/Promotions Booth Display (various events)					\$0.00	\$0.00	
19	History Tea (Festival Lights Outreach)					\$0.00	\$0.00	
	<b>Total</b>	\$2,300				\$0.00	\$2,300.00	
<b>Miscellaneous</b>		<b>Account # 10-21-4645-80000</b>			<b>\$300</b>			
20	Refreshments for goal setting sessions					\$0.00	\$0.00	
21	Misc. Expenses - ie. Flowers, Recognition					\$0.00	\$0.00	
	<b>Total</b>	\$300				\$0.00	\$300.00	
	<b>Total(Expenses)</b>		\$1,626.13	\$0.00	\$0.00	\$1,626.13	\$20,193.87	
	<b>Total Funds Available</b>	\$21,820	\$20,194	\$20,194	\$20,194	\$20,193.87		