

# Brighton Historic Preservation Commission

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



## Agenda

**Date: January 14, 2016**

**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:

#### Commissioners:

*Joseph Burt  
Robin Kring  
Patricia Reither*

#### City Council

#### Representatives:

*Ken Kreutzer  
Kirby Wallin – Alternate*

#### Emeritus

*Wayne Scott*

#### Youth Commission

#### Representative:

#### Alternate:

*Lynette Marrs*

#### City Admin. Assistant:

*Sheryl Johnson*

#### City Staff:

*Aja Tibbs*

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|--|------------------|
| <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 DECEMBER 10, 2015</b>                            | Allison Lockwood |
| <b>VI. CONSENT AGENDA</b>  | Allison Lockwood |
| <b>VII. PUBLIC COMMENT</b>   |                  |
| Public invited to be heard on matters not on the agenda (Limited to 5 minutes) |                  |
| <b>VIII. REPORTS / PRESENTATIONS</b>   |                  |
| <b><u>Committees:</u></b>  |                  |
| <b><u>Staff:</u></b>   |                  |
| Report from Aja  | Aja Tibbs        |
| <b>IX. UNFINISHED BUSINESS</b>   |                  |
| 2015 Final Finances  |                  |
| <b>X. NEW BUSINESS</b>   |                  |
| Elections of Officers  |                  |
| <b>XI. ADDITIONAL COMMENTS</b>   |                  |
| <b>XII. ADJOURNMENT</b>  |                  |
| <b>XIII. ANNOUNCEMENTS</b>   |                  |
| Saving Places Conference – February 3 – 6, 2016 – Denver Convention Center     |                  |
| State of the City – February 11, 2016 – 7:30 a.m. - Armory                     |                  |

**NEXT MEETING**  
**FEBRUARY 11, 2016**



500 S. 4th Avenue, Brighton, CO 80601

**MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers at Historic City Hall at 22 South 4<sup>th</sup> Avenue, Brighton, Colorado.**

**DATE: December 10, 2015**

**Call to Order/Pledge of Allegiance:** Chairman Allison Lockwood called the meeting to order at 6:01 p.m. followed by the pledge of allegiance.

**Roll Call/Establish Quorum: Commissioners Present:** Joseph (Joe) Burt, Robin Kring, Allison Lockwood, Lynette Marrs and Ken Kreutzer

**Commissioners Absent: (Excused)** Danielle Henninger, Pat Reither and Wayne Scott

**Staff Present:** Sheryl Johnson & Aja Tibbs

**Others Present:** Cheri and Leonard Lopez

**Seating of Alternate:**

Motion to seat the alternates by Joe. Second by Ken. Motion carries.

**Approval of Agenda:**

Additional items under Unfinished Business – 1) Buddhist Church Modification

Under New Business – 1) 1886 Church local designation; and 2) Amalgamated Sugar Company to stop demo plans

Motion to approve the amended agenda with the additions by Lynette. Second by Ken. Motion carries.

**Approval of Minutes for October 8, 2015:**

Motion to approve the minutes by Ken. Second by Lynette. Motion carries.

**Consent Agenda:**

Motion to approve the Consent Agenda by Joe. Second by Robin. Motion carries.

**Public Comment:**

Cheri and Leonard Lopez

Cheri was part of the Cemetery Walk in October and played the part of Mrs. Counter. They felt very welcome and are very interested in the Historic Preservation Commission efforts.

**Reports / Presentations:**

**Colorado Sanitary Canning Company: National Register Nomination**

This is being referred to the Certified Local Government (CLG) for comment. A State Review Board Meeting will be held on January 15<sup>th</sup> at the Governor's Mansion Carriage House. The CLG can review the Criteria A & C on page 8 to see if they are met. Our previous consultant did not think that there was any integrity but based on additional information, it appears that the second building was not part of the original factory. The architecture is unique in the ornamental concrete blocks and significant that it housed prisoners of war (POWs) during World War II. This is the only building in Adams County that possesses historic integrity that housed POWs. The owner intention is for national designation on the National Register if it qualifies. The owner is not interested in local designation. Possible uses the owner would like to see are converting the building to residential lofts. The Commission can submit the Review Report form and a letter of support if they so choose.

**Motion** that the application does meet the criteria for National Designation and that the Commission Chair can put together a letter of support by Joe. **Second** by Lynette. **Motion Carries**

**COMMITTEES:**

**Historic Properties Committee - Allison**

The Plat Map has been restored. It is rolled up and secured in the old server room until it can be moved to Denver to be digitalized. The plexiglass has been purchased. Once the digitalization process is done and it is returned, it will need to be installed with the plexiglass.

**STAFF: Aja Tibbs**

**REFERRALS:**

**Colorado Sanitary Canning Company: National Register Review**

Those from the Commission that will attend the January 15<sup>th</sup> meeting in Denver are: Joe, Lynette, Allison and Ken.

**HISTORIC PROPERTIES:**

**Adams County Courthouse – 22 S. 4<sup>th</sup> Avenue**

The City will be upgrading the mechanical equipment at this building. The installation will require large mechanical units. The Commission is acting as an advisory for recommendations. A veneer screen wall could be put up to house the units. Considerations of noise and presentation were discussed. The equipment is a heat pump. It would take up 4 parking spaces. The unit could be placed by the small building in the parking lot. The materials need to be consistent with materials already there and should be a site improvement. It would be best if the structure was brick. This is one of the energy efficient projects that the City is working on. This will be good for this building and will allow better climate control and separate circuits for individual rooms. A grant will be applied for to help with the cost. The radiators will be left in the building but will be disconnected.

**Downtown Signage**

There are 5 signs that either exist or will be installed around downtown. The Downtown Partnership requested history on downtown to incorporate into the signs. Some pictures may also be incorporated in the signage if there is room.

**GRANTS & SURVEYS:**

**CLG Grant – 64 Agricultural Properties**

Phase II is 10% completed. There was not a big turnout at the public meetings. The Commission will continue to get updates.

**BUDGET & HPC OFFICE:**

**2015 Remaining Budget**

The shelves for the storage area have been ordered. The Archival software has been ordered along with some training CD's.

**2016 Approved Budget**

The 2016 Budget has been finalized. We will have to make an amendment for the grant funds in January. We will have a temporary personal for 2016. Aja will be out part of 2016 and Jason will handle the hearings while Aja is out.

**Office Sharing Request**

Special Events is hiring a new person. David Gallegos will be in room 104 that we were going to use for storage. We will now have storage upstairs in the vault with the Youth Commission / Community Resources.

**Unfinished Business:**

**2015 Finances / Treasurer's Report – Robin Kring**

Robin gave a financial summary through November 2015. All expenses were self-explanatory.

**Gala Recap – Sheryl Johnson**

We did not net a lot of profit but not all the expenses may be in. It is important to get more sponsors. We need to do more and better advertising and start earlier. We should designate what the funds are going to be used for. There needs to be more help with the event. We also need to set up an annual schedule.

**Buddhist Church – Aja Tibbs**

There is a change order for a change in the structure relating to the front entry and the staircase. There will not be a change to the door as we were originally told. It will remain the same because it was going to shrink it too much. A second landing would have to be created for the staircase which was going to be costly. It may be necessary to set up a review committee that can make administrative approvals.

**New Business:**

**Amalgamated Sugar Company – Robin Kring**

There may be an interest to save the Great Western Sugar Factory now. The owner has agreed to look at stopping the demo process on the mill / factory. There would need to be the abatement of the asbestos before demolition would occur. The Historic Preservation Commission would provide a structural assessment for rehabilitation. The Commission could see about moving leftover funds from 2015 to help fund the assessment or we could see if an emergency grant from the State could be secured to do the assessment. Robin made a motion that if Amalgamated Sugar Company agrees in December talks to stopping or postponing demolition of the former Great Western Sugar Company Mill Building in consideration for a structural assessment, that the Brighton Historic Preservation Commission ask City Council (or appropriate City authority) to approve a special consideration for moving the 2015 BHPC budgeted, but unused, \$5,000 for (Grant Fund) assessment to the 2016 budget. Second by Lynette. There was more discussion. The motion fails. Motion to allow staff to look for funding options for a structural assessment for the Great Western Sugar Mill / Factory by Joe. Second by Ken. Motion carries.

**1886 Church Designation – Aja Tibbs**

The 1886 Church currently is not locally designated. The Commission needs to consider locally designating this property and the other properties that are National and State designated but not locally designated such as the Brighton Heritage Academy. All of the properties would have to go through a Public Hearing process and then presented to City Council. There should be an education on local designation so that it is understood what it is. It was suggested to start the local designation with one property (1886 Church) and then look at the rest.

**Additional Comments:**

Cheri expressed an interest in joining the Commission.

**Adjournment:**

**Motion to adjourn at 7:37 p.m. Motion Carries.**

**Announcements:**

Winter Fest / Festival of Lights – December 12, 2015 – items that are still needed – Mrs. Carmichael (Robin) and Mrs. Counter (Cheri) will be there to share history

Saving Places Conference – February 3 – 6, 2016 – Denver Convention Center – Robin, Joe and Allison would like to attend

Sister Cities Dinner & Auction – January 30<sup>th</sup> at 6:00 p.m. at the Rec. Center - \$12.50 per person – good food

State of the City – February 11, 2016 – 7:30 a.m. at the Armory

Certificates to thank the donors for the Gala – could also give them a Reflections booklet

**Next Meeting:** January 14, 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.

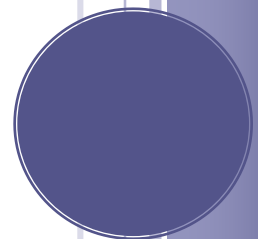
Date Prepared: January 6, 2016

Date Presented: January 14, 2016

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

*Aja Tibbs, Long Range & Historic Preservation Planner*

*1/14/2016*



# HISTORIC PRESERVATION COMMISSION

## *Staff Report*

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### REFERRALS:

#### *Colorado Sanitary Canning Company – National Register Review*

The Commission's review and recommendation letter for the National Register nomination was sent to the State on December 22<sup>nd</sup> for their consideration of the matter. As a reminder, staff RSVP'd for Allison Lockwood, Joseph Burt, Lynette Marrs, and Ken Kreutzer to attend the Board meeting review which will be held on January 15<sup>th</sup> at the Carriage House of the Governor's Mansion (750 Logan Street) at 10:00 a.m. *Note: staff did not sign anyone up to speak or present, just to attend.*

### HISTORIC PROPERTIES:

#### *Second Creek (AKA Southgate – Part II)*

An Overall Development Plan (ODP) application has been received for the property known as Second Creek (previously presented as Southgate – Part II). As requested in our preliminary meeting with the applicant back in May, two historic survey forms were completed for each of the farmsteads on the property. A copy of these forms have been provided for the Commission's review. The proposal does not currently include any preservation of any of the structures on site. Keep this in mind during your review of the forms, and provide staff with further direction on the forms, as well as the proposal to demolish all structures on-site. Please submit your comments, questions, and/or redlines back to me no later than January 15<sup>th</sup>.

#### *510 S. 2<sup>nd</sup> Avenue*

A fire occurred at 510 S. 2<sup>nd</sup> Avenue on December 26<sup>th</sup> within the rear residence on the property. Adams County records indicate that one of the residences was built in 1905 and the other in 1928. The 1905 structure appears to be the structure which was burned and looks to be a total loss. The cause of the fire is still undetermined. This property was not listed on our watchlist. However, it was an original home built within the Goodwin's Addition platted for the City in 1907, and is located within our Priority 2 survey area within our Survey Master Plan.

## GRANTS & SURVEYS:

### *CLG Grant – 64 Agricultural Properties*

Terracon has submitted work for their 10% completion deadline, which includes 2 intensive survey forms and 4 reconnaissance survey forms. Staff has attached these drafts forms for the Commissions review. Please review the forms and submit any comments, questions, and/or redlines back to me no later than January 15<sup>th</sup>. Please contact staff directly if you need additional time, or need additional information.

## BUDGET & HPC OFFICE:

### *Newly Purchased Items*

The new display cases have been delivered and placed throughout the front office. In addition the shelves have arrived and have been installed in the back closet of the office. Staff hopes to get the remaining shelves assembled upstairs once our half of the vault is ready (sometime this month). Also, a big thank you to Joe and Lynette who have been in the office helping to move things around and get the shelves assembled. Please check with staff for direction if you would like to help out in any way – it is greatly appreciated.

## ATTACHMENTS:

- 2 Survey forms for the Second Creek Property
- 10% Survey Forms for the 64 properties Agricultural Survey