



Brighton Historic Preservation Commission
Meeting Agenda

Date: January 15, 2026 - 6:00 P.M.



BRIGHTON HISTORIC PRESERVATION COMMISSION
500 S. 4TH Avenue
Brighton, CO 80601
303-655-2072
abesch@brightonco.gov

Chairperson:
Valerie Cooper

Vice-Chair:
Mardita Murphy

Commissioners:
ToniJean Kile
Barbara Heumann
Sophia Imperoli

City Council Representatives:
Christopher Fiedler
Ann Taddeo - Alternate

Youth Commission Representative:
Ellie Larsen

City Staff:
Emma Lane
Bill Armstrong – Museum
Amanda Besch

- I. Call to Order and the Pledge of Allegiance Chair
- II. Roll Call Amanda Besch
- III. Seating of Alternates Chair
- IV. Approval of Agenda Chair
- V. Approval of Minutes from December 18, 2025
- VI. Consent Agenda
 - Museum Committee Minutes from December 18, 2025
- VII. Public Comment
 - Public invited to be heard on matters not on the agenda (limited to 5 minutes)
- VIII. Reports and Presentations
Committees:
Staff:
 - Grants & Surveys Emma Lane
 - Historic Properties & Referrals
 - Other BusinessMuseum:
 - Museum and Committee Updates
- IX. Unfinished Business
 - Follow up on America 250-Colorado 150 Project with BCAC
- X. New Business
 - Goal Setting Session
 - Preservation Month
 - Hugh's Jewelers Interpretive Signage
- XI. HPC to Identify Items for Next Meeting
- XII. Additional Comments
- XIII. Announcements
 - Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know
 - January 22, 2026 at 11:00 AM
 - [Supporting Skilled Trades Registration Link](#)
 - Mapping Stories, Managing Places, Connecting Communities: GIS for Historic Preservation
 - January 28, 2026 at 12:00 PM
 - [Mapping Stories Registration Link](#)
 - Saving Places Conference – DoubleTree Denver
 - February 11-13, 2025
 - [Saving Places Conference - Colorado Preservation, Inc.](#)
 - Saving Places on the Road – Buena Vista
 - June 12-14, 2026
 - [On the Road 2025 - Colorado Preservation, Inc.](#)
- XIV. Adjournment

Next Meeting
February 19, 2026

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or interpretation, please contact the City's Coordinator at ADACoordinator@brightonco.gov or 303-655-2096. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the Historic Preservation Commission meeting.

Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Título VI, por favor comuníquese por correo electrónico a ADACoordinator@brightonco.gov o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión del consejo.



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: December 18, 2025

- I. Call to Order and the Pledge of Allegiance:** Chair Cooper called the meeting to order at 5:59 p.m. The Pledge of Allegiance was led by Commissioner Heumann.
- II. Roll Call**

Commissioners Present: Barbara Heumann, Mardita Murphy, Sophia Imperioli, Christopher Fiedler

Commissioners Absent: Valerie Cooper (excused), ToniJean Kile (excused), Ellie Larson, Ann Taddeo

Staff Present: Amanda Besch, Emma Lane, James Gallagher

Others Present: None
- III. Seating of Alternates**

None.
- IV. Approval of Agenda**

Motion by Commissioner Heumann to approve the agenda for the December 18, 2025 Historic Preservation Commission as presented.

Second by Commissioner Imperioli.

Voting Aye: All Present

Motion passes: 3-0
- V. Approval of Minutes from September 25, 2025**

Motion by Commissioner Imperioli to approve minutes from the November 20, 2025 Historic Preservation Commission meeting.

Second by Commissioner Heumann.

Voting Aye: All Present

Motion passes: 3-0
- VI. Consent Agenda**

Motion by Commissioner Imperioli to approve the consent agenda.

Second by Commissioner Heumann.

Voting Aye: All Present

Motion passes: 3-0
- VII. Public Comment**

None.
- VIII. Reports and Presentations**

Committees:

None.

Staff:

 - a. E. Lane briefly overviewed current projects. There is no update on the HSA grant for the 1886 Church which will house the Brighton City Museum. The recommended designation of 319 Main Street has been withdrawn by the owners. Inquiries for appropriate headstone replacements for the Pioneer Cemetery have had no response to date except a

recommendation to purchase a book on cemetery preservation. Three COAs were approved administratively for: 24 North Main Street, 575 Bush Street, and 50 North Main Street. Updates from the Brighton City Museum are located in the agenda packet's Staff Report.

- b. E. Lane noted that the City of Brighton is planning to publish "fun facts" about City history throughout the 2026 year for the dual anniversaries and recommended that the HPC participate. E. Lane will write the scripts and would like to feature Commissioners reading some of the segments.
- c. E. Lane took the opportunity to notify the Commissioners of the ongoing public survey for the new City of Brighton Comprehensive Plan.
- d. E. Lane restated the importance of full Commissioner attendance for the goal-setting meeting in January and public hearing in February 2026.
- e. Commissioners asked some clarifying questions about the COA for the mural at 24 North Main Street and the paint on 50 North Main Street.
- f. Commissioner Heumann successfully completed an eight-week Collections 101 training program through AASLH.

IX. Unfinished Business

- a. Follow up on America 250-Colordo 150 Project with BCAC
Commissioner Imperioli exchanged information with Lindy Olson from BCAC and will follow up on the project after the winter holidays. Commissioners and staff discussed several project options, with E. Lane noting that the project must have a preservation as well as a historical aspect in order to be eligible for grant funding. This item will remain on the January agenda and then moved to the events subcommittee.

X. New Business

- a. Commissioner Imperioli is taking point on drafting stories for the Saving Places Conference submission. E. Lane will assist in providing photographs. Commissioner Imperioli will send the drafts for Commission review prior to the January 5, 2026 deadline.
- b. Acting Chair Muphy discussed options for training Commissioners on conducting cultural resource surveys with a goal of picking up the previous work done on the Walnut Grove neighborhood. E. Lane noted that there are some Historic Preservation funds, but a survey will require matching funds.

XI. HPC to Identify Items for Next Meeting

The January agenda will prioritize goal-setting for the coming year, ideas for Historic Preservation Month in May, and fundraising ideas. Commissioners also discussed updating the existing Preservation Plan as either an addendum or complete revision; this would require funding and a professional consultant. E. Lane will locate a prior list of Commission goals for ideas and review prior to the next meeting.

XII. Additional Comments

None.

XIII. Announcements

Information on next year's Saving Places Conferences was referenced from the Agenda and Commissioners discussed interest in attending.

XIV. Adjournment

Motion to adjourn at 6:44 p.m. by Commissioner Imperioli.

Second by Commissioner Heumann.

Voting Aye: All Present

Motion passes: 3-0

Next Meeting:

January 15, 2025 at 6:00 PM



Brighton City Museum Committee Meeting

December 18, 2025 | 10:00 am – 12:00 pm

Meeting Minutes

Attendance: Bill Armstrong, Karen Caddle, John Donahoe and Barb Heumann

Guest: Caroline Dutton, Temporary Staff Member

The meeting was called to order at 10:00 am by Bill Armstrong. The purpose of the meeting is to provide an update on the status of the museum's move to the 1886 Church and to finish the deaccession and disposal steps for several objects in the BC Museum collection that were unfinished from the November 20, 2025 meeting.

The handout provided for the meeting:

- Report of objects recommended for deaccession and disposal

Museum Update

Bill Armstrong updated the committee on the move to the 1886 Church. The BC Museum will have ample storage. The City will provide a storage in City Hall in the basement. The has storage shelves in place for us to use. Mr. Armstrong met with the space planner last week to identify his needs for the museum and the office space. After the meeting, Bill felt there is a higher possibility we could met the target move date. The City has a grant to do an assessment of the church structure. The vault will be built to our size and needs. Research files and event materials will be in the basement storage room. The files will be on a rolling shelf system on tracks from the 6th floor. It will be condensed when we aren't using them.

The Christmas event was a lot of fun and a huge success with 201 kids and parents attending. A good time was enjoyed by all. The museum will have new interns in January. Bill will be attending a job fair to interview them. Our recent students from Riverdale Ridge HS were awesome.

Bill met with the Brighton Police Chief regarding the old police dockets found in the Historic City Hall Building. The Chief indicated that it is not appropriate for the museum to have this information and to contact the City Clerk of Court, who wanted to only keep the 1936 dockets, so the others could be destroyed.

All the painting will be transferred to the Brighton City Art Collection except the historical paintings from Enbreghtson, commissioned by the Federal Savings in loan, which depicted historic sites of Brighton for the 1987 City of Brighton Centennial Celebration.

All the furniture at the museum has been taken to Bromley Koizuma-Hishinuma Farm to rec-decorate the house including the pump organ.

The BC Museum has recently acquired two new objects, a Burlington Railroad ticket and a Great Western Sugar Factory Operations Manual, which were approved for accession.

Recommended Objects for Deaccession

Caroline Dutton, a Museum Staff member has compiled a report listing objects in the BC Museum collection, which she is recommending for deaccession. Her report contains detailed information and descriptions of the objects and is included within the minutes. These objects are not accessioned into the BC Collection and do not have accession number.

For the recommendations to be offered the object to other institutions, the Museum will send emails to the following museums: Ft. Lupton, Strasburg, South Platte Valley, and Adams County. They will be given 10 days to pick up the object. It is on a first come first serve basis.

The committee used the collection criteria for deaccession and the disposal steps when making their determination. The following items in the collection listed below were approved by the committee unanimously for deaccession and their disposal recommendation is included with the committee's decision.

Item	Provenance/Donor	Justification	Decision
Spittoon	Donated by Les Baugher. No paperwork of origin.	Object lacks documentation about its origin.	Contact donor, then offer to another institution.
Electric Candelabras	Possibly part of Delventhal donation, not on paperwork.	Object is broken.	Offer to another institution.
Mugs	Produced by Brighton Federal Savings for annual meeting. Donated by Pat Reither.	Duplicates, one of each has been kept.	Disposal
Mirror	Found in collection; Owner unknown	Object does not aid in telling Brighton's history.	Disposal
Matchbook	Found in collection; Owner unknown	Object does not aid in telling Brighton's history.	Disposal
Knife Sharpener	Found in collection; Owner unknown	Object does not aid in telling Brighton's history.	Disposal
Coin Purse	Found in collection.	Object does not aid in telling Brighton's history.	Disposal
Pin	Found in collection; Owner unknown	Object is of low interpretive value.	Keep and accession
Shoe Soles	Found with VFW exhibit materials. Donated by Dick Hodge.	Object does not aid in telling Brighton's history.	Disposal
Letters, receipts, etc.	Found with VFW exhibit materials.	Objects are of low interpretive value.	Disposal
Dust Collector	Found in collection. Likely part of Plock donation.	Object lacks documentation and does not aid in telling Brighton's history.	Disposal

Object	Provenance/Donor	Justification	Decision
Newspaper	Found in collection; Owner unknown	We are missing roughly 10% of total issues of the paper. The museum already has extensive complete local newspaper collections.	Keep and accession.
Abstracts	Found in collection; Owner unknown	Object does not pertain to a significant historical development of the city.	Offer to another institution.
Newspaper	Found in collection; Owner unknown	Duplicate of 2019.001.237	Offer to another institution.
Newspaper	Found in collection; Owner unknown	Does not pertain to Brighton.	Offer to another institution.
Book	Found in collection; Owner unknown	Item is of low interpretive value.	Offer to city clerk or planning.
Book	Found in collection; Owner unknown	BCM does not have a full collection of session laws and it primarily pertains to the state and not the city of Brighton.	Move to museum library.
Newspaper	Found in collection; Owner unknown	Does not pertain to Brighton.	Offer to another institution.
Chair, Dining	Found in collection; Owner unknown	Object does not aid in telling Brighton's history.	Offer to another institution.
Ribbon	Found in collection; Owner unknown	Object does not primarily pertain to the city of Brighton.	Offer to another institution.
Mug	Found in collection; Owner unknown	Object does not primarily pertain to the city of Brighton.	Offer to another institution.
Pin	Found in collection; Owner unknown	Object does not primarily pertain to the city of Brighton.	Offer to another institution.
Plaque	Found in collection. Potentially from a sister city.	Object does not pertain to the history of Brighton.	Disposal
Mug	Found in collection; Owner unknown	Object is of low interpretive value.	Keep and accession

The meeting was adjourned at 10:45 pm.

***Respectfully submitted by Barbara Heumann, Museum Volunteer and Brighton Historic Preservation Commission Representative
January 8, 2025.***



STAFF REPORT

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

Date Prepared: 1/7/2025

Date Presented: 1/15/2025

Prepared By: Emma Lane, Senior Planner – Historic Preservation

Location: City Hall, 500 S 4th Ave., Brighton, CO 80601

STAFF REPORT

GRANTS & SURVEYS:

- **Grants**
 - 147 S 1st Ave (1886 Church) HSA (Historic Structure Assessment) Grant – awarded
 - No update from last month

HISTORIC PROPERTIES AND REFERRALS:

- **COAs**
 - One in review

OTHER BUSINESS:

- **Pioneer Cemetery Project**
 - In contact with a few consultants

MUSEUM UPDATES:

- **Engagement and Marketing**
 - Year-End

	2023	2024	2025
Volunteer Hours	1202	1579.4	1625.5
Total interactions	784	2344	2057
Event Interactions	420	1958	1773
Museum Interactions	364	386	284
Total Volunteers	11	9	9

- **Social Media**
 - 3 posts – Wednesdays
 - Followers – 1450
 - Reach of posts - 36
- **Other Business**
 - Museum purchased new artifacts for exhibition
 - Museum Committee meeting to complete review of Collection

Museum Staff Report January 2026

- Engagement and Marketing: Year-End 2025

	2023	2024	2025
Volunteer Hours	1202	1579.4	1625.5
Total interactions	784	2344	2057
Event Interactions	420	1958	1773
Museum Interactions	364	386	284
Total Volunteers	11	9	9

Volunteers: (2024 hourly value: \$36.36 X9 total volunteers) \$59,103.18 of contributed value.

Social Media

3 posts – Wednesday at 12:00 MST

- Reach of posts

Facebook – 36

- Followers

Facebook – 1450

· Volunteers

o Number

- Current: 9

o Other business

- Museum purchased new artifacts for exhibition,
- Museum Committee Meeting to completed review of Collection



2026 Goals and Priorities

Historic Preservation Commission – January 15, 2026

City Staff Representative:

Emma Lane, AICP, Senior Planner – Historic Preservation

Purpose

- Discuss and set priorities for 2026
- Guide meeting agendas, work outside of meetings, and committees

Established Committees
COA/Demolition
Events
Grants
Outreach/Education
Museum (formerly Collections)



CLG Requirements

- Maintain a qualified Historic Preservation Commission
- Enforce State and local legislation for the designation and protection of historic properties
- Maintain a system for the survey and inventory of local historic resources
- Facilitate public participation in local preservation
- Review and comment on National Register nominations for properties in Brighton
- Follow State of Colorado CLG requirements
 - Meet at least 4 times per year
 - Submit an annual report to SHPO
 - One member must attend a SHPO approved training each year

CLG Evaluation (every 4 years)

1. Roster of qualified HPC members.
2. Number and frequency of HPC meetings.
3. Number of local properties surveyed by the CLG.
4. Number of local properties inventoried by the CLG.
5. Number of local properties designated by the CLG.
6. Number of requests—and CLG performance in reviewing requests—for alterations, infill development, or demolitions.
7. Consistency of HPC design review decisions with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.
8. Number of National Register nominations commented upon by the CLG.

CLG Evaluation (every 4 years)

9. Timeliness and quality of comments on National Register nominations.
10. Compliance with the CLG agreement, State CLG procedures, and federal requirements.
11. Delegated responsibilities carried out according to program requirements.
12. Timely filing of a complete Annual Report.
13. Timely completion of work pursuant to CLG grants. Submittal of minutes to the SHPO.
14. Attendance of HPC members at SHPO-approved educational sessions.
15. Educational activities or programs conducted or sponsored.

Duties Established in Bylaws & Municipal Code

Establishment Duties

Establish policies and procedures for the survey and designation of historic assets

Recommend COA criteria

Administration Duties

Review designations and make recommendations

Review and make decisions on COAs

Advise City Council on historic preservation matters

Identification Duties

Create a watch list

Place properties in Historic Properties
Priority Matrix

Continue the survey and inventory of
cultural resources for designation

Ongoing Duties

Pursue financial assistance for historic preservation

Advise and assist owners on preservation,
renovation, rehabilitation, reuse, and nomination

Develop and assist in public education programs

Other Duties

- Guide the future of the Brighton City Museum
- Appoint members to the Collections Committee



Potential Goal Focuses

Heard at our previous meeting:

- Designation of historic structures
- Walking tour pamphlet
- Find funding for Pioneer Cemetery
- Be more creative with grants and money
- Cultural preservation – collaboration with BJAA?
- Brownfield sites and historic structures
- America 250 Colorado 150 celebrations

HPC Goals

Example: Increase public awareness of current historic properties.

Example: Encourage the local designation of 3 properties each year.

1. {Edit during meeting}

Strategies for Goals

Example: Increase public awareness of historic properties by hosting a historic property walking tour each summer.

Example: Encourage the designation of 3 properties each year by conducting research on the property and performing outreach with the landowner.

1. {Edit during meeting}

Recommended Undertakings: Priority One: Within the next five years	Not Completed	In Progress	Completed	Notes
A. Document the following individual resources with State of Colorado Architectural Inventory Forms:				
-Eichelman House - 14585 Brighton Rd		X		Research has been done and there is a 1403 on file. Formal designation has yet to occur
-Roller Rink - 14501 Old Brighton Road	X			* not within City Limits
-Work Camp Houses - 14565 Old Brighton Road	X			* not within City Limits
-Palambo Marketplace (Lulu's Farm) - 13201 East 144th	X			Much of the integrity has been compromised * not within City Limits
-Brighton Hydro-Stone - 209 North Kuner Road	X			
-Midland Cereal Bldg - 640 Baseline Road	X			
-Big Daddy's Drive-In - 41 County Road 27	X			
-Stage Stop - 12701 Brighton Road	X			* not within City Limits
-Pleasant Plains Schoolhouse - East. 144th Ave. & Potomac	X			* not within City Limits
-Great West Sugar - 601 North Main Street	X			Much of the complex has been demolished * not within City Limits
-Grain Elevators - 404 North Main, 370 North Main	X			Grain elevator at 404 N Main St caught fire in 2019 and was demolished
B. Document all agricultural properties within Area of Interest in a comprehensive intensive-level survey. While not all of these properties are threatened, most of them are associated with the same historic context, so it makes sense to survey them together. Properties adjacent to the west side of Interstate 76 are the most threatened and should be surveyed first. Encroaching development due to projected population increase places most of the agricultural properties under threat. Agricultural property surveys should use a combination of inventory form 1404, Historic Cultural Landscapes for overall farm documentation, with 1403, Architectural Inventory Form for primary buildings such as farm houses and barns.			X	64 Farmsteads Survey/ Historic Splendid Valley District was surveyed in 2017 (Terracon). * some properties not within City Limits
C. Document original Brighton subdivision (platted 1881) with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties. General boundaries of this triangular-shaped area are: Bridge Street (north), properties facing South Main Street/South Second Avenue (west), Union Pacific Railroad Tracks (east). Railroad tracks have previously been surveyed and do not need to be included. This area has not been surveyed previously and is threatened due to general property conditions. Evaluate this subdivision for potential as a historic district. Many of the historic resources are commercial properties.			X	Brighton Subdivision was surveyed in 2018 (Autabee and Autabee).
D. Document resources (predominantly residential with some commercial, schools and churches) north of Bridge Street between the railroad tracks and 11th Avenue, north to Denver Street, plus Miller's Suburb Refiling (see map) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. This area has not been previously surveyed. Many of the resources are small historic residences. They are threatened by potential demolition in order to combine lots and build larger houses. The Central Addition to Brighton subdivision (platted 1887) is within this area and should be evaluated for its potential as a historic district. This subdivision has the highest level of integrity within this survey package. The historic " Kuner's Row " employee housing is located within the Central Addition.		X		Kuner's Row was surveyed in 2020 (Cultural Resource Historians). The remainder of the Central Addition has not been surveyed.
E. North Brighton Subdivision (1882) plus Davis & Riggs Addition (1887), Brighton Park (1889), Montview Subdivision (1923) and Sherley's Addition (1919). This area is generally bounded by Bridge Street to the south, U.S. 85 on the west, the Union Pacific tracks on the east, and Denver Street to the north. The resources are predominantly downtown commercial. Much of this area was previously surveyed and formally recorded in 1981. This area should be surveyed with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties, utilizing the information recorded in 1981 as a starting point. Its level of threat is fairly low, but it is the historic downtown. Evaluate this area for potential as one or more historic districts, or possibly one district in combination with the original Brighton subdivision south of Bridge Street.		X		Portions of the North Brighton Addition was surveyed and designated as Brighton's Downtown Historic District in 2017 (no forms available). North of Brighton Street and west of 1st Ave within the North Brighton Addition has not been surveyed. Davis & Riggs, Brighton Park, Montview Subdivisions, and Sherley's Addition have not been surveyed.
Recommended Undertakings: Priority Two: Within the next ten years				
A. Document the Walnut Grove Addition (platted 1887) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. The general boundaries of this subdivision are Bridge Street (north), extension of Southern Street (south), 2nd Avenue (west) and 4th Avenue (east). This area of elegant single-family residences has not been surveyed previously. Because many of the homes are fairly high-end, the threat to most of these resources is low. However integrity is high and significance may be high, since many of the homes were associated with key figures in early Brighton history. Many of the resources also have architectural significance. The Walnut Grove Addition should be evaluated for historic district potential.		X		Walnut Grove Addition was surveyed in 2022 (Pinyon Environmental). Reconnaissance Surveys only.
B. Outside of the Walnut Grove Addition, document residential and commercial resources (including associated schools and churches) generally located south of Bridge Street to Jessup Street, between the tracks and 12th Avenue; and between Jessup Street and Bromley Lane, from the tracks to 4th Ave. See map in Section 6 for more exact boundaries. This area should be surveyed using the Identification level (short survey form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties.	X			
C. Document Barr City (west side of Barr Lake, east of I-76) with a comprehensive survey that combines the Identification level (short form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties. This little town includes small single-family residences and small commercial resources.	X			* not within City Limits
Recommended Undertakings: Priority Three: Within the next twenty years				
The Priority Three resources are generally located in areas predominantly constructed in the 1940s through the 1970s . Most of them are still within Central Brighton , flanking the historic subdivisions surveyed in Priority One and Two. Refer to the map in Section 6 for the proposed boundaries. Singlefamily homes predominate, with ranch and split-level homes in the more recent areas. Commercial and retail resources are located mostly along Bridge Street.	X			
Two subdivisions from the 1960s located outside of the city further east should be surveyed also: the Uraivan and Van Aire Subdivisions . Van Aire Estates is the second oldest fly-in community in Colorado. It is a residential community with a private community runway and taxiway and individual hangars for small aircraft. Van Aire should be evaluated for potential as a historic district. All of the Priority Three areas should have a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties.	X			* not within City Limits

Recommended Undertakings: Priority One: Within the next five years (Timing to be decided by HPC)	Not Completed	In Progress	Completed	Notes
A. Document the following individual resources with State of Colorado Architectural Inventory Forms:				
-Aichelman House - 14585 Brighton Rd		X		Research has been done and there is a 1403 on file. Formal designation has yet to occur
-Midland Cereal Bldg - 640 Baseline Road		X		Research has been done and there is a 1403 on file. Formal designation has yet to occur
Document the Walnut Grove Addition (platted 1887) which is located between South 2nd Avenue and South 4th Avenue, and between East Bridge Street and the Southern Street extension.		X		Walnut Grove Addition was surveyed in 2022 (Pinyon Environmental). Reconnaissance Surveys only.
Recommended Undertakings: Priority Two: Within the next ten years (Timing to be decided by HPC)	Not Completed	In Progress	Completed	Notes
Recommended Undertakings: Priority Three: Within the next twenty years (Timing to be decided by HPC)	Not Completed	In Progress	Completed	Notes
Document the Miller's Suburb (platted 1921) which is located between North 5th Avenue and North 7th Avenue, and between Denver Street and North 6th Avenue.	X			
Document Malcom's Addition (platted 1886) which is located between the Union Pacific Railroad Right-of-Way and North 4th Avenue, and between East Bridge Street and the Brighton Street extension.	X			
Document Malcom's Second Addition (platted 1889) which is located between North 4th Avenue and North 7th Avenue, and between East Bridge Street and Brighton Street.				
Document the Central Addition to Brighton (platted 1887) which is located between North 4th Avenue and North 11th Avenue, and between Brighton Street and Denver Street.		X		Kuner's Row, which is a part of the Central Addition, was surveyed in 2020 (Cultural Resource Historians).
Document the Home Addition to Brighton (platted 1919), Lyon's Addition (platted 1920) and Kidders and Schoonmakers Addition (platted 1890) which are located between North 7th Avenue and north 11th Avenue, and between East Bridge Street and Brighton Street.	X			
Document the North Brighton Subdivision (platted 1882) which is located between East 1st Avenue and Cabbage Avenue, and between Bridge Street and Brighton Street.		X		The North Brighton Subdivision was surveyed in 1981 but should be updated.
Document the Davis & Riggs Addition (platted 1887), Brighton Park (platted 1887), Montview Subdivision (platted 1923), and Sherley's Addition (platted 1919) which are located between Great Western Road and the Union Pacific Railroad Right of Way, and between Brighton Street and Denver Street.	X			
Document the Walnut Grove 2nd Addition (platted 1906). Document Brighton Gardens (platted 1906) which now includes the following subdivisions: Between Bridge Street and Bush Street: Barnett Resubdivision (platted 1912), Prendergrast Subdivision (platted 1919), Russell Addition (platted 1919), Between Bush Street and Egbert Street: Walnut Grove Resubdivision of Block 27 (platted 1909), Zeagler's Subdivision (platted 1917), Avondale 2nd Filing (platted 1919), Avondale Subdivision (platted 1918), Between Egbert Street and Skeel Street: Fulmer and Hutchcroft's Addition (platted 1918), Miller's Subdivision (platted 1919), Bromley and Johnson Addition (platted 1918), Eberhart's Addition (platted 1922), McCoy Addition (platted 1951), Dabney Higgins Addition (platted 1951), Between Skeel Street and Southern Street: Aichelman's Addition (platted 1915), Davenport's Subdivision (platted 1920), Haas Subdivision (platted 1917), Walnut Grove Resubdivision of Block 30 (platted 1953), and the Gredes Subdivision (platted 1920) all of which are generally located between South 4th Avenue and South 12th Avenue, and between Southern Street and Bridge Street.	X			
Document the Hutchcroft's Garden Addition (platted 1919) which now includes Sander's Addition (platted 1954), and the Goodwin Addition (platted 1907) which now includes the Merrill Falkner Addition (platted 1945) and the Merrill Clancy Addition (platted 1953) which are located between Fulton Avenue and South 4th Avenue, and between Bromley Lane and Jessup Street.	X			
* All surveys shall be completed with a comprehensive survey that combines the Reconnaissance Level Survey (1417 survey form) for 90% of the properties with Intensive Level Survey(1403 survey form) for 10% of the properties unless otherwise identified.				
Individual Properties (To be decided on by HPC)	Not Completed	In Progress	Completed	Notes
-Big Daddy's Drive-In - 41 County Road 27	X			
-Grain Elevators - 404 North Main Street, 370 North Main Street	X			Grain elevator at 404 N Main Street caught fire in 2019 and was demolished
-Roller Rink - 14501 Brighton Road		X		* not within City Limits (in proximity)
-Work Camp Houses - 14565 Brighton Road	X			* not within City Limits (in proximity)
-Brighton Hydro-Stone - 209 North Kuner Road				Research has been done and there is a 1403 on file. Formal designation has yet to occur
-Great Western Sugar - 601 North Main Street	X			* not within City Limits (in proximity)
-Palambo Marketplace (Lulu's Farm) - 13201 East 144th Avenue	X			Much of the complex has been demolished
-Stage Stop - 13185 Brighton Rd	X			* not within City Limits (in proximity)
-Pleasant Plains Schoolhouse - 13701 East 144th Avenue		X		* not within City Limits
-Independence School - 2101 County Road 27	X			Research has been done and there is a 1403 on file. Formal designation has yet to occur
				* not within City Limits
				* not within City Limits (annexable by Ft. Lupton)
* Properties labeled "in proximity" to the City Limits meet the current 1/6 contiguity requirement for annexation as stated in the CRS.				