



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 4th Avenue, Brighton, Colorado.

DATE: January 11, 2018

Call to Order/Pledge of Allegiance: Chairman Danielle Henninger called the meeting to order at 6:08 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Danielle Henninger, Dick Hodge, Cheri Lopez, Jodie Petersen, Pat Reither (6:11) and Wade Smith

Commissioners Absent: (Excused) Joseph Burt and Ken Kreutzer

Staff Present: Jolie Diepenhorst, Sheryl Johnson, Hero Dahlman and Emma Lane

Others Present: Sara Dawson

Seating of Alternates:

Motion to seat the alternates by Cheri Lopez. Second by Dick Hodge. Motion Carries.

Approval of Agenda:

Motion to approve the agenda as distributed.

Approval of Minutes for November 9, 2017

Motion to approve the minutes as distributed.

Consent Agenda:

Grants Committee – October 26th and November 21st, 2017

Historic Properties / Education / Outreach – November 30, 2017

Motion to accept the Committee Reports by Dick Hodge. Second by Cheri Lopez. Motion Carries.

Public Comment:

No public comments.

Reports / Presentations:

None

Committees:

None

Staff: Jolie Diepenhorst

GRANTS & SURVEYS:

CLG / SHF Grant – Autobee's has been doing research on the structures within the Brighton Subdivision. They are about 10% done on both the CLG grant and the SHF Grant. It was asked about the measure of performance and it is based on the number of properties that have been completed. The process continues to move forward.

Brighton Grain Elevator – Staff sent out a cost estimate proposal bid to 17 regional architecture firms for the Historic Structure Assessment Grant and received back 3 proposals. Bret Johnson Architecture, AH Architecture and Form Design Group were the 3 who submitted proposals. The proposals will be taken to the Grant Committee to establish the cost, where the cash match will come from and then submit the application to the State. The application should be finalized by February. The Railroad may be interested in selling or renting and are open to ideas if the building is worth saving.

HISTORIC PROPERTIES / REFERRALS:

Bromley–Koizuma-Hishinuma Farm – The staff picked up the Japanese scroll from Metropolitan Frame Company and installed it at the farm. All the work has been completed at the farm.

Southgate Property – (AKA Foley Farm) – The Developer moved the barn further south. A drone captured video of the move. The Developer will plan to attend an upcoming meeting probably in March to present future plans. The silo has been deconstructed and tiles from the silo have been saved to use in the park area. The final report on the artifacts has been received from archaeologist Marilyn Martorano who did analysis of the artifacts found at Foley Farm.

1180 Peoria – Farmstead – Staff completed the survey and documentation of the Fuller / Evanoff Farm and found no significant persons associated with the farm, nor any architectural significance. Staff will submit documentation to the State. This farm is west of the Foley Farm. It is thought that there was an apple orchard at the farm. Dick stated that Bill Fuller is still living and that he would like to interview him as well as James Foley.

11970 Potomac / Southgate II & 1901 Thout Farmstead / 1908 McKinnley – Staff reviewed the 2015 and 1995 Cultural Resources Evaluation of the farms. There is no significant association with either farm. Architecturally, the granary on the McKinnley Farmstead is unique and staff will request further review on it

15300 E. 144th Avenue – Two Bar Dairy, Inc. Farmstead – Staff requested an intensive Cultural Resource Evaluation of the property.

269 E. Bridge Street – Brighton Train Depot – The Depot is currently under review for a change of use. The use would be for an insurance office and City Council would need to approve a change to an agreement from 1982 that it would be used as a “family patronage”. The agreement requires that the Depot be nominated for the National Register of Historic Places but previously a survey indicated the building is not eligible. Staff is requesting a re-evaluation using the following criteria: A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance. The Depot will go before the eligibility committee for review.

DOWNTOWN HISTORIC DISTRICT:

Downtown Historic District – The Downtown Historic District was approved by City Council. Staff will create a COA form to use when applications are submitted for changes on the 42 properties. We already have one of the property owners who would like to change a sign. Plaques for the historic district need to be considered. It was suggested that a party be held for the district in the spring. This could happen in May during Historic Preservation month. When creating signage for the historic district, it should be consistent and possibly have a design theme as well as complimenting what we are doing. It should incorporate our new logo. We will have to follow the sign codes as well.

HPC OFFICE:

Gala – The attendance for the gala was low. It may have conflicted with Veteran’s Day. The auction seemed to do well. Maybe next year we should consider doing something different. The Events Committee will discuss and bring back ideas.

Christmas Tea – The “tea” was well attended. People were encouraged to come into the museum and find the doll and talk about Brighton history. Then they were given a cup for hot chocolate. It was suggested that there be a rope to discourage the touching of some items.

New Exhibit Room – The new exhibit room is complete. It shows some of the newspapers that we have in our collection. The room is called “Read All About It”.

Historic City Hall – Historic City Hall will go on permanent lock down with badge access. Visitors will need to use a call button to get access in. The commissioner’s badges should still work.

Electronic Sign – The electronic sign outside of Historic City Hall has been changed to Brighton City Museum – BHPC. The new logo will be incorporated into the sign also.

BHPC Logo – Two logos with fonts and color palettes were presented to commissioners for approval. This will be incorporated into the downtown signage also. Thanks to Zach for his work on the new logo. Motion to approve the use of the #2 logo, font and color palette by Dick Hodge. Second by Wade Smith. Motion carries.

Collections – Staff continues to receive donations and temporary loans from citizens of Brighton. There were 5 more boxes received from the Albin Wagner collection. Currently staff has cataloged, digitized and accessioned 31 collections and created 5,167 digital records in the Past Perfect program. Eventually you can log on and go see the digital records. The next project will be to digitalize the newspapers that were just received.

Programs – Staff purchased the StePS program and is currently reviewing. The Staff has also reapplied for the Compass program offered through the state for CLG's.

Interns – Both of the intern position have been funded through May of 2018. Hero Dahlman has completed the organization of the Albin Wagner research files along with Pat Reither's research files into categories to make available for researchers. Hero is currently digitizing and accessioning the large objects of the Cress Collection. Once she completes this, she will begin organizing the new Albin Wagner files.

Emma Lane has helped organize the Albin Wagner and Pat Reither files. She updated the designated properties list and is currently accessioning the photos and objects of the Cress Collection. When this is complete, she will begin the process of digitizing the Brighton Blade Collection.

Unfinished Business:

2017 Approval of Purchases

Jolie did not get to spend the remainder of the funds as the order did not go through.

2017 Finances

The updated financial sheet was presented to the Commission. There were still some funds left. The Commission needs to review the revenue account and see if there is something that these funds should be used for. Commissioners were encouraged to bring ideas to the next meeting. Some of the remaining funds are for the Historic Structure Grant cash match which has been allocated on a purchase order. There were no other questions or comments.

2018 Budget

The commissioners should come up with ideas and projects for 2018. There will be signage for the downtown historic district. Currently there are sub-categories under the line items that dollars are allocated for. It might be easier for staff purposes to eliminate the sub-categories. The sub-categories were created to work towards the commissioner goals or projects.

Motion to eliminate the sub-categories in the Historic Preservation budget by Dick Hodge. Second by Cheri Lopez. Motion carries.

Under our purchase agreement, all dollars over \$25 have to have permission. Also all purchases should be done by staff for tax exempt purposes. Items that need to be purchased can be given to staff to complete the purchases.

New Business:

Elections – Chair, Vice Chair and Treasurer

It was decided to wait until the February meeting to conduct the elections. Names can be submitted in advance to Sheryl for positions commissioners are interested in. Sara Dawson has submitted an application to be a commissioner. City Council will conduct Board and Commission interviews probably in April. Sara would like to start participating on a sub-committee.

Sub-Committees – Chair & Vice Chair

The Chair and Vice Chair for the committees will be determined at the February meeting also. All sub-committees are open to the public to join.

BHPC Logo

Already approved under Jolie's staff report.

Additional Comments:

None

Adjournment:

Motion to adjourn at 7:19 p.m. by Cheri Lopez. Second by Wade Smith. Motion Carries.

Announcements:

Saving Places Conference – January 31 - February 3, 2018

CLG Training – February 3, 2018

Next Meeting:

February 8, 2018

Submitted by,

Sheryl Johnson