



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: February 8, 2018

Call to Order/Pledge of Allegiance: Chairman Danielle Henninger called the meeting to order at 6:04 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Danielle Henninger, Joe Burt, Dick Hodge, Jodie Petersen, Pat Reither and Mark Humbert

Commissioners Absent: (Excused) Cheri Lopez and Wade Smith

Staff Present: Jolie Diepenhorst, Sheryl Johnson and Hero Dahlman

Others Present: None

Seating of Alternates:

Motion to seat the alternates by Joe Burt. Second by Pat Reither. Motion Carries.

Approval of Agenda:

Motion to approve the agenda as distributed.

Approval of Minutes for January 11, 2018

Motion to approve the minutes as distributed by Dick Hodge. Second by Pat Reither.

Consent Agenda:

Historic Properties / Education / Outreach – January 25, 2018

Motion to accept the Committee Reports by Joe Burt. Second by Jodie Petersen. Motion Carries.

Public Comment:

No public comments.

Reports / Presentations:

Committees:

Grant Committee – Historic Structure Assessment Grant – Joe Burt

The Grants Committee reviewed 3 proposals on the Brighton Grain Elevator for the Historic Structure Assessment Grant. A \$25,000 budget has been established for the scope of work. Conversations have occurred with the Railroad who might consider renting or selling the property. An assessment needs to be done in the event that the property might be demolished. Ryan Johnson with BURA has been talking to Union Pacific. The cost for grant is \$24,999. This is a 50/50 matching grant. The Grants Committee is in the process of looking for funds for the cash match. They were able to get EDC & BURA to pitch in funds \$10,000 which is \$5,000 each. This leaves \$2,500. The Grants Committee needs a commitment from the Commission for \$2,500 which they suggest could be taken from the book fund. The Grants Committee is asking for a motion for the balance of the funds (\$2,500) to complete the cash match for the Grant.

Dick Hodge made the motion for \$2,500 for the assessment of the Grain Elevator to come from the revenue funds. Second by Jodie Petersen. Motion carries.

Historic Properties/Outreach/ Education – Downtown HD Plaque – Jodie Petersen

Historic Downtown Plaques recommendations are coming from the committee to determine what the plaques should look like and where they should be placed. Jodie presented a PowerPoint identifying possible locations. The Historic Downtown District runs north from Bridge Street to Freedom Way along North 1st Avenue on the west and North Cabbage on the east. The 2 primary locations for the plaques would be the corner of Bridge & Main Street and in median art plaza area at North Main and Cabbage Street. The secondary areas would be at North 1st Avenue and Strong Street or North Cabbage and Strong Street. There are pros and cons in the secondary locations. They would be free standing elements and would anchor the district. There can also be historic banners put up in the downtown area but these locations would need to be identified also. Designs of the Downtown Historic District plaque were presented to the Commissioners. They had the choice of 3 options. There was a round shape and 2 different rectangular shapes. The plaques could be wall mounted or free standing depending on if permission could be received to put on the historic buildings. It would be ideal to have 2 or 3 plaque locations in the district. The goal is to have the plaques placed in May for Historic Preservation Month. The plaques will make a visual connection to the Downtown Historic District. The Commission took a vote on the plaques and there were 5 votes for the 1st option and 1 vote for option 2a. The 5 votes selected the round plaque. One of the primary locations identifies by the committee was on the 2 building on Bridge and North Main. One of the building is Lambert's building. Another area might be a freestanding plaque in the median art plaza at North Main and Cabbage Street. Another option would be to mount on the street poles. The committee will move forward with obtaining pricing for the plaques.

Staff: Jolie Diepenhorst

GRANTS & SURVEYS:

CLG / SHF Grant – Autabee's continue to research, interview citizens and complete drafts of the Cultural Resource Forms for the Brighton Subdivision Survey. They are 10% done on both the CLG grant and the SHF Grant.

Brighton Grain Elevator – This was discussed earlier in the meeting and there was no additional information to be discussed.

HISTORIC PROPERTIES / REFERRALS:

The Armory – A COA was submitted by Bob Brady from the City for replacement of the first floor bathroom windows and second floor conference room. The COA application is under review. The windows do not hold integrity and none of the historic windows are being replaced. The Armory is not designated nationally or by the State, just locally.

269 E. Bridge Street – Brighton Train Depot – The property is currently in limbo as the City Council did not approve a new use for the Depot. The owner has been directed to fulfill the terms of the original agreement by seeking designation of the property. The owner has to offer the City the first right of refusal for the property. The State did take the Depot to the National Register evaluation committee for reevaluation for designation. The evaluation committee made the determination that it does not meet the standard for designation. This is due to the alterations that have compromised its architectural integrity. Staff will help the owner apply for local designation.

45 N. Main Street – La Estrellita – Staff has met with the property owner to make them aware of the COA process for buildings located in the new Downtown Historic District. The sign permit was denied and staff asked them to complete the COA application prior to review of the building permit for the sign.

111 E. Bridge Street – A building permit was submitted for interior work at this property which is in the Downtown Historic District. The scope of work was considered but is exempt from a COA application because it is all interior work.

DOWNTOWN HISTORIC DISTRICT:

COA Applications / Forms – Staff continues to work on an internal COA form to determine if an application is administrative, sub-committee or a HPC Public Hearing. Once this is completed, staff will work with the One-Stop permit center to incorporate the new COA application process.

HPC OFFICE:

Past Perfect Online – Staff attended a webinar to understand how online collections will be presented to the public. Currently the City of Brighton does not have an online collections page and so staff has not made any of the collections available to the public. The program is Cloud based. The interns are working to ensure each digital file has the correct information and search terms to make online searching easier for the public.

Fort Lupton – Beth Potter of the Brighton Blade alerted staff that the Fort Lupton Museum would like to have the Fort Lupton Press newspapers. The newspaper collection has been accessioned and it would be difficult to deaccession the collection than to loan the collection to them. The staff has talked to Debra Ray Thompson, the Museum Director, and agreed digitizing the collection to make available to the public is an important task. Staff and Debra determined that once the collection is digitized, the Fort Lupton Press will be loaned to the Fort Lupton Museum for permanent temporary loan. Staff will keep the Commission apprised of the status of the collection.

New Exhibit – Staff is creating a new exhibit to highlight the Victorian Social Life utilizing collections on hand and possible temporary loans.

Facebook – Staff requested and received permission to start a Historic Preservation Commission Facebook page. The Facebook page is expected to be up by the middle of February.

Collections – Staff received a donation from Candace Davis for the Victorian Social Life exhibit that includes five antique bags from different eras.

Training – Staff and Commissioners attended the Saving Places Conference and the CLG Section 106 Training Workshop last week.

Interns – Hero completed digitizing, accessioning and labeling the oversized objects of the Cress Collection. She will continue to work on digital files details for the online collections. When that is completed, she will organize the new Albin Wagner files.

Emma Lane completed the accessioning of the Albin Wagner and Pat Reither photos and object collection. She has labeled the collection room shelving and is adding specific location to each digital file in Past Perfect. When this is complete, she will begin the process of digitizing the Brighton Blade Collection.

Unfinished Business:

2018 Budget

There were no questions regarding the 2018 budget. Currently, \$670.18 has been spent and most of that was for the Saving Places Conference.

2017 Gala Finances

The financials for the Gala were submitted to the Commission. The net profit was \$557.45. There were no other questions or comments.

New Business:

Elections – Chair, Vice Chair and Treasurer

It was decided to wait until the March meeting to conduct the elections as not all Commissioners were present. Names can be submitted in advance to Sheryl for positions commissioners are interested in.

Sub-Committees – Chair & Vice Chair

The Chair and Vice Chair for the committees will be determined at the March meeting once elections are done. All sub-committees are open to the public to join.

Additional Comments:

We have won an award from the State.

The Events Committee is working on events for Historic Preservation Month in May. They need ideas as to who to give awards to.

Adjournment:

Motion to adjourn at 7:16 p.m. by Dick Hodge. Second by Mark Humbert. Motion Carries.

Announcements:

State Historical Fund Grant Workshop – Northglenn – February 12, 2018

5:00 pm – 7:00 pm – Public Works Building, 12301 Claude Court

City BBQ in Carmichael Park – July 26, 2018 at 5:30 p.m.

Next Meeting:

March 8, 2018

Submitted by,

Sheryl Johnson