



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 on the 1st Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: February 13, 2020

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

Roll Call/Establish Quorum: Commissioners Present: Sara Dawson, Dick Hodge, Jo Pinto, Mark Humbert and Sage Naumann.

Commissioners Absent: (Excused) Catherine Johnson, Kenneth Guzman **(Unexcused)**

Staff Present: Kim Bauer, Brianne Schreck and Aja Tibbs

Others Present: Spouses of Brianne and Sara

Swearing in of Sage Naumann

City Clerk Natalie Hoel swore Sage Naumann in as Commissioner for the Historic Preservation Commission.

Seating of Alternates:

There were no alternates to seat.

Approval of Agenda:

Motion to approve the agenda as presented by Dick. Second by Mark. Motion Carries.

Approval of Minutes for January 9, 2020:

Motion to approve the minutes for January 9, 2020 as distributed by Dick. Second by Jo. Motion Carries.

Consent Agenda:

There were no Consent Agenda Items.

Public Comment:

None

Reports / Presentations:

Commissioner Training, Budget 2020 & Goal Setting

Aja Tibbs, the Long Range Planner, gave a presentation for the Brighton Historic Preservation Commission as an overview of the Brighton Historic Preservation Commissions purpose, goals, operations and resources.

The establishment of the Brighton Historic Preservation Commission is under the Municipal Code of the City of Brighton. The purpose and membership of the Commission is 7 members that includes one City Council Representative, 3 Professionals and 2 Alternates. There are term limits, attendance requirements and code of conduct requirements.

The Powers and Duties of the Commission are under Article 2-66. The duties of the Commission includes making recommendations to the City Council and provide advice on all historic structures and procedures which includes surveys, designations and COA's. The survey and inventory of properties includes maintaining a watch list of properties and provide a priority matrix. The commission reviews nominations and COA (Certificate of Appropriateness) applications. The commission advises and assists property owners and pursues financial assistance

and makes grant recommendations to the City Manager. The commission also acts upon and enforces the Historic Preservation Regulations (10.03 of the Land Use Development Code – LUDC).

The Commission has meeting procedures, bylaw requirements and the demolition sub-committee.

The Brighton Historic Preservation Commission Regulations under Section 10.03 establishes regulations in which the Commission can act within the City of Brighton. Those factors being eligibility, nomination, COA's and demolition. Under eligibility, this is how a historic property is determined eligible for designation. Under nomination, is the nomination process and designation of the historic properties. Under COA's is the modification(s) to locally landmarked properties. Demolition is the demolition and moving permit reviews.

The Brighton Historic Preservation Commission has bylaws that are the powers and duties of the Commission. The bylaws outline the membership, appointment, officers and attendance procedures of the Commission. It provided for the establishment of Committees of the Commission. There is a section which establishes conduct and order of operations for the BHPC regular meetings. The bylaws address ex parte communication and conflicts of interest and outlines procedures for amendments to the bylaws.

The Brighton Historic Preservation Commission is a Certified Local Government (CLG). The responsibilities of a CLG include enforcing state and local regulations; maintain an adequate and qualified commission; survey and inventory historic properties; and allow and encourage public participation. Resources for CLG's are City specific documents such as the CLG Contract and the CLG Handbook. There is a website for CLG's – www.historycolorado.org as well as research resources and guides.

The Committees of the Commission are to allow the Commissioners to work on projects outside of the regular monthly meetings. The Committee description is that it outlines general guidelines for the Committee activities. Operations must still follow BHPC bylaws. The committee work is an advisory role to the Commission that meets once a month where a minimum of two Commissioners must be present. The public may also serve on a committee. The committees should develop goals and annual projects for budgeted funds.

Funds are budgeted for the Brighton Historic Preservation Commission where funding is allocated. There is assigned spending that must follow the City funding policy and budget management. Funding can be assigned for specific projects for historic preservation.

Other important documents include the Properties Watch List, Survey Plan, BHPC Surveys, Brighton Local Register and resources from History Colorado. The Properties Watch list is a list of properties with “believed” historic value. The Survey Plan outlines the order in which we will survey the City. The BHPC Surveys include 11 significant properties, agriculture properties and the Brighton Subdivision. The Brighton Local Register includes local designations based on location, historic background and significant features and integrity. History Colorado provides CLG resources and networking.

The BHPC has staff support from Sheryl who provided administrative duties. Kim is the historic preservation planner and Brienne is the museum specialist. Other staff that you might work with are those within the Community Development Department – Aja, Jason, Holly and Marv who is the Acting City Manager. Those in the Parks and Recreation Department are Dianne, Mark and Travis.

Goal setting for the Brighton Historic Preservation Commission include the powers and duties of the Commission. Those powers and duties include making recommendations to the Council and provide advice on all historic structures and procedures which includes surveys, designations and COA's. The commission does surveys and inventories properties while maintaining a watch list of properties and provides a priority matrix. The commission reviews nominations and COA application. The commission advises and assists property owners both physical and financially. The commission pursues financial assistance and makes grant recommendations to the City Manager. The commission acts upon and enforces the Historic Preservation Regulations (section 16-22).

Some goals included more residential nominations and designations. This may require more public outreach and education so that property owners know that they can designate their properties. There needs to be a better understanding of Brighton history so that buildings are also associated with the people in Brighton history. There needs to be a better way to record this history that is lasting and oral history is a great way. We need to teach through stories.

This could be done through tours or talking engagements like at the Senior Center. An archeological dig could also be done at a specific location in Brighton. An educational packet should be created that would be a good marketing tool also. There should be more social media outreach. The expansion of the museum.

Committees

There were no reports from the committees.

Staff - Kim Bauer

HPC OFFICE / MUSEUM:

Outreach Statistics – Facebook during the period between January 9 and February 5 is 127 page views; 1,408 post reaches and 654 total page likes. There have been 17 museum visitors this year. The digital walking tour of the Downtown Historic District has had 116 visitors from January 7 – February 6. Since the beginning of the website launch through February 6, there have been 851 visitors. The website pages include the Historic Preservation main page, Brighton City Museum, Property Designations and the Downtown District. The museum for 2019 averaged 3 visitors per day. The museum is working on adding more hours and looking at being open the first Saturday of every month. Staff has been in communication with the Brighton Chamber as they may have a gift shop where items could be incorporated.

Museum Updates – Staff – Brianne is working on a 3 year plan for what exhibits will be or could be planned for the main museum space, the hallway space and other cases available to the Museum. An exhibit is currently being written that would create a hallway exhibit about the Armory. Hopefully this will be ready by February 25th. Staff is looking for volunteers to help especially with adding museum hours. Volunteer hours should be tracked as part of the operation of the museum. Staff is continuing to complete the American Legion accession upon arrival of collections materials. Staff is also re-evaluating the backlog of objects for the new year. Staff is working with the Bromley Family as well as staff to update the exhibit at the Bromley Hishinuma Farm. Some objects will get a rest and staff will evaluate the condition of the objects. The museum volunteers include the Daughters of the American Revolution (DAR) group that is still working on the Cress Collection. They have completed almost 100 pages worth of transcription and digitization. Staff will soon be uploading more images to share with DAR so they can continue their transcription efforts.

Unfinished Business:

2019 Budget - Final

All of the 2019 bills have been paid. There was a balance of \$1,669.88 left for 2019. Aja gave an explanation of the accounts and discussed the 2020 budget briefly.

New Business:

There was no new business for this meeting.

Additional Comments:

Saving Places Conference – Dick, Catherine & Mark

There are several sources of funding out there. Other municipalities are further behind on us in preservation. Took a restoration workshop on adobe structures. Adobe structures that exist require people that deal with these types of constructed structures. Already discussed the storytelling for historic preservation. There was a discussion of concrete structures and one that we have in Brighton is at 33 N. Main. Brighton has structures constructed out of hydrostone. Restoration of hotels in Denver on east Colfax and in Commerce City as well as in Aurora. Brighton does not have any of these. Discussion on how to do tours was another workshop that Dick attended. Dick learned a lot.

Catherine attended a roundtable for CLG's and the system used in Breckenridge. Another City just got certified. Also attended a sustainability workshop. Older building actually greener than new buildings. This could also be added into the educational packet. Another workshop was "10 Things I Hate About You". It was hosted by Telluride. The residents hate the commission in Telluride. They talked about marketing historic preservation in a positive way. We can still market ourselves even though we don't have an image problem. This positive image needs to be maintained.

Mark attended three storytelling workshops. Grand Junction and Mesa County talked activities relating to historic events during the times of the Native Americans. Another workshop talked about the narrow highways and the travel areas that went through communities. We could look at designating Old Highway 85. Transportation concerns and how it has changed over the years. There was a discussion of the fire that occurred in Denver that destroyed historic

buildings. The importance of walking tours. We are lucky to have family members that can talk about the Bromley Hishinuma Farm. There was a discussion of tours for children to historic places. There could be walking / riding tours. Mark also attended the Adobe workshop. Mark discussed the Southern Ute Indians and how storytelling related to tours in this area. The petroglyphs were being destroyed by graffiti. Colorado Experience is telling stories through media.

Kim stated that the conference is an experience in connecting with others about historic preservation. The workshop that she enjoyed the most was the Socioeconomics at the North London Mill; an Exploration Through History, Archaeology and Architecture. The North London Mill has been in bad disrepair. They do a lot of tours here and offering snowshoeing in the winter and students come and do archaeologist things here. It is used a lot and you don't have to have perfect projects or buildings. They are a work in progress and can still be shown off. They have applied for several grant cycles for this property. Stories can still be told about the property and it is a good reminder of the importance of these properties. Surprising, the concrete workshop was very interesting and how it related to history.

Call for Volunteers at the Museum - Brianne

This was discussed above under HPC Office / Museum staff item.

Are we still doing the CLG Webinar Training for the SOI Standards for Rehabilitation on Thursday, February 20th as a group? It can also be done individually but Kim thought it would be great to do as a group. If interested, let Kim know.

Adjournment:

Motion to adjourn at 7:56 p.m. by Sara.

Announcements:

- CLG Webinar – Tax Credits – Wednesday, February 19th - 12:00 – 1:00 pm
- CLG Webinar – SOI Standards for Rehabilitation – Thursday, February 20th – 12:00 – 1:00 pm
- CLG Forum – Thursday, March 19th – 1:00 – 5:30 pm – Manitou Springs Heritage Center, 517 Manitou Avenue, Manitou Springs, CO
- CLG Webinar – Preservation Plans – Wednesday, March 25th – 12:00 – 1:00 pm
- CLG Workshop - Historic Survey Smart Tool Workshop – Thursday, April 23rd – 1:00 – 4:30 pm – 281 N. College Street, Ft. Collins
- CLG Workshop – Applying the SOI Standards for Rehabilitation – Monday, August 3rd – 1:00 – 6:00 pm – Tabor Opera House, 308 Harrison Avenue, Leadville

Next Meeting:

March 12, 2020

Submitted by,
Sheryl Johnson