



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: March 8, 2018

Call to Order/Pledge of Allegiance: Chairman Danielle Henninger called the meeting to order at 6:05 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Danielle Henninger, Dick Hodge, Cheri Lopez (6:09), Jodie Petersen, Pat Reither, Wade Smith and Mark Humbert

Commissioners Absent: (Excused) Joe Burt

Staff Present: Jolie Diepenhorst, Sheryl Johnson and Hero Dahlman

Others Present: Sara Dawson and Mark Rodman

Seating of Alternates:

Motion to seat the alternates by Dick Hodge. Second by Pat Reither. Motion Carries.

Approval of Agenda:

Motion to approve the agenda as distributed with removal of Southgate – Foley Farms by Dick Hodge. Second by Wade Smith. Motion carries.

Approval of Minutes for February 8, 2018

Approval of the minutes as distributed.

Consent Agenda:

Grants Committee – January 17 & February 21, 2018

Events Committee – February 16, 2018

Motion to accept the Committee Reports by Pat Reither. Second by Mark Humbert. Motion Carries.

Public Comment:

No public comments.

Reports / Presentations:

CLG Requirements Review – Mark Rodman, Director of Preservation Programs, History Colorado
History Colorado is a non-profit, State agency. The Colorado Historical Society Act was created in 1915 as an educational institution of the state. Besides the History Colorado Museum, there are 7 other community museums around Colorado. In 1967, the Colorado Historical Society was assigned the authority to issue or deny permits for survey and excavation and to enter into agreements regarding construction projects on state-owned lands. In 1975, The State Register of Historic Properties was created. Property designations can be submitted through the National Historic Office, the State Historic Office or a Certified Local Government. Tax credits and also be given through these entities. The Historic Preservation Fund is administered by the National Park Service for the U.S. Department of the Interior which is a major source of matching funding for the State. There is also a State Historical Fund available for preservation efforts. These grants can help with restoration and rehabilitation or historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies, and education and training programs. Colorado Preservation has a 10 year plan that runs through 2020 that is reference tool for preservation in Colorado. The Certified Local Governments are endorsed by the State Historic Preservation Office (History Colorado) and the National Park Service to participate in the national preservation program while

maintaining standards consistent with the National Historic Preservation Act and the Secretary of the Interior's Standards for Archaeology and Historic Preservation. Certified Local Governments (CLGs) must hold public meetings of projects and programs to take on, designations, design reviews and minutes. The public needs to be invited to comment during meetings. The CLGs are evaluated every 4 years and their records are reviewed. To maintain CLG certification, it has to be done by Ordinance and followed. A CLG must conduct 5 meetings per year, maintain a system for surveys and every 10 years the properties need to be resurveyed as well as continuing to do surveys. The CLGs are required to comment on National designations if they are not submitted through the CLG. The State will send the designation application to the CLG for comment in which the story of the property can be updated for the nomination. Pictures and qualifications should also be reviewed for the nomination. Each year the CLG Commissioners are required to attend trainings and the Saving Places Conference can qualify as a training. Educational events are encouraged. Every other year there are National Preservation Programs and in 2018 it will be held in Des Moines, Iowa. Window repair could be considered an educational workshop as well as attending another municipalities CLG Commission meeting. As well as minutes that need to be sent to the State office, an annual report which is a basic summary of the year needs to be submitted. These are the basic requirements of a CLG. In Boulder County, all cities and the county are CLGs. There is one meeting where they all come together to coordinate and discuss their preservation efforts. Federal Government gives money to operate and grants can be applied for through the Historic Preservation Fund. The State has wait every year to see how much money they get but usually it is about \$900,000 per year. This is given out to CLGs for matching grants to do surveys, staff, National Register nominations, public education and preservation planning. It could also be for signs that tell the history but not plaques. The grants could also be used for walking tours but cannot be used for brick or mortar work. There are also tax credits available in which there are 2 types – residential and commercial. Residential properties can get up to 20% of qualified rehabilitation expenditures which could be a new roof. What does not qualify is the remodel of kitchens and baths or any new renovations. Commercial properties can get up to 25% qualified rehabilitation expenditures for projects up to \$2,000,000. There is only \$10,000,000 to give out each year. Sewer line also do not qualify. The State is trying to get reauthorized as the tax credits could end in 2019. The Commercial credits are transferable. Overall, the comments and information for the CLG was very positive.

Committees:

No reports.

Staff: Jolie Diepenhorst

GRANTS & SURVEYS:

CLG / SHF Grant – Autobee's continue to research, interview citizens and complete drafts of the Cultural Resource Forms for the Brighton Subdivision Survey. They should be getting done soon. They have come to get information on the properties at the office and have talked to Dick.

Brighton Grain Elevator – The application for the historic assessment grant was completed by the Grant Committee and will be submitted to City Council in April for approval.

HISTORIC PROPERTIES / REFERRALS:

The Armory – The screens for the windows will be more modern but will not affect the designation of the building.

Bromley / Hishinuma Farm – The tours have started again. There were about 75 people for the first tours this year. They plan to do the tours on the weekend, once a month until it is nicer out. People can go to farm or just show up for the tours. The tours will be every half hour. People have been calling about wanting to use the farm for weddings. There are already 5 scheduled for this year.

Designation Requests – Dick Hodge is interested in designating his property located on Bridge and 5th Street. He will submit application for the designation. Once it is designated, he may apply for tax credits.

Downtown Historic District – Staff sent letter to owners on Bridge and Main Street asking permission to place Historic District Plaques on their buildings. Staff discussed with the Events Committee the upcoming Historic Preservation Month in May and a possible Downtown Historic District Celebration.

District Plan – Staff made a presentation to the District Plan Commission to highlight 19 properties for the 64 Farmstead Survey that are located within the District Plan area.

HPC OFFICE:

Historic Preservation Month – Staff is starting a campaign using the National Trust for Historic Preservation Tool Kit. Staff will hang “This Place Matters” signs on the 9 designated properties and ask businesses within the Downtown Historic District to hang signs in their windows.

The Events committee is working on a street party as a way to celebrate the Downtown Historic District. It is difficult to block off the street. Danielle is working with Elks Club to see if we could partner with them. A scavenger hunt in Historic Downtown is also being considered. A date needs to be set to get things going for the event. Depending on what the event is, a permit may need to be obtained. An event could also take place at Jordinelli’s. The other thought was to have band outside but a location would have to be secured. The Downtown Initiative could possibly participate. There is a process to close off streets if that were to have to happen. Danielle was requesting a motion for a budget of \$3,000 for the Downtown Historic District celebration.

Dick Hodge made a motion for the use of \$3,000 by the Events Committee for a celebration of the Historic Preservation Downtown Historic District and for Historic Preservation Month. These funds would come from the donation account. Mark Humbert seconded the motion. Motion carries.

New Exhibit – Staff met with Ken and Lou Ellen Bromley who loaned more than 100 objects for the Victorian Social Hour exhibit. Staff reached out to Debra at the Fort Lupton Museum who agreed to loan dress models for the exhibit. The exhibit should be ready by the end of March. The staff would like to have an event to celebrate the new exhibit. Cheri stated that she had 2 Victorian dresses and forms also that could be used for the exhibit. The obstacle now seems to be access to the museum area but the security system does notify the meeting room if someone is wanting to come to the museum.

Facebook – Staff created a Historic Preservation Commission Facebook page. There are currently 31 followers. A new post is added each day.

Collections – Bill Campbell has donated an 1875 carriage to the Commission. Jolie was able to go and see the carriage. The carriage will be stored at the Bromley Farm. A new structure may be built to house the carriage. There was concern about the use of the carriage and that a protocol would be created regarding the use of the carriage. It will be a great asset to the Bromley Farm.

Training – Jolie received a scholarship to the Main Street Now Conference in Kansas City at the end of March. The scholarship is offered through the National Park Service and will pay for the registration fee.

Interns – Hero is working on the oversized Cress Collection such as the big pictures. Once things are scanned, the files will be uploaded to Past Perfect which will go live soon. Sara is working on indexing the Japanese papers. Staff is looking into some grants for digitalizing and indexing. Emma is working on indexing the newspapers and digitalizing the Brighton papers. Emma had an interview with Aurora and if she leaves, then staff will try and get another intern.

Unfinished Business:

2018 Budget

A total of a little over \$3,000 has been spent this year of which over \$2,000 was for the grant survey.

New Business:

Elections – Chair, Vice Chair and Treasurer

Dick Hodge made a motion by acclamation for Chair Danielle Henninger and Cheri Lopez at Secretary / Treasurer. Second by Mark Humbert. Motion Carries.

Motion by Mark Humbert to nominate Dick Hodge as Vice Chair. Cheri Lopez second. Motion carries.

After further discussion the above motions were rescinded.

Individual votes were cast – Chairman will be Danielle Henninger, Vice Chair Cheri Lopez and Secretary / Treasurer Dick Hodge.

Motion by Dick Hodge to approve the new officers as voted on – Chairman Danielle Henninger, Vice Chair Cheri Lopez and Secretary / Treasurer Dick Hodge. Seconded by Mark Humbert. Motion carries.

Sub-Committees – Chair & Vice Chair

The Chair and Vice Chair for the committees will be determined at the April meeting.

Additional Comments:

Mark Rodman suggested that all commissioners should know how surveys are done and how to run a commission meeting.

Quotes have been obtained for the Historic Downtown District. One quote was for 3 plaques at \$2,000 and the other quote was for each plaque to be \$2,000 which would equal \$6,000 total. The company chosen is a Brighton company. The design will be finalized and taken to be completed in bronze.

Motion by Jodie Petersen for \$2,500 to come out of operating supplies for the plaques to be made and installed by Norman's Memorial. Second by Wade Smith. Motion carries.

Adjournment:

Motion to adjourn at 7:37 p.m. by Wade Smith. Second by Cheri Lopez. Motion Carries.

Announcements:

Summer Fest – Carmichael Park – Saturday, June 2, 2018 – 10:00 a.m. – 7:00 p.m.

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

Next Meeting:

April 12, 2018

Submitted by,

Sheryl Johnson