



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: July 11, 2019

Call to Order/Pledge of Allegiance: Chairman Sara Dawson called the meeting to order at 6:12 p.m. followed by the pledge of allegiance.

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

Commissioners Absent: (Excused) Rose Gorrell, Hero Dahlman

Staff Present: Kim Bauer and Sheryl Johnson

Others Present: None

Seating of Alternates:

There were no alternates to seat.

Approval of Agenda:

Addition to the agenda was to add under New Business – Joining Historic Denver.

Motion to add Joining Historic Denver item to the agenda by Catherine. Second by Dick.

Motion to approve the amended agenda by Mark. Second by Jo. Motion Carries.

Approval of Minutes for June 13, 2019:

Motion to approve the minutes for June 13, 2019 as distributed by Jo. Second by Dick. Motion Carries.

Consent Agenda:

Grant Subcommittee – June 2019

Motion to approve the Consent Agenda as distributed by Dick. Second by Mark. Motion Carries.

Public Comment:

No public comments.

Reports / Presentations:

Committees

There were no committee reports.

Staff - Kim Bauer

GRANTS & SURVEYS:

CLG / SHF Grant – Brighton Subdivision – All the reports have been submitted to the State. Final completion date is in September. The last of the invoices will be paid. The documents are on the Google Drive for commissioners to review. Kim can also send them out if need be. Kris Autobee will present the final report for Phase II at the September meeting. Kim encouraged the commissioners to review the reports and see if any of these properties should be designated

Brighton Grain Elevator – The staff has received a demo permit application and staff approved. Kim is in contact with the abatement company to secure some of the artifacts left. The sign for the Brighton Grain Company is what Kim

would like to get but it may have to be cut in half. There are some metal chutes and the museum may be able to get one of these. There are also a few other items such as a box of tools and some certificates of 1940s inspections that have already been donated to the museum.

Central Addition Subdivision Surveying – The Central Addition survey is completed. Kim is working on reviewing and analyzing the data for the Central Addition and putting it in electronic form. The next step would be to look at any of the sections of the area that may need to be focused on more. Then Kim would like to pursue a CLG grant application for this area that would be due in January.

HISTORIC PROPERTIES / REFERRALS:

Since the beginning of July, there have been 17 COA applications that have been submitted since the Downtown District was established. They have all been approved administratively so far.

Pre-Application Conference Meetings

607 E. Bridge Street

Project Title: Bullet Automotive Expansion

PAC Details: Proposed expansion of new building and proposed demolition of c. 1940s residential structure.

The preliminary meeting discussion was to demolish the home that is on the property which would have to go through Demo subcommittee process. The house is north of the garage and 8 feet off of the alley. It is a square structure along 6th Avenue.

335 N. Main Street

Project Title: N/A

PAC Details: Proposed alteration of 335 N. Main to potentially convert to a deli. One structure is from the early part of the 20th century.

The owner would like to build a deli there which would significantly change the integrity of the structure. It is an older structure.

Kim included the PAC's for the commissioner's information.

Brighton Train Depot Updates

The reroof has been completed. Some of the string lights were taken down. New gutters were added. The next step is to move forward with the remodel plans. A timeline is in the works for the project. Currently a Bistro and the Chamber will be moving into the building once the remodel is completed. Kim would like to put some of the history books in there to sell and have outreach there.

Wells Denver Plant – Use-by-Right Application

They are proposing to demolish 5 structures. Some of the structures were built around 1910 and some around 1952. The 3 older structures from 1910 will be saved or they will need to go to the demo subcommittee. The house was built in 1911. The property is on the east side of the river on County Road 6 and is in city boundaries. Kim will get the exact address. There are 2 newer structures that will be demolished that includes a metal shed. Kim will look and make sure the historic structures on the property are on the watch list.

29 N. Main Street – COA (Certificate of Appropriateness)

This COA is for a reroofing project. Staff approved administratively.

113 E. Bridge Street – COA (Certificate of Appropriateness)

The owner has not come back yet. Their COA was for a sign project and they would need to follow the guidelines.

Permits and Plans – Staff reviewed plans and permits for the following properties:

25 S. 11th Avenue – Staff has approved this Restoration / Alteration Permit. It was for some foundation work.

607 Bridge Street – Staff approved the demolition permit which is for the UST (Underground Storage Tank) and gas station canopy only. It is not for the house.

BUDGET:

Budget Planning – Staff continues to order items for the museum to help with the day-to-day cataloging and collection management. Brianne is going through all of the artifacts and items at the museum to make sure that they are being stored properly. The budget was reviewed to see if there were enough funds to send commissioners to the National Trust Past Forward Conference in Denver in October. Brighton will be hosting a field study here so Kim’s conference registration will be comped. The Early Bird registration deadline is July 31st. Because the conference is in Denver, there will be no hotel expenses. Those interested in attending should let Kim or Sheryl know.

HPC OFFICE / MUSEUM:

Museum Updates – Staff – Brianne continues to work on cataloging and reorganizing the shelves. She has already completed 3 full shelves and is working on the 4th. Fiona, the summer intern, is working on the Ft. Lupton Press papers. Hero is working on the scrapbooks and is scanning and indexing them. This information will be put on PastPerfect then. Hero will be leaving in August to go to college. She will be missed. The staff has been working on a talk for Eagle View also.

The Museum staff met with Daughters of the American Revolution (DAR). They would like to volunteer at the museum. They would help to decipher some of the letters that need to be put on PastPerfect yet. DAR reminded staff that they have small historic grants that the museum could take advantage of. It was a good meeting connecting with DAR and will help to expand the museum.

Kim thanked the commission for helping with the talks and coming out to events and for providing information for the Facebook posts. The DAR found us through the Facebook posts.

Watch List Updates – Phase I and Phase II of the Brighton Subdivision have been added to the watch list. The Historic Properties Subcommittee will review 3 to 5 addresses at each meeting and make sure that the priority levels and the information is on track. Kim will outline them briefly at the meetings otherwise the information will be in the Consent Agenda.

Walking Tour Brochure – The GIS piece is being worked on and cannot be opened up yet from outside the City servers. Hopefully by the next meeting we will be able to take a look at it. All of the pictures are there and if you click on them, it brings the information up. It is a great app. Some security issues are still being worked on. Kim will meet with the Public Information office and will have something sent out when it is ready for the public to go live.

Outreach – An update on the June 27th Outreach Committee meeting will be on the next agenda. Some of the upcoming talks are listed below.

Upcoming events include:

August 7th – “Found Fathers” talk at EVAC at 5:00 pm

August 20th – NASA History talk at EVAC at 1:30 pm

August 21st – Tour with Adams County Genealogical Society at the museum

September TBD – Historic Preservation Talk at EVAC

September / October TBD – Moonlight Tour at the Bromley Farm

October 11th – Trust for Historic Preservation Field Study Tour

The August 21st Genealogy Group may have more people coming including citizens as the event got tagged. It may have to be turned into an Open House.

EVAC Bus Tour will include the 11 significant historic properties that are the same as the walking tour. Kim will need to time the presentation at each location. The number of people to attend would be limited. The bus tour will be in November or December.

Kim would like to do a Proclamation marking the celebration of the anniversary of the Women’s right to vote. This could be done on November 5th as this is a piece of Colorado history. Some other research is being done to commemorate the anniversary.

Social Media/Media Outreach – Social media has 350 followers now. Social media has helped in the connections with DAR and the school. It is a way to engage the citizens. If you have anything that is related to history, you can give Kim the information to be posted.

Unfinished Business:

2019 Budget

Catherine met with Kim to discuss the budget. We need to be mindful of what we are purchasing and keep track of it so that we do not go over budget as some of the expenses are posted after the monthly report is received.

Central Subdivision Research

There were no additional updates from what Kim gave in her report earlier. Mark had pictures to share with the commissioners of some of the properties. Catherine stated that there is confusion with some of the addresses that are along Longs Peak but actually has an Avenue address. It made it hard to determine some of the properties.

New Business:

Cancellation of August 8, 2019 Meeting

Some people will be missing for this meeting, so the commission cancel this meeting.

Motion to cancel the August 8, 2019 meeting by Mark. Second by Catherine. Motion carries.

Joining Historic Denver

Historic Denver is a nonprofit in Denver. It helps to preserve properties such as the Molly Brown House. There is a contractor resource list that work with restoration on older homes or businesses. By joining, we would have access to this list. This would help us to find a contractor to replace or redo the windows at the Bromley Hishinuma Farm. The membership is \$45 to get access to the list. There is no corporate membership. This would help us if we have someone in our historic district or properties that need to do repair and then we would be able to refer them to one of the contractors on the list. The membership should be under Kim and then she can recommend people on the list. The list is very extensive in that it includes contractors that do surveying, rehabs and restoration.

Motion to approve the \$45 membership for one year for Kim by Dick. Second by Jo. Motion carries.

Additional Comments:

Dick commented that County, State and Japanese groups are coming to the Bromley Hishinuma Farm. The Japanese group will be at the farm on July 25th.

Dick would also like to attend the Masonry Workshop in Denver on July 26th. The Timber Workshop at the Argo Mill in Idaho Springs is in September but there is also the National Mining Hall of Fame and Museum in Leadville.

Reminder of the early registration for the PastForward Conference. The food for the field study in Brighton will be from Lauer Krauts and Kim may need help with this and the tour. There will be vegetarian and gluten free options available.

In October, Erica Duvic will be coming and do a training with the commission.

Adjournment:

Motion to adjourn at 7:15 p.m. by Mark Humbert. Second by Catherine Johnson. Motion carries.

Announcements:

City BBQ – Thursday, July 18th – 5:30 p.m. – Carmichael Park

Masonry Workshop – Friday, July 26th – 1:00 – 5:00 p.m., Building Restoration Specialties, 3060 Walnut Street, Denver

Timber Workshop – Tuesday, September 10th – 9:00 am – 5:00 pm, Argo Mill, Idaho Springs, CO

PastForward: National Preservation Conference – October 10 – 12, 2019 in Denver at the Sheraton Downtown

CLG Webinars on June 19th, June 25th and July 18th – emailed info to you

Saving Places Conference 2020 – January 29 – February 1, 2020 – Sheraton Downtown Denver Hotel

Next Meeting:

September 12, 2019

Submitted by,
Sheryl Johnson