Brighton Historic Resources Survey: Phase I
SURVEY REPORT
June 2014

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Nederland, Colorado
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Introduction

The purpose of Phase 1 of Brighton’s historic resources survey was to research, record and evaluate a selective list of historic properties. These properties were identified in the 2012 Historic Resources Survey Plan: City of Brighton, Colorado as having the highest priority for recordation and evaluation. This selective list of historic resources was evaluated for eligibility for listing on the state and National Register of Historic Places. If designated, the properties may be eligible for monetary incentives for their preservation in the form of grant funds or rehabilitation tax credits. The survey project also provided recommendations for local landmark designation, which in addition to offering financial incentives, is a planning mechanism that can protect historic resources from demolition.

The survey will also provide information that may assist the City of Brighton in other preservation planning efforts, such as the development of educational programs and heritage tourism projects. Finally, the historic information gathered during the survey phase will add to the knowledge of the historic contexts and property types developed in the Historic Resources Survey Plan.

Funding was provided through a Colorado Certified Local Government grant, with matching funds from the City of Brighton. The City selected Deon Wolfenbarger of Three Gables preservation to conduct a selective intensive-level historic resources survey of eleven properties in Brighton. Wolfenbarger conducted field work and research between December 2013 and April 2014. A draft survey report was presented to the Brighton Historic Preservation Commission in April 2014 for discussion and additional comments. The results of the intensive level survey are presented in this report, and include recommendations of eligibility for the National Register of Historic Places (NRHP) and local historic designation.

Project Area

The general project area is within the City of Brighton, Adams County, Colorado and its anticipated growth area (Figure 1). Brighton is located northwest of Denver, just outside of the metropolitan statistical area. The eleven properties selected for this survey project are within an area bounded by E. Baseline Road on the north, Chamber Road on the east, E. 144th Street on the south, and the South Platte River on the west. The total area surveyed was 64.48 acres.

The surveyed properties are located within Township 1 North of the Brighton USGS Quadrangle Map (Figure 2) in the 6th Principal Meridian as follows:

- Range 66 West, Sections 6, 7 and 18
- Range 67 West, Section 13
Figure 1. Project study area is marked by the heavy dashed lines. Source: City of Brighton Geographic Information Systems.
Figure 2. Location Map. Project study area is marked by the heavy dashed lines. Source: A portion of the digital U.S. Geological Survey quadrangle map: Brighton, CO (2013).
Research Design and Methods

Survey Objectives, Scope of Work
Phase 1 of the Brighton Historic Resources Survey began in December 2013 and was completed in May 2014. The project was a selective intensive-level survey of eleven properties that were approved by the Brighton Historic Preservation Commission in December 2013. The properties were described, researched, photographed, mapped and evaluated in order to determine if any were historically or architecturally significant properties. This was accomplished by assessing the individual merit of each property for possible National Register of Historic Places (NRHP), Colorado Register of Historic Places (SRHP), and/or City of Brighton local landmark designation. Colorado Historical Society Architectural Inventory forms were completed for each of the eleven properties. The project also includes this Survey Report which presents the project findings, including evaluations of the surveyed properties. The properties were then placed within the related historic contexts for Brighton. A survey map identifying the project area is also included. Finally, the report provides preservation planning recommendations for these properties.

The Historic Resources Survey Plan: City of Brighton, Colorado (July 16, 2012) recommended three categories of survey priorities: Priority One to be undertaken over the next five years, Priority Two within ten years, and Priority Three in twenty years. Within the Priority One category, the following eleven properties were recommended for the first phase of historic resource survey in Brighton.

- Aichelman House 14585 Brighton Road
- Wagon Wheel Skate Center 14501 Old Brighton Road
- Work Camp Houses 14565 Old Brighton Road
- Palambo Marketplace 13201 E. 144th
- Midland Cereal Building 640 Baseline Road
- Big Daddy’s Drive-In 41 County Road 27
- Stage Stop 12701 Brighton Road
- Pleasant Plains Schoolhouse East 144th Avenue at Potomac
- Great Western Sugar 601 N. Main Street
- Grain Elevators 404 North Main Street, 370 North Main Street
- Brighton Hydro-Stone 209 N. Kuner Road

The Request for Proposals developed by the City of Brighton in September 2013 followed these recommendations with one exception: the Wilmore Canning Factory at 224 N. Main Street was substituted for the Brighton Hydro-Stone Building, as the former was considered to be under more development pressure.

OAHP File Search
In December 2013, a file search of History Colorado’s COMPASS database was conducted on the list. This search found that three of the historic resources had been previously surveyed:

<table>
<thead>
<tr>
<th>OAHP File Number</th>
<th>Address</th>
<th>Property Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>5AM.30</td>
<td>601 N. Main Street</td>
<td>Great Western Sugar</td>
</tr>
<tr>
<td>5AM.133</td>
<td>13701 E. 144th Street</td>
<td>Pleasant Plains School</td>
</tr>
<tr>
<td>5AM.225</td>
<td>12701 Brighton Road</td>
<td>Stage Stop</td>
</tr>
</tbody>
</table>

Property Selection
Of the three previously surveyed properties, the Great Western Sugar factory (5AM.30) was resurveyed in 2007, and no additional documentation was needed at this time. The other two properties were recorded on older versions of the state form that provided less information than is currently required. However, after examining the older Stage Stop forms and consulting with local historians Pat Reither and Albin Wagner, it was determined that the historic building
originally used as a stage stop was demolished. Thus of the four previously surveyed properties, the Great Western Sugar plant (5AM.30) and the Stage Stop (5AM.225) were removed from consideration. The Pleasant Plains School (5AM.133), however, was included in this project due to the age of the previous survey and a desire for updated information.

The revised list of properties was taken back to a committee consisting of city staff and two members of the Brighton Historic Preservation Commission. The committee recommended the reconsidering four other properties on the list. Since the completion of the 2012 Survey Plan, a large portion of the Palombo Marketplace had been demolished, and it was determined that the remaining portion was not historic (i.e., less than fifty years old). Furthermore, the grain elevator at 370 N. Main and Big Daddy’s Drive-in were also less than fifty years old. Finally, the committee also believed that the historic associations with the houses at 14565 Old Brighton Road were incorrectly identified – i.e., they had been moved to the site and were not “work camp” houses.

Since the Brighton Historic Preservation Commission had previously prepared a list of significant and potentially threatened historic properties in the city, it was decided to use this list to select new properties. From this list, several additional properties were selected for inclusion in the Phase 1 survey project. Another file search of History Colorado’s COMPASS database revealed that two of these were previously surveyed: the Brighton Depot (5AM.33) at 269 Bridge Street, and the Brighton Municipal Building (5AM.23) at 575 Bush Street. However, the survey forms for these buildings were also older and did not contain the information currently required for documentation.

With input from city staff and the Brighton Historic Preservation Commission, the final list of eleven properties was narrowed down to those shown below in Table 1.

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Address</th>
<th>Survey #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brighton Municipal Building</td>
<td>575 Bush Street</td>
<td>5AM.23</td>
</tr>
<tr>
<td>Brighton Depot</td>
<td>269 Bridge Street</td>
<td>5AM.33</td>
</tr>
<tr>
<td>Pleasant Plains School</td>
<td>13701 E. 144th Avenue</td>
<td>5AM.133</td>
</tr>
<tr>
<td>Aichelman House</td>
<td>314585 Brighton Road,</td>
<td>5AM.3216</td>
</tr>
<tr>
<td>Wagon Wheel Youth Center</td>
<td>14501 Old Brighton Road</td>
<td>5AM.3217</td>
</tr>
<tr>
<td>Kuner-Empson Water Tower &amp; Offices</td>
<td>401 N. Kuner Road</td>
<td>5AM.3218</td>
</tr>
<tr>
<td>Midland Cereal Building</td>
<td>640 E. Baseline</td>
<td>5AM.3219</td>
</tr>
<tr>
<td>Brighton Grain Elevator</td>
<td>404 N. Main Street</td>
<td>5AM.3220</td>
</tr>
<tr>
<td>Wilmore Canning Factory</td>
<td>224 N. Main Street</td>
<td>5AM.3221</td>
</tr>
<tr>
<td>Tabor-Rice Funeral Home</td>
<td>100 S. 3rd Avenue</td>
<td>5AM.3222</td>
</tr>
<tr>
<td>Meehls-Burnett-Sakata House</td>
<td>901 S. 4th Avenue</td>
<td>5AM.3223</td>
</tr>
</tbody>
</table>

Table 1. List of properties, Brighton Historic Resources Survey Phase 1

Methodology: Selective Intensive-level Survey

Field work. The field work for the selective intensive-level field survey was conducted from December 2013 through March 2014. An on-site examination of each property assessed the building’s architectural style and features, building materials, condition, integrity, approximate construction dates, and any obvious alterations or additions. Also, the property’s landscape features and outbuildings were recorded. During the fieldwork, property owners were interviewed for information about the properties. For some properties, however, the surveyor did not have access to the site except from public right-of-ways, and a thorough examination of these buildings was not possible.
Photography. Color digital images (both <.tiff> and <.jpg> format) of each primary building and associated outbuildings were taken by Deon Wolfenbarger in December 2013 and March 2014. Digital images were selected to illustrate all four elevations of the primary building when access to the property was granted or if visible from the public right-of-way. The digital images were included within the survey forms, as were scans of any available historic photographs. The selected digital images were also printed in black and white on 4” X 6” Fuji Crystal Archive paper. Photographs were labeled indicating the site number, street address and town, date, and CLG project number. Both the City of Brighton and the Office of Archaeology and Historic Preservation, History Colorado in Denver received one set of prints. The City of Brighton retains the <.tiff> and <.jpg> digital images.

Historical Research.
The amount and quality of historic data on the properties varied from property to property. Some of the buildings were associated with prominent businesses, and previously published manuscripts or historic newspaper articles often provided data about the building’s construction or early history. However, due to the small size of Brighton throughout the early decades of its development, other primary sources were not available. In addition, several properties were outside of Brighton’s early city limits, thereby hampering the research. Thus many typical sources of information for building research – such as Sanborn Maps, building permits, or city directories – were not available for all properties. Title searches may be helpful in providing property information, but are time consuming and are generally reserved for buildings of architectural significance about which no other information can be found. Although not architecturally significant, a title search was conducted for the Meehls-Burnett-Sakata House due to the lack of information about the earlier owners, as well as for Midland Cereal.

The following repositories were utilized in the course of this project:

- Adams County Assessor’s Office: Legal description, property boundaries, and property owners’ names.
- Adams County clerk’s office: deed research for selected properties.
- City of Brighton: Historic Preservation Commission files (historic architectural plans, newspaper clippings).
- Denver Public Library: Online digital Sanborn maps, Western History/Genealogy Digital Collections (photographs).
- Prospector (unified libraries in Colorado and Wyoming): Brighton and Adams County history publications.
- University of Colorado at Boulder: Online digital color Sanborn maps.
- History Colorado, Office of Archeology & Historic Preservation, Colorado Historical Society: Files on previously inventoried sites.
- Oral interviews: Interviews were conducted with willing property owners and members of the Brighton Historic Preservation Commission.

Mapping & locational data. Maps were derived from the GIS software at the Adams County Internet Mapping website, and were inserted into the survey forms. Matt Forbis, GIS Specialist for the City of Brighton, provided UTM and latitude/longitude coordinates through the city’s GIS software.

Documentation/Survey Forms. The data resulting from this project was recorded on the OAHP’s “Colorado Cultural Resource Survey – Architectural Inventory Form.” Each form includes information on property location, ownership, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. The OAHP assigned a unique Smithsonian identification number for each property not previously recorded; new
identification numbers ranged from 5AM.3216 through 5AM.3223. The numbers are referenced on the survey forms, photographs and this report. Hard copies of the inventory forms, as well as Word and PDF versions, were submitted to both the OAHP and the City of Brighton.

Eligibility for federal designation was evaluated according to National Register of Historic Places guidelines found in NRHP bulletins 15 and 16A, and any other applicable bulletins (e.g. bulletin 18 for historic landscapes). To be considered significant, cultural resources must be over 50 years old, possess sufficient integrity, and meet one or more of the NRHP evaluation criteria. The criteria which are listed below describe how properties are significant for their association with important events or persons, for importance in design or construction, or their information potential:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of significant persons in the past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent a work of a master, or that possesses high artistic value; or
D. That yield or may be likely to yield, information important in history or prehistory.

The historic properties were also evaluated for eligibility for listing in the Colorado State Register of Historic Properties. The criteria for consideration of listing in the state register includes the following:

A. The association of the property with events that have made a significant contribution to history;
B. The connection of the property with persons significant in history;
C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
D. The geographic importance of the property;
E. The possibility of important discoveries related to prehistory or history.

Finally, each property was evaluated for eligibility for local historic designation. Article 17-52-30 of the City of Brighton’s Municipal Code contains the criteria for eligibility for designation of historic local landmark or historic district. Individual landmarks must be at least fifty years old and have historic and/or architectural significance; or if the cultural resource is not at least fifty years old, it must have exceptional historic and/or architectural significance. The cultural resource must also meet at least one of the following categories and satisfies at least one of the criteria for the category. In order to find that a cultural resource has exceptional historic and/or architectural significance, the cultural resource must meet at least two of the following categories:

1. Architectural category: In order to be considered significant in the architectural category, at least one of the following criteria must be met:
   a. Exemplifies specific distinguishing characteristics of an architectural period or style;
   b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally;
   c. Demonstrates superior craftsmanship or high artistic value;
   d. Contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
   e. Evidences a style particularly associated with the Brighton area.

2. Social and historic category: In order to be considered significant in the social and historic category, at least one of the following criteria must be met:
   a. Is the site of an historic event that had an effect upon society;
   b. Exemplifies cultural, political, economic or social heritage of the community;
   c. Represents a built environment of a group of people in an era of history;
d. Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or

e. Has an association with a notable person or the work of a notable person.

(3) Geographic and environmental category: In order to be considered significant in the geographic and environmental category, at least one (1) of the following criteria must be met:

a. Enhances a sense of identity of the community;

b. By being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif;

c. Is unique in its location of singular physical characteristics;

d. Possesses unique and notable historic, cultural or architectural motifs; or

e. Is an established and familiar mutual setting or visual feature of the community.

Due to geographic scattering of the surveyed resources and the small number of properties inventoried, an assessment of historic district eligibility was not possible. However, some of the properties may be found contributing to potential historic districts or as part of thematic nominations after future phases of survey are completed.

Public meetings/outreach

The kick-off meeting for the grant-funded project was held at the Denver offices of History Colorado, Office of Archaeology and Historic Preservation on December 5, 2013. Participants were OAHP staff Elizabeth Blackwell and Dan Corson; City of Brighton project coordinator Mark Heidt, and project consultant Deon Wolfenbarger, Three Gables Preservation. A small committee met on December 13, 2013 to refine the list of potential survey properties; this committee consisted of City of Brighton staff Mark Heidt and Aja Tibbs; Brighton HPC members Pat Reither and Albin Wagner; and consultant Deon Wolfenbarger.

Deon Wolfenbarger provided an overview of the scope and purpose of the project and answered questions about the project at a public meeting held in conjunction with the Brighton Historic Preservation Commission’s meeting on January 9, 2014. A discussion on which properties should be included in the Phase I survey followed the presentation, and the list of resources was finalized at this time. A final public meeting was held on May 8, 2014 to present results and answer questions.

Project participants/Acknowledgments

The field work, research, photography, survey form documentation, and survey report were prepared by Deon Wolfenbarger of Three Gable Preservation. Project manager for the City of Brighton was Mark Heidt, Assistant Parks and Recreation Director for the City of Brighton’s Parks and Recreation Department. Project coordinator for History Colorado’s Office of Archaeology and Historic Preservation was Elizabeth J. Blackwell, Historical and Architectural Survey Coordinator, and Certified Local Government grant coordination was provided by Dan W. Corson, Intergovernmental Services Director.

UTM and latitude/longitude coordinates were provided by Matt Forbis, GIS specialist for the City of Brighton. Staff liaison with the Brighton Historic Preservation Commission was Aja Tibbs, Long Range and Historic Preservation Planner. The Brighton Historic Preservation Commission provided comments and direction for this project. Its members include: Joseph Burt, Kevin Dunham, Danielle Henninger, Allison Lockwood, Patricia Reither, Albin Wagner, Lynette Marrs (Alternate), Ken Mitchell (Alternate), Ken Kreutzer (City Council Representative), and Kirby Wallin (City Council Alternate). In particular, Pat Reither and Albin Wagner were especially accommodating, meeting with the project consultant on several occasions. They answered
questions, provided copies of their previous research, and graciously shared their extensive knowledge of Brighton history.

**Expected Results**
Due to the nature of the survey (e.g. a selective inventory), it was anticipated that the resources would be associated with the key themes of transportation, agriculture and agricultural-related industries and the roles that these themes played in the settlement and development patterns of Brighton in Adams County. Examples of commercial, industrial, agricultural, education, civic, and religious buildings were also included in the selective list, thus illustrating several aspects of small town development. National and state register eligibility was anticipated for several properties, as the final list of inventoried properties was developed specifically with the goal of obtaining local landmark eligibility.
Historic Contexts

Historic contexts describe the broad patterns of historical development of a community that are represented by the physical development and character of the built environment. A historic context only applies in a community if it is still associated with extant resources or patterns of development. This enables evaluation of groups of resources for land use planning purposes without the necessity of researching each individual property.

The five historic contexts outlined in the Historic Resources Survey Plan: City of Brighton, Colorado (July 16, 2012) were based on the 2011 draft Colorado statewide context framework for history and architecture. These contexts listed associated sub-themes, such as “agriculture” and “transportation.” However these contexts were not fully adapted to Brighton’s unique history; instead, members of the Brighton Historic Preservation Commission supplemented the contexts with research on various topics. As only eleven properties were inventoried in the Phase 1 project, the information resulting from this survey has limited value in expanding the existing historic contexts. The information presented within this report utilizes the format outlined in the Survey Plan, placing the properties within the contexts outlined in the 2012 report. Future survey and research is needed in order to fully flesh out Brighton’s historic contexts. At that time, it is recommended that historic contexts be developed that are more closely related to the historic development of Brighton. Examples of historic contexts for Brighton would be “Brighton’s Japanese-American Heritage: 1903—1970” and “Agricultural processing in Brighton: 1889 – 1977.”

Historical overview

The establishment of Brighton was directly tied to both natural and man-made features. The South Platte River is considered by some to be a rather unimposing natural feature, often said to be a “mile wide, an inch deep, too thin to plow and too thick to drink.” Nevertheless, in Colorado’s semi-arid climate, it provided much needed water to the early settlers of the region. Previously categorized as part of the “Great American Desert” by Stephen Long and fit only for grazing cattle, early settlers instead found that the South Platte River Valley could support a variety of agriculture endeavors.

Figure 3. Map illustrating major agricultural areas of Colorado.
On July 14, 1859, five men staked out ranches along the Platte River near the site of present day Brighton. William Hazzard, George Hazzard, Andrew Hagus, Thomas Donelson and James Blundell originally came to Colorado in search of gold, but instead found better fortunes as farmers raising food for mining communities. On their river bottom lands they were able to grow grain, garden crops and hay, as well as a variety of livestock, including cattle. After the most desirable river bottom land was settled, other farmers organized and built irrigation ditches to provide water for agricultural production in the surrounding drier farmland. These small farms, usually referred to as ranches, were critical to the success of Denver and the mountain mining camps, supplying food that would otherwise have to be shipped from the East or New Mexico.

**Figure 4.** A portion of Arapahoe County, from an 1866 Atlas of Colorado. The red circle is the general location of Brighton.

Brantner Ditch was built in April 1860 through the cooperation of nine farmers. The Burlington Ditch was begun in June 1862, while the Brighton Ditch (originally Elkhorn Ditch) was formed in December 1863. The Fulton Ditch, organized in February 1865, would eventually become the major irrigation canal in the area. The river and irrigation ditches were key factors in the establishment of numerous farms in Adams county.

This area might have remained agricultural, though, if not for the establishment of a railroad depot at the junction of two rail lines. When the railroad built a depot and stop, Brighton had not yet been platted and the surrounding area was farmland. Although there were other established communities nearby, such as Fort Lupton and Henderson, in 1870 the Denver Pacific Railroad bypassed those communities and built a depot at a stop along the line, calling it Hughes Junction. As the name implies, this depot was located at a critical junction of the Denver Pacific (now Union Pacific) the Denver and Boulder Valley Railroads (no longer extant). The railroad company hoped to develop a new town at this junction, instead of at the already existing towns. This depot, called Hughes Junction or Hughes Station, would be the only depot between Evans and Denver.

Although the depot turned into a gathering place for the surrounding ranchers, a town did not spring up overnight. It wasn’t until the Denver Pacific, Kansas Pacific and Unions Pacific railroads were consolidated that the junction came to the attention of developer. Daniel Carmichael was a former construction engineer for the Union Pacific who turned to real estate development. Hughes Junction, located twenty miles north of Denver, seemed a perfect place for a new town. He purchased land in the area and platted the town of Brighton on February 16, 1881. It consisted of the triangular portion of today’s downtown Brighton, south of Bridge Street.
bounded by South 1st Street on the west and the railroad tracks on the east. The Union Pacific then decided that the new town deserved a new, larger depot in 1882. That same year, Dewey W. Strong platted the rest of the downtown area on the north side of Bridge Street. Brighton was incorporated as a town on July 26, 1887, and now boasted of an office, a railroad station, a telegraph station, a section house, a newspaper, a creamery, three saloons and a number of residences. By the time the 1892 Sanborn map was published, the town even had an opera house.

Figure 5. 1893 Sanborn, showing an Opera House on the south side of Bridge Street.

Brighton’s future was guaranteed when it was officially selected as the county seat in 1904. In 1902, the much larger Arapahoe County was subdivided into smaller counties. Several communities in the newly created Adams County were vying for the honor of county seat, but Brighton prevailed. The first county courthouse was built at 4th Avenue and Bridge Street; that building today serves as city offices.

It was Brighton’s agricultural economy, though, that proved to be the key force influencing the town’s development in the first half of the twentieth century. As irrigation ditches were extended in Adams County, numerous small “truck farms” sprang up along the South Platte. These farms grew cabbage, tomatoes, celery, pickles, and other vegetables for Denver and the region. At first, the produce was sold in Denver at the City Market. The rail lines opened up new possibilities for distribution, however, and other business ventures connected with agriculture developed. In
addition to fresh vegetables, an extensive agricultural processing industry that serviced much of northeastern Colorado farmers developed in Brighton.

The Brighton Canning Company was the first canning factory in both the town and Adams County. It was built in 1889 to process sauerkraut, pickles and tomatoes. That venture was followed by the Kuner Pickle Company. Already established in Denver, Kuner moved one of its pickle and sauerkraut buildings from Greeley to Brighton. The Kuner Company soon realized that the area was favorable for agricultural processing, and in 1917 it moved its entire operations to Brighton. The Wilmore Canning Factory was another major canning producer in Brighton. It built a factory complex in 1908, which was later used by a variety of canning companies over the years.

Figure 6. Kuner pickle factory in 1910 (top) and later in 1917-1920, showing the company’s rapid expansion.
A ready source of vegetables was key to the success of the local canning industries, and area farmers produced much of the produce used by the processing plants. Cabbage production reached its peak in the years between 1917 and 1924, when thousands of train carloads were shipped from Brighton’s 2nd Avenue (renamed Cabbage Avenue). The Colorado Cabbage Exchange, organized in 1920 by local farmers, was headquartered in Brighton. It was one of many area farm cooperatives formed to help growers bargain with the railroads for shipping as well as to establish fair prices for their produce. Brighton was home to numerous farm cooperatives, including the Vegetable Producers Cooperative Association organized in 1923, and the Brighton Farmers Cooperative.

Sugar beets were another major crop on the farm lands surrounding Brighton. The city tried to attract a factory to the town as early as 1892, and once again in 1895. These efforts were unsuccessful, and in July 1897, the Brighton Sugar Beet Growers Association was formed by twenty-one farmers to help secure a factory. The first sugar beet refinery was built in Brighton in 1906, but instead of sugar, it produced syrup; this factory closed after a few years. It wasn’t until June 1916 that the city finally secured a factory. The Great Western Sugar Company started building a large complex that year, and began operations a year later. Its original processing capacity was six hundred tons of beets per day. In order to support the seasonal nature of the beet harvest, the company built a large brick dormitory in Brighton to house the workers.

![Figure 7. View of Great Western Sugar Factory with carloads of beets.](image)

The farming industry attracted two ethnic groups to the area. Although initially hired for seasonal labor, both groups eventually settled in Brighton and Adams County, ultimately purchasing farms or starting businesses. Germans who had previously settled in Russia after the Seven Years War came for the sugar beet industry, while the truck farms as well as sugar beets attracted a significant Japanese population to Adams County. Factors in Japan, however, were the impetus for their original migration to the United States.

In the late nineteenth century, the Japanese population was growing, but the amount of arable land on the island of Japan was not. Opportunities for purchasing land and upward mobility were severely limited. Japanese men, particularly younger sons who could not inherit the family farm,
began immigrating to the United States. Many disembarked on the west coast, initially finding jobs that Chinese workers had filled earlier. By following the work along the tracks, several Issei (first generation, immigrants from Japan) found their way into Wyoming and Colorado. In 1900, there were only fifty-one Japanese residents in the state, but that number grew to approximately 2,300 by 1910. Many were brought here by labor contractors, such as Naoichi Hokasono. Hokasono, who lived in Brighton, is credited “probably more than any other man . . . for bringing the Japanese to [the Brighton] area.” Hokasono came to Colorado in 1898, and in 1903, he began working as a labor contractor. He eventually brought in Japanese laborers to tend sugar beets in the farms of northeastern Colorado, as well as for construction labor on some of the state’s most ambitious projects, such as the Moffat Tunnel.

Both the German-Russians and the Japanese initially worked as laborers, but later transitioned from share cropping to land lease, and finally to farm ownership. O.E. Frink, a German immigrant, also played a significant role in attracting Issei farmers to the Patter River Valley. Frink opened the Silver State Canning and Produce Company around 1904, and helped Issei farmers lease land and find credit to buy seed and equipment. Frink then bought their produce and processed it. By 1906, the Brighton Blade reported that there were about 100 Japanese working in the beet fields around Brighton and Fort Lupton; that number grew in the summer. This figure nonetheless likely represented seasonal labor, as the same paper in 1908 reported about forty-five Japanese farmers in the area.

Brighton was home to several important statewide Japanese organizations in Colorado. In 1909, the Issei farmers organized the Japanese Farmers Association of Colorado at a meeting held in the Brighton town hall. In 1914, there were enough residents in the area to support forming a separate Brighton branch of the organization. In 1920, an independent Brighton Nihonjin Kai (also known as the Brighton Japanese Association) was founded. These all indicate the growing significance of role played by the Brighton Japanese population to the state. The influx of Japanese Americans continued through World War II, in part due to Governor Carr’s welcoming policies towards Japanese Americans. Many Issei and Neisei (second generation) families went on to become some of the most successful farmers in the region.

Agriculture remained a key part in Brighton’s economic fortunes throughout most of the twentieth century. Other vegetables besides cabbage and sugar beets were produced. A farm located a mile west of Brighton shipped one hundred cars of celery each year, and was appropriately named Celeryvale. In addition to cash crops, Adams County was historically the center of Colorado’s dairy industry. Nearly all of the early settlers along the South Platte raised a few milk cows. The milk, cheese and butter that they produced were in high demand in Denver and the mining camps. As a result, a number of small dairies were established, and local farmers eventually formed the Brighton Creamery in 1883. After the farmers became unhappy about prices for their products, they next formed the Brighton Dairymen's Association in 1895. In 1899, a cheese factory was built in Brighton. Under various owner, this factory operated for several decades. Dairy farms were critical to the local agricultural economy as they provided a year-round payroll to the farmers and dairy processing industry, contrasting with the seasonal nature of sugar beets and vegetables.

Although agriculture prospered during the first two decades of the twentieth century, the drought and dust bowl of the 1930s had an impact on local farms. No new agricultural processing plants were built during this decade, and there were a large number of agricultural foreclosures during this period. Brighton was fortunate, though, in that its population remained fairly stable during the Great Depression. World War II also had an impact on the local agricultural economy, as the military draft reduced the number of seasonal labor employed by local farmers and processing plants. The problem was partly alleviated when German POWs were brought in to help with the
harvest. The POWs were housed in a former canning factory located on N. Main Street in Brighton.

World War II brought new jobs to Adams County, several associated with military production or the airfields, which in turn helped supplement the area’s economy. In the latter half of the twentieth century, extraction industries have played an increasingly important role in the local economy. Sand and gravel, key to Colorado’s construction industry, has been focused along the South Platte River valley. The deposits in this area can be as great as sixty feet deep, and are an important source for this construction material. At times, however, this industry has impacted the farms that were historically located along the river.

Brighton’s population has grown significantly in the last two decades, in part as a result of the completion of the Denver International Airport. Brighton was the closest established municipality to DIA, and it experienced significant residential and commercial growth in the 1990s in support of the airport construction workers. Brighton’s population also grew by nearly 50% between 1990 and 2002. New industrial businesses have also been attracted to the area. In 2008, Vestas constructed a wind turbine plant on the northeast edge of town. The city anticipates continued growth in future decades, which may place increasing development pressure on historic resources.

The following section is organized around the five contexts outlined in the *Historic Resources Survey Plan: City of Brighton, Colorado* (July 16, 2012). The history of the eleven resources inventoried in this survey phase are placed within the corresponding context.
Context 1: Creation of Colorado, 1859 – 1876
Although there are few extant historic resources associated with this period of Brighton’s development, the location of the town and its physical layout have their foundations in this context. The South Platte River was homesteaded by early settlers due to the ready availability of water and the richer soil found along the flood plain. The desirability of the area increased when the Denver Pacific Railroad established a train stop and depot at Hughes Junction (later Brighton) in 1870. This critical junction provided north/south rail access along the Denver Pacific (now Union Pacific) and east/west access along the Denver and Boulder Valley Railroads. The rail line dictated the eventual development and physical layout of Brighton, while the South Platte River enabled agricultural production and processing to flourish in the area.

Associated Properties and sub-themes
AGRICULTURE – FOOD PRODUCTION
• Aichelman Dairy Farm (1901, 1921) 5AM.3216
Although the extant buildings on the Aichelman farm date from a later period, the farm property was settled in 1860 by Frank Aichelman, and is associated with the earliest period of Brighton’s history. Born in Germany in 1834, Aichelman immigrated to the United States in 1851, and then moved to the Colorado Territory in search of gold in 1859. After first passing through the South Platte area near the future town of Brighton, he and friends discovered and panned gold in the Breckenridge area. He caught inflammatory rheumatism, though, and decided to return to the South Platte to settle. He pre-empted 160 acres in 1860 and received a patent for the land in 1870. Aichelman and three neighbors dug a ditch on the South Platte for their farms, but never took out a claim for the water rights. Aichelman used the water for livestock and to grow vegetables, grain, and later beets. He was one of the earliest settlers that first tried their hands at mining in Colorado’s mountains, only to return to their ranches in the end.

Figure 8. The first schoolhouse in the area was built in 1872 on the Aichelman ranch. Although it was demolished in 1977, it is indicative of the early significance of the Aichelman ranch on the historic development of the surrounding area.
Context 2: Late 19th Century Boom and Bust, 1876 – 1900
Agriculture grew in importance during this period, as dairy farms became established and sugar beets were introduced. Large irrigation projects helped with the establishment of these farms. The town of Brighton was platted in 1881, leading to the establishment of businesses, churches and schools that supported the surrounding farm area.

Associated Properties and sub-themes

**AGRICULTURE - FOOD PRODUCTION**
- Aichelman Dairy Farm (1901, 1921)  5AM.3216
  Aichelman continued to farm the land along the South Platte River during this period. The first log cabin built was close to the Platte River, but after flooding, he moved the house to higher ground. This happened a second time, until he finally moved to the higher ground where the present house is located. The extant buildings were built after the turn of the century, however, and are associated with the next context. Aichelman established his dairy herd during this period.

**RELIGION**
- St. Augustine Catholic Church (later Tabor-Rice Funeral Home; 1887-1888)  5AM.3222
  The first church building for the St. Augustine Catholic Church was constructed in 1887 and 1888. However, the original location was in a section of downtown Brighton that was turning increasingly commercial. In 1891, the brick church building was moved to the current location at the southeast corner of 3rd Avenue and Bush Street. Although the building dates from this period and is one of the oldest church buildings in the city, its present appearance is associated with its later use as a funeral parlor.

![Figure 9. Original appearance of St. Augustine Catholic Church.](image-url)
Context 3: Economic Recovery and Growth, 1900-1929
After the establishment of several farms in the previous period, a canning industry sprang up in Brighton to support the area’s agricultural production. This period saw the construction of numerous vegetable canning and dairy processing plants. It was also the height of local cabbage production.

Agriculture – Food Production
- Aichelman Dairy Farm (1901, 1921) 5AM.3216
  Frank Aichelman’s son, Frank A., was the owner and operator of the Aichelman farm during this period. He built the extant brick farm house and barns, and increased the dairy herd.

- Meehl-Burnett-Sakata House (ca. 1910s) 5AM.3223
  The farm house and dairy barn were likely built for Paul Meehl ca. 1910s. This was one of numerous dairy farms around Brighton in the early part of the twentieth century.

Figure 10. Looking south from the Meehl-Burnett-Sakata house (c. 1920s) to the fields. Source: Denver Public Library Digital Collections, X-7220.

Agriculture – Storage
- Brighton Grain Elevator (1917) 5AM.3216
  The “Brighton Farmers Cooperative Elevator Co.” was formed in 1918 and incorporated on April 25, 1919. As a cooperative, farmers held a share in the company for a small financial commitment. In return the co-op would purchase their grain at fair market prices. The Brighton Farmers Co-op sold grain, flour, and feed, as well as the Champion line of farm implements and the Max Hewitt line of tires and tubes.

Agriculture – Food Processing
- Wilmore Canning Company (1908) 5AM.3221
  The Wilmore Canning Factory was built in 1908 for the Wilmore Canning Company. The vegetable canning complex included the canning factory on the southwest (still extant), a warehouse on the north (demolished), a small detached office, and a boiler house. The Wilmores operated this factory for a short time. By 1913, the C.H. Green Canning Company operated out of the complex, canning peas, tomatoes, and other vegetables. The factory only operated
seasonally for four months out of the year. The Green Canning Company contracted with 600 acres of locally grown tomatoes that were canned at the factory. By 1920, the factory had changed hands again and was operated by the Platte Valley Canning Company. This business also canned peas, tomatoes and other vegetables, but had added a ketchup room on the southeast corner of the building. In 1928, it was the Blayney Canning Factory. This factory was known for hiring several employees, but also operated only on a seasonal basis.

Figure 11. Willmore Canning Factory, ca. 1910. The left half of the building was demolished after World War II. Source: In Albin Wagner, *Images of America: Brighton* (Chicago: Arcadia Publishing, 2009)

• Kuner Pickle Company Offices (c. 1916) & Kuner-Empson Water Tower (c. 1924)
5AM.3221

The Kuner Pickle Company, later the Kuner-Empson Company, was one of the largest canneries in the area. John C. Kuner, an immigrant from Bavaria, came to Denver from Iowa in 1864 and began a “kitchen cannery” in his home, producing pickle, chow-chow, and other items. His business prospered, and he invited his brother Max Kuner to join him. In 1893, Max took over the company. Two years later, the Kuner Pickle Company moved its pickle and sauerkraut salting station from Greeley to Brighton. Max Kuner decided to construct additional facilities in Brighton, including a company’s second canning factory (1907) and a sauerkraut brining building (1908). After the original pickle plant burned, he built another one in 1910. Max Kuner died in 1913, and his grandson Karl Kuner Mayer took over as president. Karl was responsible for implementing his grandfather’s plan to transfer all of the company’s Denver production to Brighton. The company constructed a large complex that included buildings for canning vegetables, bottling pickles, a large warehouse, and small cottage office.

The Kuner factory employed 150 workers during canning season, and was a major component of Brighton’s canning industry. In 1927, the Kuner Pickle Company and the Empson Packing Company formed an alliance (Kuner-Empson Company) that kept the two companies as separate legal entities, but created a unified management. In 1937, the two companies legally merged. Distributing its products west of the Mississippi River, Kuner-Empson grew into “Colorado’s
largest in-state canner of fruits and vegetables.” In 1960, Stokely-Van Camp, Inc. acquired a controlling interest in Kuner-Empson. Retaining the firm’s brand name, the Brighton factory remained open even while other Colorado canneries closed between 1961 and 1970. The Faribault Canning Company purchased Kuner-Empson from Stokely-Van Camp in 1983, and the Brighton Cannery finally closed on December 13, 1984. The factory was demolished in 1987, as were most of the associated outbuildings. The Kuner-Empson water tower and office building are the only extant resources associated with the Kuner-Empson Company factory complex, although a warehouse still remains a short distance from the original factory.

• Midland Cereal Company building (1920) 5AM.3219
The Midland Cereal Company started with big plans for its future in Brighton. In 1919, they were launching a new breakfast cereal. A national advertising agency was hired with the intent that the company’s “Whole Wheat Nuggets” would eventually rival Grape Nuts and Shredded Wheat, and for Brighton to challenge Battle Creek, Michigan for cereal production. Construction began on the Midland Cereal building on December 11, 1919. The Brighton Blade ran articles with architectural drawings showing the proposed new factory building designed by Denver architects Moorman and Twogood. The Midland Cereal Company spent a significant amount of money towards a national advertising campaign to woo grocers, as well as to gain support of investors and grain growers. For Whole Wheat Nuggets, it appears that advertising did not make the product successful. Local residents recall that the cereal had a peculiar taste to it, although when the company failed, some felt that another national company may have sabotaged the local industry. The Midland Cereal Company remained in the factory at least through 1928, but by 1948, it was the Bankers WareHouse Company. A number of businesses have occupied the building since that time, primarily using it as a warehouse. A shoe warehouse and distribution center operated from the building in the post-war era. In 1992, the property was sold to 570 Investment Properties Inc. In the late 1990s, Industrial Container Services began operating a truck container storage business on the property and surrounding parcels.

Figure 12. Illustrations from articles in advertising journals, describing Midland Cereal’s ad campaign.
**POLITICS/GOVERNMENT**

- Brighton Town Hall (later Brighton Senior Center, 1919) 5AM.23

Designed as a multi-purpose building for the growing community of Brighton, this was the first building constructed solely for the purpose of housing municipal departments. The building served as a town hall, waterworks, fire department, local assembly hall, and public library for several decades.

*Figure 13. Brighton Municipal Building (date unknown). Note the water tower immediately behind the building. Source: Pat Reither collection.*

**TRANSPORTATION - RAILROAD**

- Brighton Union Pacific Depot (1907) 5AM.33

In 1907, the third depot for the Union Pacific was constructed along Cabbage Avenue, so named due to its numerous cabbage loading docks. Sections of the depot arrived by rail, forming a standardized 80 feet long and 24 feet wide Union Pacific depot. The frame depot had a waiting room, freight room, and offices for operations and the conductor. It not only served as a transportation and shipping center, it was the scene of several local celebrations and meetings.

*Figure 14. Brighton Union Pacific Depot, shown in its original location.*
Context 4: The Great Depression, Federal Relief Programs, and the Second World War, 1929 - 1945

Although the Great Depression and the dust storms of the 1930s had an impact on the agricultural economy of Brighton, the city’s population remained fairly constant. There were a number of agricultural property foreclosures in Adams County during this period, but the farms that were inventoried in Phase I managed to continue operations. The Depression may have been partly to blame for the failure of the Midland Cereal Company, however.

**Agriculture – Food Production**
- Aichelman Dairy Farm (1901, 1921) 5AM.3216
  Frank Aichelman’s son, Frank A., was the owner and operator of the Aichelman farm during this period. He built the extant brick farm house and barns, and increased the dairy herd.
- Meehl-Burnett-Sakata House (ca. 1910s) 5AM.3223
  After Paul Meehl, the next owner of the farm was Clarence J. Burnett. He lived there with his wife Mabel and three children. The farm continued to be used for agricultural production.

**Agriculture – Food Processing**
- Wilmore Canning Company (1908) 5AM.3221
  The factory continued to be used for food processing prior to the war, operated by the Silver Slate Canning Company in the 1930s.

**Agriculture – Storage**
- Brighton Grain Elevator (1917) 5AM.3216
  The grain elevator continued to operate as the Brighton Farmers Elevator Company through 1931. By 1933 and 1935, however, it was called the Farmers Cooperative Elevator Company. In 1938, Frank Ottesen purchased the grain elevator from the struggling Co-op. Also serving as general manager, Ottesen immediately set out to modernize the mill; it was under his tenure that many of the additions were probably constructed. He also electrified the mill, and installed separate motors for the barley roller, feed mixer, and other equipment. It was soon shipping 45 to 50 carloads of wheat each year. As when it was a cooperative, the elevator would store wheat and other grain for farmers until prices improved.

**Commerce/Trade**
- St. Augustine Catholic Church (now Rice Mortuary) 5AM.3216
  The church and rectory were sold in 1929 for $10,000 to T. A. Allen. He converted the church to a mortuary and used the rectory as his residence. The pews, altar, altar chair, baptismal font and station of the cross were donated to another Catholic Church, but the stained glass windows are still on the sides of the original church (not visible from the exterior due to later additions).

**Education**
- Pleasant Plains School (1934) 5AM.133
  The third school building for the Pleasant Plains School District was constructed in 1934. In August 1934, the second school building had developed large cracks, causing one corner to separate. The school building was subsequently condemned as unfit. The three member school board acted quickly, voting to create a bonded indebtedness to pay for constructing a new school. By August 31, 1934, plans were prepared by Denver architects W. Gordon Jamieson and R. Ewing Stiffler. The new building cost $3500 to build. Bricks from the old school building were salvaged for use on the interior of the new school. Built on one acre, the school had two classrooms flanking a large central hall. A small rear addition contained separate toilets for the boys and girls, as well as a water fountain. The present school building was completed in time to hold the Christmas program in the school. A stage curtain, painted by Monarch Art Studio in
Dodge City, Kansas, was donated by the merchants. The roll curtain contained advertising of the local merchants.

**MILITARY**
- Wilmore Canning Factory (German POW barracks) 5AM.3221
  During World War II, the building housed German prisoners of war who worked in the beet and vegetable fields around Brighton. Near the end of the war, there were over 400,000 German prisoners of war interned in the United States. At first, Colorado had four main camps. However, due to the loss of manpower during the war, Colorado needed beet laborers to harvest the area’s sugar beet crops. Therefore, branch camps were established to help out Colorado farmers. Brighton was one of these branch camps, and housed 589 German prisoners. Although the majority were kept in this former canning factory building, some were also housed in the Amory and in the Great Western Sugar Co. dormitory. The site was surrounded with barbed wire fencing, and the prisoners sometimes played baseball in the enclosure on the north side of the building. The German POWs were transported out to the farms where they were guarded by military personnel. Local residents often had to sneak food and water to the POWs who received inadequate rations.

**POLITICS/GOVERNMENT**
- Brighton Town Hall (later Brighton Senior Center, 1919) 5AM.23
  This building continued to be used as a municipal building and water works. In 1946, another civic function was added when the city’s public library moved into the building.

**TRANSPORTATION - RAILROAD**
- Brighton Union Pacific Depot (1907) 5AM.33
  This building continued its use as a passenger/freight depot until 1964.
Agriculture remained a significant and stable land use during much of this period. Brighton’s continued expansion, as well as the growth of extraction industries in recent decades, has placed increasing pressure on agricultural properties.

Agriculture – Food Production
- Aichelman Dairy Farm (1901, 1921) 5AM.3216
  Frank A. Aichelman operated the farm with his son, Frank S. Aichelman, until his death in 1952. Frank S. remained on the farm until his death in 1961. At this time, the farm was sold off into smaller parcels. Dale and Bonnie Reinhoehl were later owners; they sold the property to the Ready Mixed Concrete Company of Denver in 2001. The company has been mining gravel on the parcel, and has demolished farm outbuildings. It plans to demolish all outbuildings except for the main house, which will eventually be transferred to the City of Brighton.

- Meehl-Burnett-Sakata House (ca. 1910s) 5AM.3223
  Clarence J. Burnett lived here with his wife Mabel and three children until the 1940s. Harry and Robert Sakata purchased the property in 1949, and Bob and his wife Joanna Sakata move into the house in 1956. Bob Sakata was born in California in 1926, the son of Japanese immigrants. During World War II, his family was interned in a relocation camp in Topaz, Utah. Under special circumstances, internees were allowed to leave the camp, and Bob was only the third internee allowed to leave; his brother Harry was the first. At age 16, he left for Brighton, Colorado. As the need for farm workers was quite high during World War II, Sakata was able to find work on farms while attending high school. His parents and sisters joined Bob and Harry in 1944. Their first farm was forty acres in Adams County, but in 1949, Bob bought this property. In 1956, Bob married Joanna Tokunaga and the couple moved into the house that Bob purchased a few years earlier on S. 4th Avenue. The same year that the Sakatas were married and Sakata Farms was formed, Bob was honored by the U.S. Junior Chamber of Commerce as one of the “Four Outstanding Young Farmers of America;” he also received the Skelly Farm Award.

Sakata Farms specialized in vegetable crops and sugar beets. At one time, the farm was the largest sugar beet grower in the Colorado, while sweet corn and onions were the main vegetable crops. Sakata Farms had a contract with a florist and greenhouse, so gladiolas were added to the crop rotation. Sakata worked with machinery manufacturers to make farming operations more efficient, including improvements on a sweet corn harvester and a sweet pickle machine. In 1973, he was appointed by President Nixon to serve on the Commodity Credit Board. Recognition for Bob Sakata’s farm operations was national and even international. In 1994, the Emperor Akihito and Empress Michiko of Japan came to Brighton during a twenty day tour of the U.S. The Japanese royalty stopped at the Sakata’s new home and nearby farm fields. The vast majority of the business expansion, however, occurred while the Sakatas lived at this property from 1956 through 1976.

Agriculture – Food Processing
- Wilmore Canning Company (1908) 5AM.3221
  The warehouse building had a number of owners and uses during this period, including Jack Ferguson; during this time, the building was referred to by locals as “Ferguson’s Armory.” Ferguson rented it to the Brighton School District for school bus storage. Other uses in the latter half of the twentieth century included an indoor rifle range operated by the Platte Valley Rifle & Pistol Association, and storage for the Veterans of Foreign Wars and Budget truck rental.
**Commerce/Trade**

- Brighton Union Pacific Depot (1907)  5AM.33

In 1980, the Union Pacific donated the depot to the City of Brighton, who then gave it to private owners. In 1981, it was moved by Howard Eyerly (owner and builder of the Wagon Wheel Skate Center) to 269 Bridge Street, on the opposite side of the tracks from its original location. A greenhouse addition was built on the south gable end of the building, featuring a shed roof and upper walls of glass. It first housed a restaurant in its new location, and today contains a bicycle sales and repair shop.

![Figure 16. The Brighton Depot as it was being moved in 1981.](image)

**Education**

- Pleasant Plains School (1934)  5AM.133

On July 28, 1950, the Pleasant Plains school District #10 was consolidated with Brighton 27J district, but the school continued to operate until 1966 when it was closed at the end of the school year. The building was vacant for a decade, although the school district stored equipment and furniture in the building during this time. In 1976, a Bicentennial grant helped restore the building and furnish the two rooms with desks and books from the period. It was used as a Living History field trip for the district for several years. In 2002, Brighton School District 27J sold the property to private owners.

**Entertainment/Recreation**

- Wagon Wheel Youth Center  (1958) 5AM.3217

During the 1950s, Howard Eyerly had been considering building a skating rink in Brighton and searched for available land. He bought seven acres and planned to go into the business with his son Gene. Unfortunately, his son was killed in a hunting accident, temporarily putting the plans on hold. Howard eventually decided to go ahead and built a rink to honor his son and provide a recreational center for the youth of Brighton. Although the rink appears to be comprised of several sections, local residents state that it has always had this form. As the self-taught Eyerly
was fond of moving buildings, a barn was moved to the property and incorporated in to the complex; it is possible that other sections are also moved buildings. The barn contains two large bathrooms, locker space, the skate rental department, and a snack bar with large sitting area. The floor space of the rink measured 80’ x 150’, and the building has 18,000 square feet of floor space. Eyerly sold the skating rink in 1965 to Ed and Mary Trevena. The Trevena’s and their six children operated the skating rink for over twenty-five years. It continues to operate through today, and has remained an iconic recreation center for Brighton residents for over fifty years, and is well known throughout the community.

![Figure 16. The Wagon Wheel Youth Center, shortly after it opened in 1958.](image)

**POLITICS/GOVERNMENT**
- Brighton Town Hall (later Brighton Senior Center, 1919) 5AM.23
  This building continued to be used as a water works, municipal building, and public library until 1972. In 1976, the building was converted to a Senior Center.

**TRANSPORTATION - RAILROAD**
- Brighton Union Pacific Depot (1907) 5AM.33
  This building continued as a passenger/freight depot until 1964, when passenger services were discontinued along the line. From 1964 through 1980, it housed offices for two employees assigned to freight depot control between Commerce City and Greeley. In 1980, the Union Pacific gave the depot to the City of Brighton, who then gave it to private owners.
Results
Phase 1 of the Brighton Historic Resources survey documented eleven historic properties. Of these, five properties were found eligible to the National Register of Historic Places as well as the state register; three eligible to the Colorado State Register of Historic Properties; and three eligible for Brighton local landmark designation only [note: all NRHP properties are also eligible for state and local listing, and all state properties are eligible for local listing]. The following pages list the properties with their eligibility assessments. Since this survey phase recorded individual resources scattered throughout Brighton, no historic district evaluations were made. Eligibility evaluations were based on the property’s physical integrity (condition and any alterations) as well as its historic or architectural significance. The relatively high proportion of eligible resources is due to the fact that the Brighton Historic Preservation commission selected properties for known historical and/or architectural significance. However, although all of the properties in this survey phase possess historic significance, not every resource retained physical integrity from its period of significance. In these instances, later alterations or additions diminished the ability of the property to convey its historic associations. Building permits were not available for all properties, however; additional information about dates of alterations may change the eligibility status of some of the properties.

In addition to eligibility for historic designation, the following summarize the construction dates, historic functions, materials, architectural styles, and property types.

Construction dates
Of the eleven properties surveyed, only one was built prior to the turn of the nineteenth century – the St. Augustine Church in 1887-1888. The twentieth century decade with the highest number of buildings constructed was the 1920s, with three main buildings and several outbuildings and barns built. The 1910s were the next highest decade, with five buildings erected. Three buildings were constructed in the 1900s, and one building was constructed in each of the decades of the 1930s and 1950s.¹

Original functions
Agricultural functions, whether processing, storage, or domestic farm houses, comprise the largest number of surveyed resources with six examples. This is indicative of the importance of agriculture to Brighton’s early history. There was one resource in each of the following historic categories of use: government/public works, transportation, education, recreation and religion.

Materials
The primary wall material for each main building on the property was also recorded on the survey forms. Brick buildings were the largest group with four examples, followed by three stucco buildings. There were two metal resources and one with wood siding (not including the numerous farm outbuildings on the Aichelman property). Finally, there was one building constructed out of the locally made Hydro-stone – an ornamental concrete block.

Figure 17. Locally manufactured Hydro-stone

¹ Some properties contained multiple buildings and/or outbuildings, which is the reason for a total greater than the eleven surveyed resources.
Eligible to the National, State and local registers

**Pleasant Plains School (1934)**
13701 E. 144th Avenue
Eligible under NRHP Criterion A

**Kuner-Empson Water Tower (c. 1924)**
401 N. Kuner Road
Eligible under NRHP Criterion A

**Midland Cereal Building (1920)**
640 E. Baseline
Eligible under NRHP Criterion C

**Brighton Grain Elevator**
404 N. Main Street
Eligible under NRHP Criterion A
Potentially Eligible to the National, State and local registers (cont.)

Meehls-Burnett-Sakata House
901 S. 4th Avenue
Eligible under NRHP Criteria A & B
Eligible to the Colorado and local registers

**Aichelman House**
14585 Brighton Road
Eligible under state criterion A

**Brighton Municipal Building**
575 Bush Street
Eligible under state criterion A

**Wilmore Canning Factory**
224 N. Main Street
Eligible under state criterion A
Potentially Eligible to the Brighton register only

Tabor-Rice Funeral Home
100 S. 3rd Avenue
Eligible under local criterion 2.b.

Wagon Wheel Youth Center
14501 Old Brighton Road
Eligible under local criterion 2.b., 2.c., 3.a, & 3.e

Brighton Depot
269 Bridge Street
Eligible under local criterion 1.a, 2.b, 2.d, 3.a, & 3.c
Architectural styles and Property Types

Property types presented in the Historic Resources Survey Plan: City of Brighton, Colorado were based on function rather than architectural styles. Thus the categorization of historic resources by property type is nearly identical to the “original functions” category described previously. This method of categorization meshes with the properties inventoried in this survey phase, since many exhibit forms that are directly related to the original functions of the buildings and structures with little to no stylistic features. For example, the Brighton Grain Elevator represents the agricultural: commercial storage property type; the Brighton Depot is an example of transportation-related property type; the Kuner-Empson Water tower and the Wilmore Canning Factory are elements from agricultural: food processing complexes; and the barn and outbuildings on the Aichelman farm are examples of agricultural: food production structures. Although larger schools often represent architectural styles, the small Pleasant Plains School has a simple form directly related to its two-room school plan, and is thus categorized as a school property type.

Of the remaining buildings, two are categorized as having no particular style due to alterations that have modified their original design: the St. Augustine Catholic Church (later the Tabor-Rice Funeral Home), and the Wagon Wheel Youth Center. The Brighton Municipal Building and the Midland Cereal building, both architect-designed, are examples of early twentieth century revival styles, each displaying elements of the Classical Revival style. There were two single-family dwellings, both part of a historic farm complex, that are examples of residential styles popular during the early twentieth century. The Aichelman house is a brick foursquare, while the Meehl-Burnett-Sakata house is an example of an early twentieth century revival style. The exterior of the Aichelman house is little changed from the time of its construction, but the Meehl-Burnett-Sakata house is missing two classically-inspired porch features.

Figure 18. Original porch and pergola of Meehl-Burnett-Sakata house shown on left; view of house in 2014 on right.
Recommendations

**Historic Designation: National and State Register**

The survey identified six properties potentially eligible to the National and State Register, and an additional two properties potentially eligible to the Colorado register. There are often misconceptions among the public that these designations place restrictions on what the owners may do with their properties, but this is not the case. There are some benefits to federal and state listings, however. Federally designated properties that are income-production may receive federal tax credits for approved rehabilitation projects, and all state listed properties are eligible for similar state tax credits. Furthermore, the State Historical Fund grants are available for rehabilitation of government or non-profit projects.

Some of the eligible properties are either currently owned by the city, or may be owned by the city in the future. The City of Brighton is encouraged to take the lead in applying for designation of these properties, which in turn will make the properties eligible for grant funding.

**Historic Designation: Brighton local landmark designation**

All of the properties surveyed in Phase 1 are eligible for local landmark designation. The Brighton program for local designation acknowledges the local architectural or historic significance of properties that may otherwise not be eligible for listing in the federal or state registers. In Colorado, local designation also provides some financial benefits similar to a state designation, such as the state tax credits or State Historic Fund grants. Local designation has the benefit of a comparatively easier and quicker designation process. More importantly, local designation provides a level of protection for historic buildings that is not available with the National or State registers. Any building permits for a local landmark building must first be reviewed by the Brighton Historic Preservation Commission. This will hopefully prevent the demolition of Brighton’s most significant historic resources. To encourage local designation, the city should consider a historic plaque program. Other cities have developed financial incentives for local designation; these are worthy of investigation by the commission.

**Additional Survey and Research**

This survey documented only a small percentage of Brighton’s historic resources. The Historic Resources Survey Plan: City of Brighton, Colorado recommended several additional phases of survey to be completed within five years. The city should continue its program of survey following the recommendations in the survey plan. Certified Local Government grants are available to help fund these projects. The next phase of survey recommended in the Survey Plan is another selective survey, focusing on agricultural properties. As these are threatened by future development around Brighton, this is a logical phase. However, it is recommended that the next phase of survey also include all remaining agricultural food processing property types. These resources not only have historic associations with the outlying farms, they were also extremely significant to Brighton’s and northeastern Colorado’s economy in the twentieth century. After completion of this next phase of survey, a thorough agricultural context can be developed.

Addition survey and research is particularly critical in order to develop historic contexts that more accurately describe the historic themes that influenced Brighton’s development. Furthermore, additional survey would reveal the extent, number and condition of several important property types, such as the agricultural: food processing property type. As noted in the Survey Plan, this property type represents an extremely significant phase of Brighton’s historic development, yet only a few of these remain. Each processing center historically included a complex of buildings and structures, yet surviving resources generally represent only a small portion of the original complex. An understanding of how much remains of Brighton’s food processing history will aid the evaluation of the remaining features.
The Brighton Historic Preservation Commission is also fortunate to have dedicated office space located in the former Adams County Courthouse, now a city-owned building. Furthermore, several commission members frequently publish books or articles on Brighton history and its historic resources. It is recommended that the HPC develop a system of storing, indexing and developing its collection of historic materials and research.

**Educational Activities**
The owners of properties included in this survey should be given a copy of the survey form. At the same time, an information sheet describing the benefits of federal, state and/or local historic designation can be provided. A display of the surveyed buildings could be prepared for the Historic Preservation Commission offices. The information could also be compiled for an online or printed informational booklet. Finally, copies of the survey forms and report should be placed in repositories such as the local library.

**Planning Activities**
The survey forms that resulted from this project should be incorporated into the city GIS system, tagging properties with a note that a historic survey has been completed. This will enable planners or permit technicians to notify owners or future developers that there is potential for historic resources on these properties.
Bibliography

Adams County Assessor’s Office. Property records.


Brighton Blade. Various issues.


Brighton, City of. Historic Preservation Commission files.


Frandsen, Maude Linstrom. All the Way: An Account of the Development of a City and Church. N.P., 1962(?).


History Colorado, Office of Archaeology and Historic Preservation. Files of architectural inventory forms (5AM.23, 5AM.30, 5AM.33, 5AM.133, 5AM.2844).


Reither, Pat collection. “WW Roller Rink” folder.
Reither, Pat. “For Skaters, Eyerly was Big Wheel.” *Brighton Banner*. 14 June 2012


### Survey Log

Table 2 below contains all the properties surveyed in Phase I, listed by the state identification number. The three columns on the right indicate the properties eligibility for the National Register of Historic Places (NR), the Colorado Register of Historic Properties (State), or the Brighton local landmark (local). Table 3 is the same list with current and historic photographs (when available), as well as comments on integrity for each property as it affects eligibility.

<table>
<thead>
<tr>
<th>State ID</th>
<th>Address</th>
<th>Name</th>
<th>NRHP</th>
<th>State</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>5AM.23</td>
<td>575 Bush St.</td>
<td>Brighton Municipal Building</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.33</td>
<td>269 Bridge St.</td>
<td>Brighton Depot</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.133</td>
<td>13701 E. 144th Av.</td>
<td>Pleasant Plains School</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3216</td>
<td>14585 Brighton Rd.</td>
<td>Aichelman Dairy</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3217</td>
<td>14501 Old Brighton Rd.</td>
<td>Wagon Wheel Youth Center</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3218</td>
<td>401 N. Kuner Rd.</td>
<td>Kuner-Empson Water Tower</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3219</td>
<td>640 E. Baseline Rd.</td>
<td>Midland Cereal Building</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3220</td>
<td>404 N. Main St.</td>
<td>Brighton Grain Elevator</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3221</td>
<td>224 N. Main St.</td>
<td>Wilmore Canning Factory</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3222</td>
<td>100 S. 3rd Av.</td>
<td>Tabor-Rice Funeral Home</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>5AM.3223</td>
<td>901 S. 4th Av.</td>
<td>Meehl-Burnett-Sakata House</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Table 2.** List of surveyed properties with eligibility assessment.
<table>
<thead>
<tr>
<th>Photograph</th>
<th>Survey #</th>
<th>Address</th>
<th>Historic Name</th>
<th>NR eligible</th>
<th>State eligible</th>
<th>Local eligible</th>
<th>National Register &amp; Local Landmark Eligibility</th>
<th>Existing Conditions</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="958x388.png" alt="Image" /></td>
<td>5AM.23</td>
<td>575 Bush Street</td>
<td>Brighton Municipal Building Town Hall Brighton Water Utility Building Brighton Senior Center</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Addition on east side impacts NRHP eligibility, but the building retains enough integrity for state and local designation.</td>
<td></td>
<td>Add. on east side impacts NRHP eligibility, but building retains enough integrity for state and local designation.</td>
</tr>
<tr>
<td><img src="962x78.png" alt="Image" /></td>
<td>5AM.33</td>
<td>269 Bridge Street</td>
<td>Brighton Depot</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>The relocation and south addition impacts NRHP eligibility. However, the building’s new location is still adjacent to the railroad tracks, and is correctly oriented to the tracks so the historic use is clearly evident.</td>
<td></td>
<td>Reloc. and south addition impacts NRHP eligibility. Building’s new location is still adjacent to the railroad tracks, and is correctly oriented to the tracks so the historic use is clearly evident.</td>
</tr>
<tr>
<td><img src="38x537.png" alt="Image" /></td>
<td>5AM.133</td>
<td>13701 E. 144th Av.</td>
<td>Pleasant Plains School</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>The building is little altered on the exterior, and retains sufficient integrity for NRHP.</td>
<td></td>
<td>Building is little altered on the exterior, and retains sufficient integrity for NRHP.</td>
</tr>
<tr>
<td><img src="38x380.png" alt="Image" /></td>
<td>5AM.3216</td>
<td>14585 Brighton Rd.</td>
<td>Aichelman House</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>The house is little altered on the exterior. The property also currently contains a number of historic agricultural outbuildings. However, these are slated for demolition, which would negatively impact the property’s NRHP eligibility.</td>
<td></td>
<td>House is little altered on the exterior. Property contains number of historic agricultural outbuildings. Demolition would negatively impact NRHP eligibility.</td>
</tr>
<tr>
<td>Photograph</td>
<td>Survey #</td>
<td>Address</td>
<td>Historic Name</td>
<td>NR eligible</td>
<td>State eligible</td>
<td>Local eligible</td>
<td>National Register &amp; Local Landmark Eligibility</td>
<td>Existing Conditions Comments</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>----------</td>
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<td>-------------</td>
<td>----------------</td>
<td>---------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>5AM.3217</td>
<td>5AM.3217</td>
<td>14501 Old Brighton Rd</td>
<td>Wagon Wheel Youth Center</td>
<td>No</td>
<td>Needs data</td>
<td>Yes</td>
<td></td>
<td>Alterations include enclosure of connecting breezeway; additions on the sides of the barn; new brick entryway; and possibly the 4-car garage and metal siding.</td>
<td></td>
</tr>
<tr>
<td>5AM.3218</td>
<td>5AM.3218</td>
<td>401 N. Kuner Rd.</td>
<td>Kuner-Empson Water Tower &amp; Offices</td>
<td>Yes (tower)</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>The water tower is individually eligible for the NRHP as one of the few extant, intact features remaining from the large Kuner factory. More data is needed on the offices (access to the site was not possible during the survey).</td>
<td></td>
</tr>
<tr>
<td>5AM.3219</td>
<td>5AM.3219</td>
<td>640 E. Baseline</td>
<td>Midland Cereal Building</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Although there is a breezeway addition on the north, the factory’s original design and use is clearly evident. It is one of the most intact agricultural processing plants remaining in Brighton.</td>
<td></td>
</tr>
<tr>
<td>5AM.3220</td>
<td>5AM.3220</td>
<td>404 N. Main Street</td>
<td>Brighton Grain Elevator</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Most of the alterations to the grain elevator occurred during its period of significance. It still retains sufficient integrity and is a good example of a cribbed elevator.</td>
<td></td>
</tr>
<tr>
<td>Photograph</td>
<td>Survey #</td>
<td>Address</td>
<td>Historic Name</td>
<td>NR eligible</td>
<td>State eligible</td>
<td>Local eligible</td>
<td>National Register &amp; Local Landmark Eligibility</td>
<td>Existing Conditions Comments</td>
<td></td>
</tr>
<tr>
<td>------------</td>
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<td>----------------</td>
<td>---------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>5AM.3221</td>
<td>224 N. Main St.</td>
<td>Wilmore Canning Factory</td>
<td>Needs data</td>
<td>Yes</td>
<td>Yes</td>
<td>The remaining building retains sufficient integrity for its period of significance as a POW barracks. However, it was historically only a part of a larger canning factory complex, and does not retain sufficient integrity for NR listing as a canning factory.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5AM.3222</td>
<td>100 S. 3rd Avenue</td>
<td>Tabor-Rice Funeral Home</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Although this is the second oldest church building in Brighton, it no longer retains integrity from that period. However, it has served as a local mortuary since 1929, and changes that occurred in the 1940s and later reflect local conditions. It would be eligible for the local register.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5AM.3223</td>
<td>901 S. 4th Avenue</td>
<td>Meehl-Burnett-Sakata House</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>The property has lost integrity of design from the 1910s in the area of architecture. However, the porches had been removed by the time of its association with the Sakata family and Sakata farms. The Sakatas have statewide and national significance in agriculture and statewide significance in the Japanese-American community in Colorado. As it would be considered for designation under criterion A and B, the level of physical integrity required for listing is not as strict as under Criterion C.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
I. IDENTIFICATION

1. Resource number: 5AM.23
2. Temporary resource number: N/A
   Parcel Number: 0156907106011
3. County: Adams
4. City: Brighton
5. Historic building name:
   Brighton Municipal Building/Town Hall;
   Brighton Water Utility Building
   Brighton Senior Center
6. Current building name:
   Old Brighton Senior Center
7. Building address: 575 Bush Street
8. Owner name and address:
   City of Brighton
   500 S. 4th Ave.; Brighton, CO 80601

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   SE ¼ of SW ¼ of SW ¼ of SW ¼ of section 7
10. UTM reference
   Zone 13; 515733 mE  4426189 mN (NAD83)
11. USGS quad name: Brighton, Co.
   Year: 2013  Map scale: 7.5  Attach photo copy of appropriate map section.
12. Lot(s): 21-32 & S 286.5’ of lot 33  Block: 26
   Addition: Walnut Grove Second Add. Year of Addition: 1906
13. Boundary Description and Justification: The legal description includes all the land currently associated with the brick building. The original lot was slightly larger, but the northern section of that lot was subdivided and a residence constructed; this residence is not historically associated with the building and is not included.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 97’ x Width 88’
16. Number of stories: 1
17. Primary external wall material(s): Brick; stucco
18. Roof configuration: Flat; shed
19. Primary external roof material: Asphalt
20. Special features: Roof treatment/crenellation, decorative cornice; porch; chimney
21. General architectural description: The original 1919 portion of the building is a one-story, flat roofed, 85' x 50' rectangular plan building comprised of an approximate 66' x 50' front portion set on a high foundation, and a lower 19' x 50' section at the rear that originally housed the fire department. The front portion is clad in brick, with stucco covering the high foundation. A widely projecting entablature at the roofline encircles the building. Above, a raised parapet with crenellations formed by engaged columns extends on the front and side elevations. A 1986 stucco addition with both flat and shed roofs is on the east elevation.

South elevation: The brick façade is divided into three large bays separated by engaged brick columns with concrete bases and capitols. The columns extend above the roof parapet and form crenellations. The central parapet contains a panel of herringbone brick. The end bays have paired 6/1 wood windows with 6 sash transoms above. The central bay has an entry door flanked by 4/1 double-hung sidelights, with 4-sash transoms above the sidelights and a 10-sash transom above the door. The door has lower panels and a single sash above: also set within the door surround is a matching sidelight on the west side. The door is reached by concrete stairs with round metal pipe handrails. On either side of the entry stairs is an arched entry leading to a basement door. The end bays of the basement have paired 6/1 double-hung wood windows. There is a pair of 1/1 windows on the 1986 addition.

West elevation: The west elevation is divided into four bays separated by engaged brick columns, also with concrete bases and capitols. All bays except the northernmost have paired windows – 6/1 double-hung sash, with the upper level also featuring 6-sash transoms. The northern bay has an upper story frame enclosed porch set on brick piers. It has a shed roof, lower clapboard siding, and an upper band of 6/1 double-hung windows. There is also a door on the south elevation of this porch; the stairs that formerly led to this entry have been removed. Finally, the lower rear portion that formerly contained the fire department is clad in stucco, with a decorative brick cornice and parapet edge. There is a single slab door on the west side.

North elevation: The upper story of the rear addition is clad in painted brick, and has 6/1 double-hung wood windows. There are also two brick exterior chimneys on the outside wall of the main historic building. Extending further north is the one-story addition that formerly housed the fire department. This stucco addition has a shed roof porch at the east end (not original), two central paired historic 6/1 windows in the center, a single slab door to the west, and an enclosed area under the porch with an entry door and non-historic metal double-sash windows.

East elevation: A one-story stucco addition (1986) is on the east elevation. It has a combination shed and flat roof, an entry with gabled roof near the south end, and a row of 1/1 double-hung metal windows. The wide, projecting cornice and brick parapet roof of the 1919 building are visible above the addition.

22. Architectural style/building type: Late 19th & 20th Century Revivals/Classical Revival
23. Landscaping or special setting features: The large level lot is located on the northwest corner of the intersection of Bush Street & S. 6th Avenue. It has a grass lawn in front of the building, with a concrete sidewalk leading to the front door. There are two drives leading to paved parking in the rear: one each off of Bush Street and S. 6th Avenue. There is an L-shaped grass lawn on the northeast corner of the lot, and diagonal parking is along S. 6th Avenue.

24. Associated buildings, features, or objects: A small rectangular plan brick building is located on the northeast corner of the lot. It has a low-pitched gable roof with asphalt shingles. Windows are small, two sash, with projecting brick header sills. There is a solid door on the west elevation. The outbuilding was constructed sometime after 1948 (exact construction date unknown).

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: Actual: 1919

   Source of information: Original blueprints, source: City of Brighton, Historic Preservation Commission

27. Builder/Contractor: Unknown
   Source of information: N/A

28. Original owner: City of Brighton, Colorado

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original brick portion was completed in 1919. In 1920, the rear addition for the fire department was shown on the Sanborn map, so it was likely included in the original construction. An interior remodel was undertaken in 1976 when the building’s use was changed to a Senior Center. The east addition was added in 1986, and included a kitchen, cafeteria, and community room. Accessible doors were installed in 1995, and in 1999, the kitchen was remodeled, an interior wall removed, and a drop ceiling installed. A brick outbuilding was built sometime after 1948.

30. Original location ❌ Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Government/city hall, public works
32. Intermediate use(s): Social/meeting hall; Education/library
33. Current use(s): Vacant/not in use
34. Site type(s): City hall, waterworks; Senior Center

35. Historical background: The building was designed by the architectural firm of William Redding & Son. The plans refer to the building as the “Municipal Pump House & Town Hall.” The engineer for the pump house was Peter O’Brien, and the consulting engineer was R. D. Salisbury. The building cost $16,922 to construct. It was the first building designed and built solely for the growing municipality of Brighton. As such, it was designed to serve multiple purposes. The mayor’s and clerk’s offices were located in the front (south end) of the building. Behind these offices was a 20’ x 44’ room that was used for council meetings and assembly hall. The assembly hall could be rented for youth dances for a $15 rental fee. At the rear were four rooms and a bath that served as living quarters for the pump man that was required to be on-call for 24 hours a day. The basement contained the boiler, pump, coal rooms and machinery necessary for the water works. To adequately house the machinery, the basement had 18’ tall ceilings. The lower rear addition housed the fire equipment for Brighton. In 1946, the city’s public library moved into the building; they remained in these quarters until 1972. In 1976, the building was converted to a Senior Center with a federal grant. Another federal grant in 1985 was used to build an addition on the east side, adding a kitchen, cafeteria and community room. The architects for this addition were Ron Abo Architects. Historically, the site also contained a water tower, but this was removed in 1993 and replaced with a parking lot.

36. Sources of information: *Brighton Blade* newspaper; “Senior Center Research,” (Pat Reither, October 2011); Sanborn maps (1928, 1948); ); Pat Reither, “Senior Center has served well,” *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No ❌ Date of designation: N/A
   Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible
Applicable State Register Criteria:

- [x] A. Associated with events that have made a significant contribution to history;
- ____ B. Associated with persons significant in history;
- ____ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
- ____ D. Has geographic importance;
- ____ E. Contains the possibility of important discoveries related to history or prehistory.
- ____ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible (historic footprint)

38. Applicable National Register Criteria:

- [x] A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ____ B. Associated with the lives of persons significant in our past;
- ____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ____ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ____ Qualifies under Criteria Considerations A through G (see Manual)
- ____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Politics/Government; Social History

40. Period of significance: 1919 – 1946 (Politics/government); 1946-1972 (Social History)

41. Level of significance: National ____ State ____ Local [x]

42. Statement of significance: The Brighton Municipal Building and Waterworks building is significant under Criterion A for its historic associations with municipal government. Designed as a multi-purpose building for the small town, it was the first building constructed solely for the purpose of housing various municipal departments. The building served as a town hall, waterworks, fire department, local assembly hall, and public library for several decades. Its later use as a municipal Senior Center carried on the associations as a city-sponsored community center.

43. Assessment of historic physical integrity related to significance: While the building has historic significance, the historic physical integrity relating to National Register designation has been impacted by a large new addition on the east elevation. The addition does not have historical associations dating to the buildings period of significance. Located on a corner lot, this addition is also highly visible on the east and south public right-of-ways. However, the 1919 brick portion of the building is relatively intact on its south and west elevation (including its historic wood windows), and the new addition is clearly distinguishable from the old; the historic portion of the building retains enough integrity for listing in the State Register under Criterion A for Politics/Government and Social History.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible [x] Need Data ____
Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011

45. Is there National Register district potential? Yes ☐ No ☒
Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. Future survey may determine a potential district in the adjoining neighborhood.

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☒ N/A ☒

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☒ N/A ☒

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM23-01 through 5AM23-05
Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): January 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395
Sketch Map. The parcel boundary is outlined in a heavy black line. The building is annotated with its state identification number and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the circle, and is annotated with its state identification number and an arrow.
Resource Number: 5AM.23
Temporary Resource Number: N/A  Parcel Number: 0156907106011

AM23-05
Figure 1. The 1920 Sanborn map reveals that the building served several municipal functions: City Hall on the first floor, fire department on the rear, and as the waterworks building.
Figure 2. By the time of the 1948 Sanborn map, additional features related to the waterworks had been added, but the first floor still served as the City Hall.
Figure 3. This early twentieth century zoning map shows the extent of the piping system that connected to the waterworks plant. Source: City of Brighton.
Figure 4. Historic view of Brighton City Hall/waterworks building, with water tower at the rear (no longer extant).
Source: Pat Reither collection.
Figure 5. “Upper Floor Plan,” 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission.

Figure 5. Elevation and details, 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission.
ARCHITECTURAL INVENTORY FORM

I. IDENTIFICATION

1. Resource number: 5AM.33
2. Temporary resource number: N/A
3. County: Adams
4. City: Brighton
5. Historic building name: Brighton Union Pacific Depot
6. Current building name: Treads Bicycle Outfitters
7. Building address: 269 Bridge St.
8. Owner name and address:
   G & L Property LLC
   16701 E. Iliff Ave.; Aurora, CO 80013

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   SW ¼ of SE ¼ of SE ¼ of SW ¼ of section 6
10. UTM reference
    Zone 13; 515733 mE 4426189 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): Lot A exc W 20’ thereof & Lot 1 exc ELY 20’ of S 75’ of SD Lot and WLY 1’ of N2 Lot 2N/A Block: 1
    Addition: Malcoms Add Year of Addition: 1905
13. Boundary Description and Justification: Includes the all of the downtown commercial lot currently associated with depot building

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): irregular
15. Dimensions in feet: Length: 95’ x Width: 32’
16. Number of stories: 1
17. Primary external wall material(s): Wood, horizontal siding
18. Roof configuration: Cross-gabled
19. Primary external roof material: Asphalt
20. Special features: N/A
21. General architectural description: This is a one-story wood rectangular clapboard depot building on a stone foundation, with a shed-roof addition on the south and a boxcar painted in Union Pacific colors attached on the east. The original depot building was built from a standardized plan for a combination depot type. Combination depots were rectangular buildings with the long axis parallel to the tracks. Most were one-story with gable roofs, such as the Brighton Depot. Roof eaves generally had a wide overhang, both for visual effect and functional purpose by providing shade. They nearly always had three rooms: a passenger waiting room at one end, a central office for train operations, and a freight-baggage-express package room at the other end.

For textural interest on the simple depot, there are two types of siding: vertical beadboard beneath the window sills, and horizontal clapboards above. As is typical of combination depots, this building has a gable roof with widely overhanging eaves supported by slightly curved brackets and an open cross-braced spandrel-like bargeboard in each gable end. The large bay window is located close to the center of the tracksie of the depot. The bay corresponded on the interior with the central office, and provided the station agent with an unobstructed view of the main track in either direction. This bay has a lower cross gable roof, also with widely overhanging eaves supported by slightly curved brackets and an open cross-braced spandrel-like bargeboard. The majority of the original windows are two-over-two double-hung wood; there are two on the north elevation, two on the west elevation, and four in the office bay. There are also two small two-over-two attic level windows on each gable end, and two small one-over-one windows on the east elevation. These doors have steps with wrought iron railings set on a stone wall. A non-historic glass main entry door is located on the south greenhouse addition. This addition has a stone wall beneath the window sills, and a solid grouping of single sash windows above.

A Burlington-Northern boxcar (painted in Union Pacific colors) is attached on the south end of the east elevation. It has a very shallow gable roof, one window on the east, and attached ladder on the northeast corner.

22. Architectural style/building type: Other style

23. Landscaping or special setting features: The level site is located at the northeast corner of the intersection of Bridge Street and the Union Pacific Railroad tracks. Fulton Lateral Ditch runs diagonally along the western boundary. There are two small foot bridges over the ditch; one has a gable roof covering supported by simple posts. There are deciduous trees along the west, and also in the northeast corner of the property. There is a concrete patio on the north and northeast side of the building.

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1907


26. Architect: Union Pacific (standardized plans)


27. Builder/Contractor: Union Pacific


28. Original owner: Union Pacific

29. Construction history (include description and dates of major additions, alterations, or demolitions): The present frame depot was built in 1907 to replace earlier depots built in the same location in 1870 and 1882. It was moved in 1981, and a greenhouse addition was added on the south and a boxcar on the east.

30. Original location ______ Moved _____ Date of move(s): 1981

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Transportation/depot
32. Intermediate use(s): Commerce/restaurant
33. Current use(s): Commerce/specialty store
34. Site type(s): Union Pacific Standardized Combination Depot
35. Historical background: In 1907, the Union Pacific depot building was constructed along Cabbage Avenue, so named due to the numerous cabbage loading docks along Second Avenue. It was the third depot building in Brighton, with the first built in 1870 (originally called "Hughes Station), followed by another in 1882. Sections of this depot building arrived by rail, forming a standardized 80 feet long and 24 feet wide Union Pacific depot. It had a waiting room, freight room, and offices for operations and the conductor. The 1882 depot was moved south of the new building, and then later to Erie.

The combination depot building was used as both a passenger and freight depot between Brighton and Denver, as well as for the rail traffic north to Greeley and Cheyenne, Wyoming from 1907 until 1964 when passenger services were discontinued along the line. Prior to 1964, public gatherings and meetings were common at the depot in the early part of the twentieth century, such as city-wide festivals. On July 10, 1915, the Liberty Bell passed through Brighton on its way to San Francisco for an exhibition, attracting 1,000 to 1,500 people at the depot which was decorated with flags and bunting. After passenger service was discontinued, it housed offices for two employees assigned to freight depot control between Commerce City and Greeley from 1964 through 1980. In 1980, the Union Pacific gave the depot to the City of Brighton, which then transferred ownership to private owners. In 1981, it was moved by Howard Eyerly (owner and builder of the Wagon Wheel Skate Center, 5AM.3217) to 269 Bridge Street, on the opposite side of the tracks from its original location. A greenhouse addition was built on the south gable end of the building, featuring a shed roof and upper walls of glass. It first housed a restaurant in its new location, and today contains a bicycle sales and repair shop.


VI. SIGNIFICANCE

37. Local landmark designation: Yes ______ No _____ Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:

_____ A. Associated with events that have made a significant contribution to history;

_____ B. Associated with persons significant in history;

_____ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;

_____ D. Has geographic importance;

_____ E. Contains the possibility of important discoveries related to history or prehistory.

_____ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Not Eligible
38. Applicable National Register Criteria:
   
   X A. Associated with events that have made a significant contribution to the broad pattern of our history;
   
   B. Associated with the lives of persons significant in our past;
   
   X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
   
   D. Has yielded, or may be likely to yield, information important in history or prehistory.
   
   Qualifies under Criteria Considerations A through G (see Manual)
   
   Does not meet any of the above National Register criteria

39. Area(s) of significance: Transportation

40. Period of significance: 1907 - 1980

41. Level of significance: National ___ State ___ Local X

42. Statement of significance: The Brighton Union Pacific Depot is significant under Criterion A in the area of transportation. More than any other factor, the establishment of Brighton was directly due to the selection of a spot for a depot in what would later become the city of Brighton. When plans were announced for a transcontinental railroad in the latter half of the nineteenth century, citizens expected the route to go through the present state of Colorado. Instead, the railroad chose a route through Wyoming and bypassed Denver. As a result, the businessmen of Denver organized the Denver Pacific Railway Company, with plans for a route from Denver and Cheyenne. Grading began in 1868, and by June 4, 1870, the railroad extended from Cheyenne to Hughes Station (now Brighton). After the tracks were completed into Denver, another line was built to the Erie coal mines – the Denver and Boulder Valley Railroad. By establishing a depot at the junction of these two railroads, instead of the already existing communities of Fort Lupton and Henderson, the company hoped to develop a new town. As a result, Brighton would overshadow these two communities, and would eventually be selected as the county seat when Adams County broke off from Arapahoe County. The depot thus played a significant part in the growth and settlement of Brighton.

43. Assessment of historic physical integrity related to significance: Although the depot has been moved, this is not an unusual occurrence with rail-related buildings that have outlived their original purpose. The relocation to a site still along the U.P rail line, as well as the depot retaining its historic orientation to the tracks (office bay facing trackside), does not significantly impact the depot’s integrity. However, the front addition currently covers much of the elevation that faces the public right-of-way, and negatively impacts the building’s ability to convey its historic function from the highly-traveled Bridge Street. It would not be eligible for listing in the State or National Register.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

   Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No X

   Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. However, it is located in Brighton’s historic downtown, which was identified in a recent survey plan as being worthy of further study.

   If there is National Register district potential, is this building: Contributing ___ Noncontributing ______ N/A: X

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ______ N/A: X
VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM33-01 to 5AM33-06  
   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)
49. Date(s): March 2014
50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO 80466
53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.
**Sketch Map.** The parcel boundary is outlined with a heavy black line. The depot building and adjoining side car is annotated with its address and parcel ID on the building, and its state identification number within a box and an arrow. 
*Source:* Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the cross hatch circle, and is annotated with its state identification number and an arrow.
Resource Number: 5AM.33
Temporary Resource Number: N/A    Parcel Number: 0156906316015

5AM33-03

5AM33-04
Resource Number: 5AM.33
Temporary Resource Number: N/A  Parcel Number: 0156906316015

5AM33-05

5AM33-06
Figure 1. Historic photograph (date unknown) of Brighton Union Pacific Depot. Source: *Brighton Blade* print, Pat Reither collection.

Figure 2. Historic photograph of Brighton U.P. Depot (date unknown).
Figure 3. Brighton Depot, being moved east across the tracks in 1981.

Figure 4. 1920 Sanborn showing the original location of the Brighton U.P. Depot in the oval, and current location in the dashed-line oval.
I. IDENTIFICATION

1. Resource number: 5AM.133
2. Temporary resource number: N/A
   Parcel Number: 0157113000034
3. County: Adams
4. City: Brighton
5. Historic building name: Pleasant Plains School
6. Current building name: Pleasant Plains School
7. Building address: 13701 E. 144th Avenue
8. Owner name and address: Pleasant Plains LLC
   13191 Logan St.; Thornton, CO 80241

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 67W
   SE ¼ of SE ¼ of SE ¼ of SE ¼ of section 13
10. UTM reference
    Zone 13; 514685 mE 4423155 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
    Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: Includes the historic brick school building and historically associated
    property, with following legal description: Pt of the SE4 of the SE4 of Sec 13 desc as fols com at a pot which is
    30 ft N and 12 ft W of the SE cor running th W 130 ft th at rt ang N 335 FT th E at rt ang 130 ft th S at rt ang 335
    ft to the POB 1A.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): T-shaped
15. Dimensions in feet: Length: 47’ x Width: 56’
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Gable-on-hip
19. Primary external roof material: Wood/shingle
20. Special features: Porch, chimney, fence
21. General architectural description: One-story brick school building with a 33’ x 56’ rectangular main portion comprised of two classrooms on either side of a wide center hall. There is a gabled-on-hip wood shingle roof over the main classroom portion. A small 14’ x 33’ addition centered on the rear elevation has a steeply pitched hip roof and forms a T-shaped plan. The front (south) elevation has a centered shed-roof porch with square brick columns on the corners, as well as slender square wood columns. The porch has a concrete slab floor, which extends on either side along the front of the building forming a patio. All roofs have close eaves with a plain frieze board below. The historic centered wood entry door has lower panels with nine glass sashes above, and is flanked by sidelights with lower wood panels. There are two concrete panels on either side of the entry: the west is inscribed “Original School Building; Dist. No. 10; Erected 1891” and the east “Pleasant Plains School, Dist. No. 10; Erected 1934.” The brick is laid in a common bond, and projecting rows on the corners form false quoins. There is a brick chimney with corbelled edge on the rear.

22. Architectural style/building type: Schoolhouse
23. Landscaping or special setting features: The level site is located north of the intersection of Potomac Street and E. 144th Avenue; U.S. 85 is a short distance on the west. The school building is located near the south-central portion of the lot. A gravel drive on the west leads from E. 144th Avenue to gravel parking in front of the building. There are deciduous shade trees on the west and east sides of the property, and scattered spruce and pine trees in the front and rear yards.

24. Associated buildings, features, or objects: A small rectangular garage/shed is located at the rear of the property. It has a side gable roof that is missing most of its wood shingles. There are three swinging doors on the south side. It had clapboard siding, and is in deteriorated condition. It has an unknown construction date and is not recorded in the county assessor’s files, although it appears historic.

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: Actual: 1934
   Source of information: “Pleasant Plains School” blueprints, 31 August 1934, City of Brighton Historic Preservation Commission
27. Builder/Contractor: Paul J. Meehl
28. Original owner: District No. 10, Adams County Schools
   Source of information: “Pleasant Plains School” blueprints, 31 August 1934, City of Brighton Historic Preservation Commission
29. Construction history (include description and dates of major additions, alterations, or demolitions): The present brick building was constructed in 1934, with interior bricks salvaged from the original 1891 school building. The rear addition was shown in the 1934 plans, and was likely built at the same time. It was rehabilitated in 1976 for use as a Living History school room by the Adams County school district. Since 2003, some interior walls have been added by the current owner, but these alterations are reversible. Otherwise, the interior has a high degree of integrity, with original walls, floors, and ceiling.
30. Original location X Moved ____ Date of move(s): N/A
V. HISTORICAL ASSOCIATIONS

31. Original use(s): Education/school
32. Intermediate use(s): Education/school
33. Current use(s): Domestic/single dwelling
34. Site type(s): Rural school building

35. Historical background: This is the third school building that was constructed for the Pleasant Plains School District. The first school was a one-room building located on the Frank Aichelman farm; this was the first school building in the Brighton area. It was used until 1891 when a new site (the present location) was selected. That same year, the Pleasant Plains Arapahoe County School District #10 was organized, and new brick, one room school house was built on the present location. The bricks for the second school were manufactured in a nearby factory. The single room could be divided into two rooms by use of a canvas.

In 1902, the Pleasant Plains District #10 became part of the Adams County school system; this occurred when Arapahoe County was divided and Brighton was selected as the county seat for the newly formed Adams County. In August 1934, the second school building developed large cracks, causing one corner to separate. The school building was subsequently condemned as unfit. The three-member school board acted quickly, voting to create a bonded indebtedness to pay for constructing a new school. By August 31, 1934, plans were prepared by Denver architects W. Gordon Jamieson and R. Ewing Stiffler. Paul J. Meehl, president of District #10 school board, was selected as the general contractor.

The new building cost $3500 to build. Bricks from the old school building were salvaged for use on the interior of the new school. Built on one acre, the school had two classrooms flanking a large central hall. A small rear addition contained separate toilets for the boys and girls, as well as a water fountain. The present school building was completed in time to hold the Christmas program in the school. A stage curtain, painted by Monarch Art Studio in Dodge City, Kansas, was donated by the merchants. The roll curtain contained advertising of the local merchants.

On July 28, 1950, the Pleasant Plains school District #10 was consolidated with Brighton 27J district, but the school continued to operate until 1966, when it was closed at the end of the school year. The building was vacant for a decade, although the school district stored equipment and furniture in the building during this time. In 1976, a Bicentennial grant helped restore the building and furnish the two rooms with desks and books from the period. It was used as a Living History field trip for the district for several years. In 2002, Brighton School District 27J sold the property to the Lazy V Slash Land & Cattle Company. It was next sold in 2003 to Ron and Michele Gerbrandt, who then sold it to the Pleasant Plains School, LLC in 2005. Currently, the west half is rented out as an apartment, and the east half is used as an artist’s studio.

36. Sources of information: Brighton Blade newspaper; Brighton, Colorado and Surrounding Area: 1887-1987 (Brighton Genealogy Society, 1987); “Pleasant Plains School” blueprints, 31 August 1934, City of Brighton Historic Preservation Commission

VI. SIGNIFICANCE

37. Local landmark designation: Yes [x] No [ ] Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:

[ ] A. Associated with events that have made a significant contribution to history;
[ ] B. Associated with persons significant in history;
[ ] C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
[ ] D. Has geographic importance;
Resource Number: 5AM.13  
Temporary Resource Number: N/A  
Parcel Number: 0157113000034

___ E. Contains the possibility of important discoveries related to history or prehistory.

___ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:

  __X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

  ___ B. Associated with the lives of persons significant in our past;

  ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents
  the work of a master, or that possess high artistic values, or represents a significant and
  distinguishable entity whose components may lack individual distinction; or

  ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Education, Architecture


41. Level of significance: National ___  State ___  Local  X

42. Statement of significance: The Pleasant Plains school building is eligible under Criterion A in the area of
education under the Multiple Property nomination “Rural School Buildings in Colorado.” It is also eligible under
Criterion C as a good example of a late 19th and Early 20th Century American Movement style building as a
modest rural school building. It has a somewhat unusual history in that it was built during the Great Depression,
and yet was architect-designed and paid for by a district bonds, as opposed to a more common funding
mechanism of the period – the Works Progress Administration (WPA). The large windows on the east and west
elevations were typical design elements for school, in order to provide as much light for the students. As with
other rural Colorado schools, consolidation of school districts in the latter half of the twentieth century eventually
led to the building’s closure in 1966.

43. Assessment of historic physical integrity related to significance: The school building retains a high degree of
integrity in all aspects, retaining its original front entry door, windows, wood floors, interior ceilings, and most wall
coverings and chalkboards. A new interior wall was constructed in the west classroom, but the original floor
plan is clearly evident; this alteration is reversible. The design and construction of the building are clearly
evident, and evocative of a small rural school. The only exterior alteration is a new rear door.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

  Eligible  __X__  Not Eligible  ____  Need Data  ____

45. Is there National Register district potential? Yes ___  No  __X__

Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. The adjacent
properties contain farmhouses (some historic) and cultivated farm land, and have different historic associations.

If there is National Register district potential, is this building: Contributing ____  Noncontributing ____ N/A:  X

46. If the building is in existing National Register district, is it: Contributing ____  Noncontributing ____ N/A:  X

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM133-01 to 5AM133-05

  Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
Resource Number: 5AM.133
Temporary Resource Number: N/A   Parcel Number: 0157113000034

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)
49. Date(s): January 2014
50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO 80466
53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395
Sketch Map. The parcel boundary is outlined in black. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is indicated on the USGS by the “school building” symbol, and is annotated with its state identification number and an arrow.
Figure 1. Historic photograph (date unknown) of Pleasant Plains school building. Source: Pat Reither collection.
Figure 2. South and north elevations, 1934 blueprints, Jamieson & Stifler Architects. Source: City of Brighton, Historic Preservation Commission.
Figure 3. “First Floor Plans”, 1934 blueprints, Jamieson & Stiffler Architects. Source: City of Brighton, Historic Preservation Commission
Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5AM.3216
2. Temporary resource number: N/A
   Parcel Number: 0157113301001
3. County: Adams
4. City: Brighton
5. Historic building name: Aichelman Dairy Farm
6. Current building name: Aichelman House
7. Building address: 
8. Owner name and address: Ready Mixed Concrete Company
   4395 Washington Street, Denver, CO 80216

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 67W
   NW 1/4 of SW 1/4 of SW 1/4 of section 13
10. UTM reference
   Zone 13; 513416 mE 4423498 mN (NAD83)
11. USGS quad name: Brighton, Co.
   Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): 2 Block: N/A
   Addition: Bromley Lakes Year of Addition: 08/08/2012
13. Boundary Description and Justification: The boundaries include a portion of Lot 2 in the Bromley Lakes addition. This large parcel contains another farmstead (the ca. 1959 Archulata farm) as well as extensive gravel mining operations. Since the outbuildings are all slated for demolition at a yet-to-be-determined date, any historic designation should include a circumference of undisturbed land around the main house (e.g. 50 to 100’)

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): rectangular
15. Dimensions in feet: Length: 40’ x Width: 35’
16. Number of stories: 2
17. Primary external wall material(s): Brick
18. Roof configuration: Hip
19. Primary external roof material: Asphalt/composition

20. Special features: Porch, dormer, chimney, fence

21. General architectural description: This brick Foursquare displays the character-defining features of this form: the rectangular (nearly square) plan, two-story height, hipped roof with central dormer, overhanging eaves, full width porch with square posts, and minimal decoration. The two-story brick house sits on a raised foundation covered with a concrete skim coat. The hip roof with open, overhanging eaves has a stucco chimney centered on the west slope. There is a two-story, shallow projecting bay on the west elevation with hip roof, a one-story brick bay on the rear, also with hip roof, and a full width one-story porch on the front. The porch has a shallow-pitched hip roof with wide overhanging eaves above a simple wood cornice board. The porch columns are square brick and the porch balustrade is solid brick with a smooth concrete coping stone. The centered porch steps have brick side walls, and the porch is currently enclosed with screens. The central front entry door is flanked on either side with a single large window featuring four sashes. The second story windows on the façade are paired on the east end and grouped in threes on the west. Window sills on all elevations are comprised of dark contrasting brick headers, while the window lintels are the same dark brick and are vertical stretchers. All windows are one-over-one, double-hung wood (except as noted). The attic dormer windows are paired single sash, and the dormer siding is wood clapboard.

The west elevation has a two-story, hipped roof bay on the south end. Both stories of this bay have a trio of windows. The first floor of the north end of the west elevation has a paneled entry door with six upper glass sashes (not original) and a pair of small windows. There is a non-historic small deck at this entry that extends slightly beyond the rear elevation. Above the entry door is another pair of one-over-one windows.

The first story of rear (north) elevation has a one-story brick bay on the west with hipped roof and a trio of windows; a centered basement wood door with lower panels and a single upper glass sash (historic) and a non-historic storm door; and a single window on the east. The second story has a single window on each end, and a lower window in the center, likely corresponding to a stairway.

The west elevation has a greater variety of window sizes, with a row a three small fixed sash windows on the south end of the first story, followed by a slightly larger window in the center, and a pair of typically sized windows on the north. The second story has a pair of windows on each end, and a slightly smaller window in the center.

22. Architectural style/building type: Foursquare

23. Landscaping or special setting features: The property is located northwest of the intersection of Brighton Road and Scott Drive, and is set within a larger parcel containing a mining/quarry operation. Vehicular access is off of Brighton Road, and the gravel drive leads northwest to the farm complex (currently, gravel conveyor belts prevent direct vehicular access). The land slopes gently to the north, and there is an east/west drive separating the main house and ranch hand’s house on the north from the barn and silos on the south. There are deciduous and evergreen trees around the two houses. There are remnants of wood paddock fencing on the west side of the barn, and a section of rolled wire and wood post fencing on the west side of the ranch hand’s house. Currently the mining operations are encroaching on the farm complex, and remnants of demolished buildings are south of the barn.

24. Associated buildings, features, or objects:

1. Ranch hand house. Located west of the main house, this one-story building was constructed in at least two phases. On the east is an older gable-front and wing building. This ell-shaped building was built ca. 1901 and is approximately 31’ long x 26’ wide. A later 29’ x 29’ (date unknown) addition is on the west. The south gable-front wing is covered in a stucco skim coat, while the west wing has horizontal wood shiplap siding. The south gable end has a four-over-four double-hung wood window, and a wood slat vent on the attic level. The attic level of the south gable end has horizontal lap siding, while the north end has wood fishscale shingles. A shed roof porch is within the ell of these two wings, with an entry door and one-over-one window beneath. There is a small chimney on the west slope of the gable-front wing, and a stucco-covered chimney on the north slope.

The later west addition has a side-gable roof with exposed rafters, vinyl siding (partly removed), and a raised concrete block foundation. There is a solid wood door centered on the south elevation of this addition with a
deteriorated wood entry deck, and a small sliding casement window. The west elevation has two windows, while
the north elevation of the addition has no window openings.

2. **Concrete foundation.** An 18’ x 35’ raised concrete block foundation is located south of the ranch hand’s house (date unknown).

3. **Cattle chute.** This is a short, narrow ramped structure with wood slat sides. It was used to load cattle or dairy cows from the paddock/corral on the south, up to a truck on the north. It is located on the west end of the barn and was built ca. 1921.

4. **Silo.** This circular, monolithic (poured) concrete silo is located on the west end of the barn and has a 14’ diameter. It was built around the same time as the barn and main house (ca. 1921). It is missing its roof.

5. **Barn.** The barn (ca. 1921) is located south of the ranch hand’s house and southeast of the main farm house. It is actually a complex of at least six connected farm structures. The east section is a one-and-a-half story gable-roof barn with gable ends on the north and south. It is approximately 22’ wide and 42’ long, and has vertical board siding and metal roof. There are sliding doors wagon doors on both the east and south elevations; the south opening is partly covered with plywood panels. On the north side of this barn section is a 16’ x 24’ farm equipment shed. It has plywood panel siding, an open equipment entry door on the east, two windows on the north, and a low shed roof with partly missing rolled asphalt roofing.

Attached on the west is a 47’ long by 29’ wide transverse frame barn; these dimensions include a loafing shed extension along the full length of the south elevation. The metal gable roof barn has vertical board siding, a high concrete block foundation on the north, and interior stanchions. Attached on the north is a small 17’ by 18’ milk house. It has horizontal wood shiplap siding, a corrugated metal gable roof, a high concrete foundation that rises to the bottom of the low, small square windows, and an entry door on the west. Finally, there is a small 12’ by 15’ shed attached on the northwest corner. It has board and batten wood siding, a very low shed roof, an entry door and window on the west and a window on the north.

6. **Pump house.** A small pump house (ca. 1921) is located approximately midway between the main house and the ranch hand’s house. It has a concrete foundation, horizontal wood shiplap siding, a low pitched corrugated metal shed roof with exposed rafter tails, a two panel wood door on the south, and a small window on the east. It is approximately 5’ x 6’.

7. **Outhouse.** This privy (date unknown) has a shed roof, horizontal wood shiplap siding, a vertical entry door on the left side of the south elevation, and a small vent opening on the east. It is approximately 4’ x 5’, and is located on the north of the ranch hand’s house.

8. **Small animal sheds.** Three small animal sheds (date unknown) are located in an east/west line just northwest of the main house. There is an A-frame shed on the east with plywood siding, a coop shed in the center with corrugated metal roofing and a combination of vertical and horizontal board siding, and a very low (3’) shed on the east with stacked horizontal board siding and a very low pitched shed roof. All openings for these sheds are on the south side.

**IV. ARCHITECTURAL HISTORY**


26. **Architect:** Unknown Source of information: N/A

27. **Builder/Contractor:** Unknown Source of information: N/A
28. Original owner: Frank Aichelman
   

29. Construction history (include description and dates of major additions, alterations, or demolitions): The main
    farm house was built ca. 1921 and is little altered on the exterior. The barn, silo and pump house were built
    around the same time (ca. 1921). The eastern portion of the ranch hand’s house was built ca. 1901, and a later
    addition was added sometime post-World War II. The dates of the outhouse and small animal sheds are
    unknown.

30. Original location  X  Moved  ____  Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/single dwelling, privy; Agriculture/animal facility, barn, silo, outbuilding
   
   Intermediate use(s): Domestic/single dwelling, privy; Agriculture/animal facility, barn, silo, outbuilding

33. Current use(s): Domestic/single dwelling; Extraction/mine

34. Site type(s): Farm complex with farm house, ranch hand’s house, barn, silo, pump house, privy, animal sheds

35. Historical background: The Aichelman Dairy Farm was owned by the Aichelman family for 101 years. Frank
    Aichelman [Sr.] was born in Germany in 1834. He immigrated to the U.S. in 1851, and moved to the Colorado
    Territory in search of gold in 1859. After first passing through the South Platte area near the future town of Brighton,
    he and friends discovered and panned gold in the Breckenridge area. He caught inflammatory rheumatism, though,
    and decided to return to the South Platte to settle. He pre-empted 160 acres in 1860 in the southwest quarter of
    Section 13, Township 1 South, Range 67 West under the Homestead Act, and received a patent for the land in 1870.
    His son, Frank A. Aichelman, would later add 60 acres to the farmstead. Aichelman and three neighbors dug a ditch
    on the South Platte for their farms, but never took out a claim for the water rights. Aichelman used the water for
    livestock and to grow vegetables, grain, and beets.

    The first log cabin built by Aichelman was close to the Platte River, but after flooding, he moved the house to higher
    ground on two occasions, finally ending up on the high ground where the present farm complex is located.
    Aichelman later started a small diary, shipping his cream to Denver by rail every morning from the Northway Station.
    After the Great Western Sugar Company built a beet dump nearby, Aichelman was also one of the first farmers in the
    area who started raising beets. Frank Aichelman [Sr.] died in 1913.

    Aichelman’s son, Frank A., was the next owner and operator of the Aichelman farm. He built the brick farm house
    and barns, and increased the dairy herd. He operated the farm with his son, Frank S. Aichelman, until his death in
    1952. Frank S. remained on the farm until his death in 1961. At this time, the farm was sold off into smaller parcels.
    Dale and Bonnie Reinhoehl were later owners; they sold the property to the Ready Mixed Concrete Company of
    Denver in 2001. The company has been mining gravel on the parcel, and has demolished farm outbuildings. It plans
    to demolish all outbuildings except for the main house, which will eventually be transferred to the City of Brighton.


VI. SIGNIFICANCE

37. Local landmark designation:  Yes  X  No  ____  Date of designation: N/A
   
   Designating authority: N/A

   Local Landmark Designation Field Eligibility Assessment: Eligible

   Applicable State Register Criteria:
     X  A. Associated with events that have made a significant contribution to history;
B. Associated with persons significant in history;

C. Has distinctive characteristics of a type, period, or method of construction, or artisan;

D. Has geographic importance;

E. Contains the possibility of important discoveries related to history or prehistory.

Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible (Criterion A with agricultural buildings; Criterion C for main house only; Criterion E for non-aboriginal archaeology for the privy pit)

Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Area(s) of significance: Agriculture

Period of significance: 1921 - 1961

Level of significance: National ___ State ___ Local ______

Statement of significance: With the associated agricultural buildings, the Aichelman Dairy Farm is eligible under Criterion A in the area of Agriculture. The dairy industry was a key segment of Brighton’s agricultural economy. Unlike the beet and vegetable farming and canning industries, the dairy industry employed people year-round. As an indicator of the importance of the industry to the region, local farmers formed the Brighton Dairy Association on April 9, 1895, and the Northern Dairy eventually received milk from over 250 local producers. The farm was also diversified, and produced beets for the Great Western Sugar Company, as well as vegetables and small livestock. Dairy, beets and vegetables were key components of Brighton’s agricultural-based economy, and the Aichelmanns were involved in all of these. The Aichelmann family descended from one of the earliest settlers of the area, Frank Aichelman, and the ca. 1921 buildings are the second generation structures on the family homestead. Without the farm outbuildings, it is eligible under state register Criterion C in Architecture as a good example of a Foursquare house, and Criterion E for non-aboriginal historical archaeology for the privy pit (if this is not demolished).

Assessment of historic physical integrity related to significance: The main house retains a high degree of integrity on the exterior, and is little changed from its period of significance. The barn, silo, pump house, and outhouse also retain their integrity, but are slated for demolition. The demolition of the associated farm buildings will reduce the ability of the property to convey its agricultural heritage, and will negatively impact the integrity of the cultural landscape for National Register designation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register eligibility field assessment:

Eligible ____ Not Eligible ___ Need Data ______
45. Is there National Register district potential? Yes [X] No 
Discuss: This survey was part of a selective inventory, and although the adjoining property on the east (Wagon Wheel Youth Center, 5AM.3217) was surveyed, it does not have the same historic associations. The farmhouse is currently surrounded by gravel mining pits that will eventually be turned into retention lakes, thus separating it from other properties.

If there is National Register district potential, is this building: Contributing [X] Noncontributing ______ N/A: 

46. If the building is in existing National Register district, is it: Contributing [X] Noncontributing ______ N/A: 

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3216-01 to 5AM3216-09
Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): March 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395
Sketch Map 1. The current parcel boundary is outlined in a heavy black line with its parcel ID on the property. The state identification number is within a box and an arrow shows the location of the main farm house. *Source:* Adams County Assessor, GIS Interactive Map.
**Location/USGS map.** Portion of Brighton, Colorado, 7.5 minute USGS topographic map 1965, revised 1994. The property is within the circle and the larger buildings are shown in black on the USGS.
Figure 1. Historic photograph (date unknown) of Aichelman Dairy Ranch complex. The building in the lower center was the first Pleasant Plains school house that was moved within the Aichelman property to this location and used as a barn (demolished in 1977). This was the first school in the Brighton area. Source: Pat Reither collection.
I. IDENTIFICATION

1. Resource number: 5AM.3217
2. Temporary resource number: N/A
   Parcel Number: 0157113000024
3. County: Adams
4. City: Brighton
5. Historic building name: Wagon Wheel Youth Center
6. Current building name: Wagon Wheel Skate Center
7. Building address: 14501 Brighton Rd.
8. Owner name and address: Edward & Mary Trevena
   324 Link Lane; Fort Collins, CO 80524

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 67W
   SW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 13
10. UTM reference
    Zone 13; 513762 mE 4423368 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
    Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The boundary contains all the land historically associated with the
    property, being within section 13, township 1, range 6 and having the following legal description: beg at S4 cor
    sect 13 th 1047/15 ft to a pt on wly row ln CO rd 31 th S 53D 36M W alg sd row 99/8 FT to POB th cont alg sd
    row 53D 36M W 468/47 FT th S 48D 25M W 127/05 ft to a pt th N 27D 32M W 300 ft th N 50D 58M E 271/88 ft
    th E 399/56 ft th S 72/55 ft to POB 3/75A.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length: 228’ x Width: 53’
16. Number of stories: 1
17. Primary external wall material(s): Metal, stucco
18. Roof configuration: Gable  
19. Primary external roof material: Asphalt/composition  
20. Special features: Chimney, attached garage, fence  
21. General architectural description: The Wagon Wheel Skate Center is a sprawling complex comprised of several sections forming a basic ell shape. Closest to the street is an 83’ x 53’ rectangular plan section with a low-pitched gable roof and stucco walls featuring buttresses. As this is the skating rink arena, there are no windows or doors on this section; the gable ends are on the northeast and southwest elevations. Northwest of the rink (towards the rear of the property) is a tall gambrel roof, 62’ x 40’ barn that was moved to the site at the time of initial construction. The roof eaves of the gambrel roof have been extended on both long elevations to cover later additions (extending the width of this section from 40’ to 72’). There is a gable roof dormer with double doors on the northeast slope of the barn. The southwest elevation of the barn has two one-over-one windows, a small sliding window, and an enclosed porch. All elevations are clad in wide, metal horizontal lap siding.  

The barn is connected to the front rink by an enclosed breezeway with a lower gable roof. The entry bay is located here, approximately midway on the northeast elevation. It is within the north ell formed by the barn and the breezeway. The entryway is enclosed with brick with a hip roof and solid metal door. The breezeway section has one window.  

A four-car attached garage is on the northwest elevation of the gambrel barn. It has a gable roof and three overhead metal garage doors (one door is double-wide) on the southwest elevation. At the intersection of the garage and gambrel barn on the northeast elevation, there is a short, square brick exterior chimney. It is clad in wide, metal horizontal lap siding.  

At the northwest ell formed by the intersection of the front rink and the barn, there is a one-story side gable section with wide, metal horizontal lap siding. There are two one-over-one double-hung windows and a door on the southwest elevation, and a small shed roof porch and door on the northwest elevation. It is connected to the front stucco section with a shed roof.  

22. Architectural style/building type: No style  
23. Landscaping or special setting features: The level site is located on the northwest side of Brighton Road between E. 144th and E. 148th Avenue. There are three vehicular entry drives: two on either side of the front stucco portion, and the third on the north end of the gravel parking lot. Public parking is on the northeast side of the building. The rear yard is on the northwest side of the building, and is enclosed with a 4’ wood privacy fence.  

24. Associated buildings, features, or objects: N/A.  

IV. ARCHITECTURAL HISTORY  
   Source of information: Pat Reither, “For Skaters, Eyerly was Big Wheel,” Brighton Banner (14 June 2012), 3.  
27. Builder/Contractor: Howard Eyerly  
   Source of information: Pat Reither, “For Skaters, Eyerly was Big Wheel,” Brighton Banner (14 June 2012), 3.  
28. Original owner: Howard Eyerly  
   Source of information: Pat Reither, “For Skaters, Eyerly was Big Wheel,” Brighton Banner (14 June 2012), 3.
29. Construction history (include description and dates of major additions, alterations, or demolitions): Although the complex has the appearance of being constructed over several years, according to local residents, it has always had the same basic appearance and floor plan. However, a historic photograph (ca. 1958) shows that the breezeway connecting the skating rink and the barn had different siding, and that the shed roof addition on the north side of the barn covered windows and doors. The barn siding is also not original. Building permits were not available to document the dates and specific nature of these alterations; this data is needed to determine state or National Register eligibility.

30. Original location ☑ Moved ☑ Date of move(s): 1958 (barn)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Recreation/sports facility
32. Intermediate use(s): Recreation/sports facility
33. Current use(s): Recreation/sports facility
34. Site type(s): Commercial skating rink

35. Historical background: During the 1950s, Howard Eyerly had been considering building a skating rink in Brighton and searched for available land. Eyerly operated a sawmill and a small construction business, and was known locally as a handyman. He also frequently moved houses, and intended to use these skills in constructing the rink. He bought seven acres and planned to go into the business with his son Gene. Unfortunately, his son was killed in a hunting accident, temporarily putting the plans on hold. Howard eventually decided to go ahead and built a rink to honor his son and provide a recreational center for the youth of Brighton.

Although the rink appears to be comprised of several sections, local residents state that it has always had this form. As the self-taught Eyerly was fond of moving buildings, the barn was moved to the property and incorporated into the complex; it is possible that other sections are also moved buildings. The barn contains two large bathrooms, locker space, the skate rental department, and a snack bar with large sitting area. The floor space of the rink measured 80’ x 150’, and the building has 18,000 square feet of floor space. Eyerly ordered huge trees, shipped by rail from Montana, to be used on the interior. The three main logs in the center of the rink are three feet in diameter. They are evenly spaced through the rink and support the roof structure. The rafters are comprised of twenty-two 40’ logs. The ceiling lights are wired to eight antique wagon wheels. A large fireplace sports a moose head above the mantel. A sound booth used to be located behind the fireplace, but the records frequently melted.

Eyerly sold the skating rink in 1965 to Ed and Mary Trevena. The Trevenas and their six children operated the skating rink for over twenty-five years. The Trevenas purchased another skating rink in Fort Collins in the mid-1980s and moved there, while eldest son Troy remained to manage the Brighton Wagon Wheel. In 1998, son Jondon Trevena was a member of the U.S. Winter Olympic speed skating squad in the 10,000 meter race. In 2002, he finished 15th in the Olympics at Salt Lake City in 5,000 meters. He first learned skating on his parents’ roller rink (primarily the Fort Collins rink), where he worked by selling tickets, teaching safety rules at birthday parties. He competed first as an inline skater, then made the switch to ice. As an in-liner, Jondon skated professionally for four years and among his many titles is the 1995 100K World Champion.

In 2004, the Trevenas’ youngest daughter Jhantel took over the business with her husband Andy. The rink hosts an annual “Reunion Skate” for skaters through the 1960s and 1970s. In the early 2000s, it was a women’s roller derby training site and hosted matches. It has remained an iconic recreation center for Brighton residents for over fifty years, and is well known throughout the community.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☒ No ☒ Date of designation: N/A
   Designating authority: N/A
   Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:
   ☒ A. Associated with events that have made a significant contribution to history;
   ___ B. Associated with persons significant in history;
   ___ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
   ___ D. Has geographic importance;
   ___ E. Contains the possibility of important discoveries related to history or prehistory.
   ___ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:
   ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
   ___ B. Associated with the lives of persons significant in our past;
   ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
   ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
   ___ Qualifies under Criteria Considerations A through G (see Manual)
   ___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Recreation

40. Period of significance: 1958 - present

41. Level of significance: National ___ State ___ Local ☒

42. Statement of significance: The Wagon Wheel Youth Center is significant under Criterion A in the area of Recreation. Small rural towns (as Brighton was until the last few decades) offered few commercial recreational venues. Along with bowling alleys and movie theaters, a skating rink such as the Wagon Wheel played an important role in the social lives of small town youth. The Wagon Wheel Youth Center is fondly remembered by long-time Brighton residents as both a gathering place and a recreational setting.

43. Assessment of historic physical integrity related to significance: Although local residents state that the skating complex’s form is little changed from the time of its construction, historic photographs taken for an article written shortly after the rink’s opening indicate that the breezeway had different siding, and that the addition on the northeast side of the barn was built later, thus covering the barn’s windows and doors on this elevation. It is likely that the three-car garage and the sections within the northwest ell are also additions. Additional data is needed to confirm the dates and specific nature of the additions, although they have likely occurred within the last fifty years. While the rink is a significant recreational resource in Brighton, it does not possess exceptional significance to warrant extending the period of significance within the “fifty year” guideline; thus changes after 1964 would negatively impact N.R. eligibility.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
   Eligible ___  Not Eligible ___  Need Data ___

45. Is there National Register district potential? Yes ___  No __
   Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. It is located in an area of primarily rural properties. There is a historic farmstead (Aichelman, 5AM.3216) to the west, but the intervening land is currently being mined for gravel.

   If there is National Register district potential, is this building: Contributing ___  Noncontributing ___ N/A: __

46. If the building is in existing National Register district, is it: Contributing ___  Noncontributing ___ N/A: __

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3217-01 to 5AM3217-04
   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): January 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.
**Sketch Map.** The parcel boundary is outlined with a heavy black line. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. **Source:** Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, 1965, revised 1994. The property is within the circle and the building is shown in black on the USGS.
Figure 1. Historic photograph of the exterior, taken shortly after the opening of the skating center in 1958. Source: Pat Reither collection.

Figure 2. Historic photographs of the interior, taken shortly after the opening of the skating center in 1958. Source: Pat Reither collection.
I. IDENTIFICATION

1. Resource number: 5AM.3218
2. Temporary resource number: N/A
   Parcel Number: 0156906200005
3. County: Adams
4. City: Brighton
5. Historic building name: Kuner Pickle Company Offices; Kuner-Empson Water Tower & Offices
6. Current building name: N/A
7. Building address: 401 Kuner Road
8. Owner name and address: Gwenne L. Rogers
   925 Front Range Rd.; Littleton, CO 80120

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   SE ¼ of SE ¼ of SW ¼ of NW ¼ of section 6
10. UTM reference
    Zone 13; 515027 mE 4427148 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
    Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: Recommended boundaries for state and N.R. are a 60' x 60' square, centered around the water tower, to exclude the non-historic metal building and altered office building. Local district boundaries should be expanded to include the office building. These are set within a larger parcel with following legal description: Beg at a pt on E and W2 c/l of sec 6 W 10 ft from a pt sd pt being SE cor SW4 NW4 sd sec th N on an assumed brg // with and 10 ft W of W ln W2 NW4 sd sec 400 ft th W 784 ft to the bank of South Platte River th S 28d 04m E 100 ft th S 11d 34m E 100 ft th S 02d 56m W 100 ft th S 13d 56m W 67/47 ft to nly row ln of u p rr co sd nly row ln being 75 ft from c/l of sd rr th S 72d 48m eE100/11 ft to a pt th sely alg a curve to rt hav a rad of 1507/30 ft a delta 2d 23m chd S 71d 36m E 62/98 ft an arc lng 62/98 ft to sd E/W c/l sd sec for a total lng 163/09 ft alg sd rr row th E 584/62 ft to the pob exc rd 6/631a.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Square (water tower base)
15. Dimensions in feet: Length: 40' x Width: 40' (water tower base)
16. Number of stories: N/A (water tower - 135' high)
17. Primary external wall material(s): Metal/steel
18. Roof configuration: Conical
19. Primary external roof material: Metal/steel
20. Special features: Chimney, fence
21. General architectural description: The Kuner-Epsom water tower is a multi-leg elevated steel water tank. Four columns support the tank. There is a large steel riser under the center of the tank; this was likely a “wet riser” which required a balcony with an outside ladder up a column to the tank. Another ladder along the tank side continues up to the roof. The columns supporting the tank slope outward to the base, and are 40’ apart (as opposed to the approximate 20-27’ tank diameter). These columns are stabilized with cross rods and horizontal struts. The tank has an ellipsoidal bottom, vertical sides with balcony, and a conical roof - all built of steel. [Note: the tank manufacturer is unknown, as on-sites access was not possible at the time of the survey. The vacant property is fenced with locked gate and is currently for sale. A manufacturer’s plaque may provide additional information.]
22. Architectural style/building type: No style
23. Landscaping or special setting features: The level site is located between the South Platte River and Highway 85 near the intersection with Denver Street. Vehicular entry to the site is at Denver Street. A large parking area surrounds the buildings and water tower. A high chain link fence with barbed wire top surrounds the property.
24. Associated buildings, features, or objects:
   Kuner Pickle Company Offices: (ca. 1916, additions between 1928 and 1948) A one-story frame building located south of the water tower. It has a basic rectangular shape with two small square additions on both the northwest and northeast corners, combining for outside dimensions of 88’ by 80’. There are composition shingle hip roofs over each section, as well as two chimneys near the center ridges. Windows are one-over-one, double-hung and are covered with metal security bars. The siding is likely not original (note: on-site access to the property was not possible at the time of the survey).
   Metal garage: (ca. 1990s) A rectangular plan, gable roof truck garage with vertical metal siding, located west of the office building. It is approximately 52’ by 42’ and has two overhead vehicle doors on the south elevation.

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: 1924 (water tower); 1916 (office) Actual:
26. Architect: Unknown
   Source of information: N/A
27. Builder/Contractor: Unknown
   Source of information: N/A
28. Original owner: Kuner Pickle Company

Construction history (include description and dates of major additions, alterations, or demolitions): The water tower was constructed between 1920 and 1927. It originally had a metal sign with the words “Kuner Epsom;” that sign was removed by 1960. The main section of the office building was constructed ca. 1916. It was expanded by 1928, and again by 1948 with two small square additions on the northwest and northeast corner. Siding and window bars were added at an unknown date.
30. Original location ☒ Moved ____ Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture/Processing; Industry/waterworks
32. Intermediate use(s): Agriculture/Processing; Industry/waterworks
33. Current use(s): Vacant/not in use
34. Site type(s): Water tower
35. Historical background: In the late nineteenth and early twentieth century, large irrigation projects resulted in the establishment of several small truck farms along the South Platte River near Brighton. In turn, a canning industry sprang up around the produce industry. The Kuner Pickle Company, later the Kuner-Empson Company, was one of the largest canneries in the area. The Kuner-Empson water tower and office building are the only extant resources associated with the Kuner-Empson Company factory complex that was located immediately northwest of the intersection of today’s Highway 85 and Denver Street. A portion of a warehouse [5AM.2844] is still extant; this warehouse was not located within the factory complex, but was a block south and connected to the factory by rail.

John C. Kuner, an immigrant from Bavaria, came to Denver from Iowa in 1864 and began a “kitchen cannery” in his home, producing pickle, chow-chow, and other items. His business prospered, and he invited his brother Max Kuner to join him. In 1893, Max took over the company. Two years later, the Kuner Pickle Company moved its pickle and sauerkraut salting station from Greeley to Brighton. Max Kuner decided to construct additional facilities in Brighton, including a company’s second canning factory (1907) and a sauerkraut brining building (1908). After the original pickle plant burned, he built another one in 1910. Max Kuner died in 1913, and his grandson Karl Kuner Mayer took over as president. Karl was responsible for implementing his grandfather’s plan to transfer all of the company’s Denver production to Brighton. To seal the deal, the town of Brighton donated three acres of land for an expanded plant, and civic-minded citizens added $8,250 to help defray moving costs. The company constructed a large complex that included buildings for canning vegetables, bottling pickles, a large warehouse, and small cottage office.

The Sanborn Maps from 1913 through 1948 show the development and growth of the Kuner company. In 1913, the complex consisted of three buildings: a pickle house, combined cannning factory and kraut house, and a crate warehouse. The company used well water for its production needs. By 1920, though, the Kuner Pickle Company was a much larger complex with multiple buildings (see Figure 1). Included in the complex was a small square office building. The water was supplied by both the city and a well. The city water supply was connected by pipe to eight double hydrants and 1200’ of hose. By the 1928 Sanborn Map, a 100,000 gallon steel water tank augmented the factory’s water supply (see Figure 3). The Sanborn Company recorded that it was 100’ to the base of the water tower and 135’ to top of tank, which supplied water at a pressure of 60 to 70 lbs. The office building, located just south of the water tower, had been expanded to a rectangular form. By 1948, there were two small, square additions to the office building at both the northeast and northwest corner; this configuration matches the floor plan of the extant office building.

The Kuner factory employed 150 workers during canning season, and was a major component of Brighton’s canning industry. In 1927, the Kuner Pickle Company and the Empson Packing Company formed an alliance (Kuner-Empson Company) that kept the two companies as separate legal entities, but created a unified management. Later in 1937, the two companies legally merged. Distributing its products west of the Mississippi River, Kuner-Empson grew into “Colorado’s largest in-state canner of fruits and vegetables.” In 1960, Stokely-Van Camp, Inc. acquired a controlling interest in Kuner-Empson. Retaining the firm’s brand name, the Brighton factory remained open even while other Colorado canneries closed between 1961 and 1970. The Faribault Canning Company purchased Kuner-Empson from Stokely-Van Camp in 1983, and the Brighton Cannery finally closed on December 13, 1984. The factory was demolished in 1987, as were most of the associated outbuildings. The only extant resources associated with the Kuner-Empson Company are the water tower and office building. A prefabricated metal garage west of the office building was built later.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___  No X  Date of designation: N/A
   Designating authority: N/A
   Local Landmark Designation Field Eligibility Assessment: Eligible

   Applicable State Register Criteria:
   ___ A. Associated with events that have made a significant contribution to history;
   ___ B. Associated with persons significant in history;
   ___ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
   X  D. Has geographic importance;
   ___ E. Contains the possibility of important discoveries related to history or prehistory.
   ___ Does not meet any of the above State Register criteria

   State Register Field Eligibility Assessment: Eligible (water tower)

38. Applicable National Register Criteria:
   X  A. Associated with events that have made a significant contribution to the broad pattern of our history;
   ___ B. Associated with the lives of persons significant in our past;
   ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents
       the work of a master, or that possess high artistic values, or represents a significant and
       distinguishable entity whose components may lack individual distinction; or
   ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
   ___ Qualifies under Criteria Considerations A through G (see Manual)
   ___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Industry

40. Period of significance: 1934 - 1966

41. Level of significance: National ___  State ___  Local  X

42. Statement of significance: The Kuner-Empson Water Tower is significant under N.R. Criterion A for its
   association with the early twentieth century canning industry of Brighton. The water tower is also eligible under
   State Register Criterion A for Industry and Criterion D as a geographic landmark. The construction of the water
   tower coincides with the period when Karl Kuner Mayer moved all of the Denver operations of the company to
   Brighton, greatly expanding the factory complex. In the first half of the twentieth century, and on through the
   post-war period, Kuner-Empson Company was Colorado’s largest in-state canner of fruits and vegetables. It
   was one of Brighton’s largest and most significant food-related operations, vying for that title with the Great
   Western Sugar Company. After the plant closed, most of the factory buildings were demolished in 1987. The
   water tower and office building are the only extant resources from the north factory complex.

43. Assessment of historic physical integrity related to significance: The water tower retains a high degree of
   integrity. The main alteration to the tower is the removal of the Kuner-Epsom sign. The water tower is visible
   from many sections of Brighton, as it was during its historic period of significance, and is an important visual
   landmark. The office building was not available for closer inspection during this survey, but appears to have
   non-original siding. However, it is worthy of on-site inspection to determine if it retains enough integrity for
   National or State designation. It would be eligible for local designation in conjunction with the water tower as it
   retains its historic form, floor plan, and roof and is identifiable as the Kuner offices.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
   Eligible [X] (water tower) Not Eligible _____ Need Data [X] (offices)

45. Is there National Register district potential? Yes [X] No [ ]
    Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. The adjacent properties contain non-historic buildings unrelated to this property's historic associations.

   If there is National Register district potential, is this building: Contributing [ ] Noncontributing [ ] N/A: [X]

46. If the building is in existing National Register district, is it: Contributing [ ] Noncontributing [ ] N/A: [X]

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3218-01 to 5AM3218-04
    Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): March 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

    History Colorado - Office of Archaeology & Historic Preservation
    1200 Broadway, Denver, CO 80203   (303) 866-3395
Sketch Map. The parcel boundary is outlined with a heavy black line. The buildings in the parcel are annotated with its address; the parcel ID is on the property, and the state identification number is in a box with an arrow pointing to the water tower location. The Kuner office building is immediately south of the water tower. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, 1965, revised 1994. The water tower and office building are indicated on the USGS by a black circle and square (within the larger black circle, which is annotated with its state identification number and an arrow.)
Resource Number: 5AM.3218
Temporary Resource Number: N/A
Parcel Number: 0156906200005

5AM3218-01
Figure 1. 1920 Sanborn Map. Note: One section of office (within red box), and no water tower.

Figure 2. Historic photograph (between 1920 and 1927). Denver Public Library, MCC-2308, Louis Charles McClure collection.
Figure 3. 1928 Sanborn Map. Water tower and office (within red box).

Figure 4. 1948 Sanborn Map. Water tower and office building (within red box). Note: two additions on the office building, matching present configuration.
ARCHITECTURAL INVENTORY FORM

I. IDENTIFICATION

1. Resource number: 5AM.3219
2. Temporary resource number: N/A
3. County: Adams
4. City: Brighton
5. Historic building name: Midland Cereal Company; Banker's Ware House Co.
7. Building address: 590 Baseline Rd.
8. Owner name and address: 570 Investment Properties 640 Baseline Road; Brighton, CO 80601

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   NW ¼ of NW ¼ of NE ¼ of NW ¼ of section 6
10. UTM reference
   Zone 13; 515780 mE 4427723 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): 5 Block: 1
    Addition: Robin Industrial Park Year of Addition: 02/02/1966
13. Boundary Description and Justification: The current parcel described as Lot 5, Block 1 in the Robin Industrial Park contains the historic brick building, and excludes buildings and development on the surrounding parcels.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): L-shaped
15. Dimensions in feet: Length: 182’ x Width: 76.7’
16. Number of stories: 3
17. Primary external wall material(s): Brick, concrete
18. Roof configuration: Flat
19. Primary external roof material: Not visible
20. Special features: Crenellation, decorative cornice, chimney, fence
21. General architectural description: This large three-story industrial building is built of curtain wall construction, allowing for large expanses of glass windows to be set within red brick panels, which in turn are divided both horizontally and vertically by engaged white concrete columns. These columns separate the building into nine large bays along the east and west elevations, and three bays along the north and south elevations. The end bays on each elevation (eight total) have engaged columns with simple capitals that rise above the adjoining cornice, with segmentally arched parapets featuring white concrete coping between. Each arched parapet is accented with the initial “M” for Midland Cereal. The contrast between the red brick, white concrete divisions, large expanses of glass, and large M’s makes the building highly visible from a distance.

Each floor of a bay contains a trio of windows that extends from column to column, except for the south elevation. These large windows have multiple glass sashes in metal frames; a center panel in each window is hinged to provide ventilation. The windows on the third story are larger and have projecting entablatures in the central bays. Some of the windows on the first level, as well as all windows in the central bay of the east elevation, have been infilled with concrete block. [note: the property’s present use prevents a close inspection of the first story, as the building is surrounded by truck containers and a chain link fence.] Most of the bays on the south elevation are solid brick, with smaller windows on a few bays.

A two-story addition is located on the southeast corner of the building. While it also has brick bays divided by concrete columns, it does not feature the parapet or decorative cornice found on the main building. Furthermore, most of the bays are infilled with brick. The building has three brick chimneys.

22. Architectural style/building type: Early twentieth century commercial; Classical Revival
23. Landscaping or special setting features: The level site is located on the southwest corner of the intersection of E. Baseline Road and N. Main Street. Vehicular access is off of N. 7th Avenue, and a gravel drive leads to gravel parking surrounding the building. The Union Pacific railroad tracks run along the western boundary. The Industrial Containers Services Co. owns several adjoining parcels, and stores empty truck containers around the building, preventing a clear view of the first story. A chain link fence surrounds all the parcels.

24. Associated buildings, features, or objects: A non-historic, flat roof concrete & stucco building with truck loading docks is located north at 570 Baseline Road (not on this parcel). A gable-roof metal shed was added ca. 2000 to the north side of the Midland Cereal building, attaching the historic building to the loading docks.

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: Actual: 1920
   Source of information: Brighton Blade (22 June 1920)
26. Architect: Moorman and Twogood
27. Builder/Contractor: Brighton Hydro-stone (concrete M’s).
28. Original owner: Midland Cereal Company
   Source of information: Brighton Blade (22 June 1920)
29. Construction history (include description and dates of major additions, alterations, or demolitions): The present building was built in 1920. There are no building permits or records indicating dates of alterations, except for a 1993 permit for new stairs and window repairs on the historic building. A concrete building (not located on this parcel, but associated with the present use), was built prior to 1993. Between 1999 and 2002, a metal shed was built to connect the historic building with the concrete building on the north.
V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture/processing
32. Intermediate use(s): Commerce/warehouse
33. Current use(s): Commerce/warehouse
34. Site type(s): Agricultural processing plant

35. Historical background: The Midland Cereal Company was formed with high hopes for its future in the breakfast cereal industry. In 1919, the company decided to launch a new breakfast cereal. A national advertising agency was hired with the intent that the company’s “Whole Wheat Nuggets” would eventually rival Grape Nuts and Shredded Wheat, and for Brighton to challenge Battle Creek, Michigan for cereal production. Local resident R. H. Miller was so certain of the future potential of Midland Cereal that he purchased ten acres from the company and platted 160 lots for “an attractive residential area of substantial homes.” However, Whole Wheat Nuggets and the Midland Cereal Company eventually failed after a short while, and the new residential neighborhood never took off.

Construction began on the Midland Cereal building on December 11, 1919. The Brighton Blade ran articles with architectural drawings showing the proposed new factory building designed by Denver architects Moorman and Twogood. It also showed tall grain bins to the south end of the present building that were never constructed. The large white concrete initial M’s on the building were created by the local Hydro-stone Company. The building cost $350,000 to build, and opened in October 1920.

The Midland Cereal Company expended much effort and money towards a national advertising campaign to woo grocers, as well as to gain support of investors and grain growers. The J. A. Snyder Company from Chicago was selected for their national advertising agency campaign, as the company intended the product to be distributed nationally. Articles in advertising trade magazines discussed at length the advertising route the company chose, working first with grocers to put the product on their shelves, instead of a national campaign aimed at the consumer (see Figure 3). The company also took out newspaper ads directed at farmers in the wheat belt of Colorado, not only to secure their grain, but also seeking out investment partners.

In producing “Whole Wheat Nuggets” cereal, the Midland Cereal Products company researched the successes and failure of other breakfast cereals. Records indicate that the company felt that advertising was the key to their new cereal’s success, although it would also be “an economy for the Housewife both in money and time.” Although “Whole Wheat Nuggets” was the main product produced at the plant, the company intended to make “Housekeeper Patented Self-Rising Flour,” “Prepared Buckwheat Flour,” and other products. As a result, they hoped to erect large granary bins on site, having a capacity of more than 250,000 bushels of grain.

For Whole Wheat Nuggets, it appears that advertising did not make the product successful. Local residents recall that the cereal had a peculiar taste to it, although when the company failed, some felt that another national company may have sabotaged the local industry. The Midland Cereal Company remained in the factory at least through 1928, but sold the property in 1931. The cereal company was likely failing prior to 1931, though, as a lawsuit was filed against the company in 1928 for default of payments. By 1948, the building contained the Bankers WareHouse Company. A number of businesses have occupied the building since that time, primarily using it as a warehouse. A shoe warehouse and distribution center operated from the building in the post-WWII era. In 1977, the Petro Chemical Inc. company applied for electrical permits for the building. The next year, the building was leased by John C. Rhodes. In 1992, the property was sold to 570 Investment Properties Inc.

In 1993, when the property was addressed as 285 Weld County Road #27, the owner was the Western Container Company of North America (also listed as “Environmental Recyclers” in building permits). On the property, the company stored, mixed and dispensed polymer concentrate (S.P.L.). The 1993 permits were for window repairs on the historic building, construction of a new building, and installation of a chain link fence around the entire property. The plans submitted with the building permits also show that the concrete rectangular building located north of the historic building was already extant in 1993; a conveyor belt was proposed to connect the two buildings [note: the concrete building is not located on this parcel, and is therefore not included in this survey]. The plans also show that the historic building was to be used for storage of empty drums. In the late 1990s, Industrial Container Services began operating a truck container storage business on the property and surrounding parcels.

VI. SIGNIFICANCE

37. Local landmark designation: Yes [ ] No [X] Date of designation: N/A

  Designating authority: N/A

  Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:

  [X] A. Associated with events that have made a significant contribution to history;

  [ ] B. Associated with persons significant in history;

  [X] C. Has distinctive characteristics of a type, period, or method of construction, or artisan;

  [ ] D. Has geographic importance;

  [ ] E. Contains the possibility of important discoveries related to history or prehistory.

  [ ] Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:

  [X] A. Associated with events that have made a significant contribution to the broad pattern of our history;

  [ ] B. Associated with the lives of persons significant in our past;

  [X] C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

  [ ] D. Has yielded, or may be likely to yield, information important in history or prehistory.

  [ ] Qualifies under Criteria Considerations A through G (see Manual)

  [ ] Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce, Architecture

40. Period of significance: 1920 - 1964

41. Level of significance: National [ ] State [ ] Local [X]

42. Statement of significance: The Midland Cereal building is significant under Criterion A in the area of commerce as one of the few extant examples of Brighton’s once flourishing agricultural processing industry during the early twentieth century. The Midland Cereal Company, although originally incorporated in Denver, decided to build its new factory to Brighton due to its excellent rail connections and location in the middle of Colorado’s wheat region. The building was constructed in 1920 during a period of expanding and successful wheat farming in Colorado. Along with the Great Western Sugar factory across the street, the National Beet Harvester Co., the Colorado Marvel Mills, and the Brighton Farmers Cooperative, the north side of Brighton grew into an agriculture industrial center. However, the Depression and drought of the 1930s had an impact on the local agricultural economy, and the Midland Cereal Company could not weather the economic conditions. It is also significant under Criterion C as a good example of the Classical Revival style as applied to an industrial processing plant.
43. Assessment of historic physical integrity related to significance: Alterations to the Midland Cereal Company include infill of some fenestration bays with brick or concrete (date unknown), and the addition of a metal shed on the north (ca. 2000). Building permits records did not indicate the date of most of these changes; however, permits for window repairs and a chain link fence surrounding the entire property were filed in 1993. In 1995, permits were submitted for a new stairway and fire doors on the historic warehouse building. Between 1999 and 2002, a metal sided addition was constructed on the north side of the historic building, connecting it to the rectangular concrete building located on the parcel adjoining on the north. The character-defining bays of the historic building, demarcated by concrete bands, are still evident. The building still retains sufficient integrity on the exterior to convey its original function and its significance in commerce. In the area of architecture, additional information regarding the dates of window infill is necessary to determine eligibility under Criterion C.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT
44. National Register eligibility field assessment:
Eligible  x  (commerce)  Not Eligible  ____  Need Data  x  (architecture)

45. Is there National Register district potential?  Yes  x  No  ____
Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. However, the Great Western Sugar complex (5AM.30) is located west of this property, and has been determined eligible for the NRHP. There may be potential for a small agricultural processing district.

If there is National Register district potential, is this building: Contributing  x  Noncontributing  ____  N/A:  __
46. If the building is in existing National Register district, is it: Contributing  ____  Noncontributing  ____  N/A:  x

VIII. RECORDING INFORMATION
47. Photograph numbers: 5AM3219-01 to 5AM3219-05
   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
48. Report title: Brighton Historic Resources Survey: Phase 1  (Certified Local Grant # CO-13-012)
49. Date(s):  March 2014
50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO  80466
53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.
**Sketch Map.** The parcel boundary is outlined in black. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, 1965, revised 1994. The building is indicated on the USGS. It is marked here within a black circle and annotated with its state identification number and an arrow.
Figure 1. 1928 Sanborn Map.
Figure 2. 1948 Sanborn Map.
Figure 3. Illustrations from articles in advertising journals, describing the ad campaign approach taken by Midland Cereal Company. Source:
Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5AM.3220
2. Temporary resource number: N/A
   Parcel Number: 0156906200023
3. County: Adams
4. City: Brighton
5. Historic building name: Brighton Farmers Cooperative Grain Elevator
7. Building address: 404 N. Main St.
8. Owner name and address: Brighton Grain Co.
   404 N. Main Street; Brighton, CO 80601

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   NW ¼ of NW ¼ of NW ¼ of SW ¼ of section 6
10. UTM reference
   Zone 13; 515487 mE 4427131 mN (NAD83)
11. USGS quad name: Brighton, Co.
   Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: NA
   Addition: NA Year of Addition: N/A
13. Boundary Description and Justification: The boundaries include all the land beneath the building footprint, contained with Adams County parcel number 0156906200023 with the legal description: Sect 6, Tw 1, Range 66: imps only on RR row in NW4

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length: 115’ x Width: 110’
16. Number of stories: 3
17. Primary external wall material(s): Metal
18. Roof configuration: Gable
19. Primary external roof material: Asphalt/composition
20. Special features: Attached garage, carport
21. General architectural description: The Brighton Grain Elevator is a complex structure comprised of several adjoining sections. It is generally oriented on a north-south axis parallel to the railroad tracks. It measures approximately 115’ along its north/south axis (not including the circular silos on the north end) and 110’ along its east/west axis. It features wood cribbed (stacked lumber) construction covered with corrugated metal sheathing.

At the far west side is a truck driveway shed (post 1948) with a very low pitched roof and vehicular entry on the south. Just east of that is a 26’ tall elevator and flour/feed warehouse building with composition shingle gable roof. The elevator tower/head house on the east end was 40’ tall when originally constructed, but by 1948, and additional 30’ was added. It has a hipped roof and a rail car spout that extends from the tower east to the railroad tracks. Fenestrations on the east elevation have metal vents, or have been infilled with metal panels.

By 1948, a one-story addition was added on the north; it is also clad in corrugated metal and has a gable roof with composition shingles. There are two free-standing silos on the north constructed of curved steel plates riveted and welded to form circular bins; a conveyor belt extends from the elevator to the silos. Set within the ell formed by the original elevator building and the pre-1948 additions is a small one-story brick addition with very low-pitched gable roof and high concrete foundation. It has one small window on each of the north, west and south elevations; a tall metal smoke stack extends from the roof ridge.

A one-story office with metal shed roof is on the south. It has a shed-roof, raised inset loading dock, and a full-length shed roof extension forming a carport for vehicles. Windows are either single fixed sash, or are four-over-four double-hung sash. There are exterior ladders and grain hoppers located on the exterior in numerous places.

22. Architectural style/building type: No style
23. Landscaping or special setting features: The level site is located on the west side of the Union Pacific Railroad, and the east side of N. Main Street in an industrial section of Brighton. Vehicular entry is off of N. Main Street. The ground is gravel and dirt. There is a tall sign on metal posts along Main Street.

24. Associated buildings, features, or objects: N/A. The two metal silos are part of the grain elevator complex.

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: Actual: 1917
   Source of information: 1920 Sanborn map

26. Architect: Unknown
   Source of information: N/A

27. Builder/Contractor: Unknown
   Source of information: N/A

28. Original owner: Brighton Farmers Cooperative Elevator Co

29. Construction history (include description and dates of major additions, alterations, or demolitions): The main portion of the elevator was building in 1917. By 1948, the one-story office on the south was extended to the west, so that it ran the full length of the original elevator, and the elevator head/tower was extended another 30’ higher. Also by this time, a one-story addition was built on the north. The one-story truck shed on the west and small brick one-story building on the north were added sometime after 1948. The silos are not shown on the Sanborn maps, although their construction suggests a pre-1930 date. [note: there are no historic buildings permits on record].
**Resource Number:** 5AM.3220  
**Temporary Resource Number:** N/A  
**Parcel Number:** 0156906200023

30. Original location **X**  Moved ____  Date of move(s): N/A

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Agriculture/flour mill, grain elevator, storage
32. Intermediate use(s): Agriculture/flour mill, grain elevator, storage
33. Current use(s): Vacant/not in use
34. Site type(s): Cribbed elevator and mill with external steel silos
35. Historical background: The “Brighton Farmers Cooperative Elevator Co.” was formed in 1918 and incorporated on April 25, 1919 with S.A. Keller, president; J.D. Knowlton, vice president; F.L. Powers, secretary and treasurer; F. A. Aichelman and J.J. Coffey, board members; and F.W. Wilson was manager. As a cooperative, farmers held a share in the company for a small financial commitment. In return the co-op would purchase their grain at fair market prices. By 1920, co-operatives began to dominate the national and Colorado agricultural scene.

The Brighton Farmers Cooperative Elevator was likely built as a combination county commercial elevator and an inland terminal elevator. A country elevator received grain directly from the farmers and transferred them to a terminal elevator for shipment or sale. An inland terminal elevator also processed flour and feed, which consisted of cleaning, washing, drying, and separating grain.

In 1923, the Brighton Farmers Co-op sold grain, flour, and feed, the Champion line of farm implements, and the Max Hewitt line of tires and tubes. The city directories through 1931 continue to list the business as the Brighton Farmers Elevator Company. By 1933 and 1935, it was called the Farmers Cooperative Elevator Company. The Depression and drought of the 1930s undoubtedly had an impact on the surrounding agricultural economy. In 1938, Frank Ottesen purchased the grain elevator from the struggling Co-op. Also serving as general manager, Ottesen immediately set out to modernize the mill; it was under his tenure that many of the additions were probably constructed. He also electrified the mill, and installed separate motors for the barley roller, feed mixer, and other equipment. It was soon shipping 45 to 50 carloads of wheat each year. The elevator’s capacity in 1948 was 40,000 bushels. As when it was a cooperative, the elevator would store wheat and other grain for farmers until prices improved. The biggest business under Ottesen, though, was dairy feed. The elevator company also produced their own line of chicken, pig and horse feed called “Top Notch.”

Frank Ottesen was the sole owner until 1959 when the business was incorporated. The city directories from 1969 to 1977 list Frank Ottesen as President of the Brighton Grain Company; his son Frank Glenn Ottesen, Vice President; and Shirley Waters, Treasurer. It was sold to William Arthur in 1993, who incorporated the business as Arthur’s Brighton Grain Company. The business was successful at first, but eventually declined as the number of nearby dairy farms closed. Arthur added other feed for sale, as well as bagged feed products from national companies. Declining agricultural markets and failing equipment eventually led to its closure in 2012. It was listed as “threatened” in March 2013 by the Brighton Historic Preservation Commission. The property is vacant, and the land itself is owned by the Union Pacific Railroad; thus its future status is uncertain.


**VI. SIGNIFICANCE**

37. Local landmark designation: Yes ____  No **X**  Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:

**X. A.**  Associated with events that have made a significant contribution to history;

**B.**  Associated with persons significant in history;
C. Has distinctive characteristics of a type, period, or method of construction, or artisan;

D. Has geographic importance;

E. Contains the possibility of important discoveries related to history or prehistory.

Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria.

39. Area(s) of significance: Commerce, Industry

40. Period of significance: 1917 – 1966

41. Level of significance: National ___ State ___ Local ___

42. Statement of significance: The Brighton Farmers Cooperative Elevator played a significant role in the agricultural economy of Brighton and Adams County. Early farmers had no way to store grain long-term. When they took it to nearest grain elevator, they were at the mercy of commercial elevator owners and the railroads. Farmers’ cooperatives were formed to try and bypass the system of price fixing by the grain buyers and corporate line operators. By the time the Brighton Co-op was formed, cooperatives were fixtures in the nation’s agricultural economy. Through various owners over the years, this elevator continued to provide storage for local farmers’ grain, and sold feed to the booming dairy industry of Adams County. Further, the elevator has been an iconic visible landmark in Brighton.

43. Assessment of historic physical integrity related to significance: The grain elevator retains a high degree of integrity in all aspects, retaining its key-character defining features that clearly illustrate the various functions that occurred with the sprawling structure. Nearly all alterations occurred over fifty years ago and within the period of significance. The majority of alterations were exterior additions that do not negatively impact integrity. These include a one-story addition on the north; a one-story truck shed on the south; and adding thirty feet to the tower.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible ___ Need Data ___

45. Is there National Register district potential? Yes ___ No ___

Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. The adjacent industrial properties a mixture of non-historic and possibly some historic features, but the potential for a district is low.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____ N/A: ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____ N/A: ___
VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3220-01 to 5AM3220-04
   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): March 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203  (303) 866-3395
**Sketch Map.** The parcel boundary is outlined in black and follows the building’s footprint (the land is owned by the Union Pacific). The building is annotated with its parcel ID, and its state identification number within a box and an arrow. *Source: Adams County Assessor, GIS Interactive Map.*
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the cross hatch circle, and is annotated with its state identification number and an arrow.
Figure 1. 1920 Sanborn Map.
Figure 2. South and north elevations, 1934 blueprints, Jamieson & Stiffler Architects. Source: City of Brighton, Historic Preservation Commission.

Figure 3. 1948 Sanborn Map.
Resource Number: 5AM.3221
Temporary Resource Number: N/A  Parcel Number: 0156906300014

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5AM.3221
2. Temporary resource number: N/A
   Parcel Number: 0156906300014
3. County: Adams
4. City: Brighton
5. Historic building name: Wilmore Canning Factory; C. H. Green’s Canning Co.; Blaney’s Canning Co.; Platte Valley Canning Co.; German POW barracks
6. Current building name: N/A
7. Building address: 224 N. Main St.
8. Owner name and address: Duffy Family LLLP
   7500 E. Arapahoe Road, Suite 345; Centennial, CO 80112

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   NW ¼ of NE ¼ of SE ¼ of SW ¼ of section 6
10. UTM reference
   Zone 13; 515348 mE 4426686 mN (NAD83)
11. USGS quad name: Brighton, Co.
   Year: 2013  Map scale: 7.5’  Attach photo copy of appropriate map section.
12. Lot(s): N/A  Block: N/A
    Addition: N/A  Year of Addition: N/A
13. Boundary Description and Justification: A ten foot rectangular boundary extending from the north, east and south elevations of the building, and along the public sidewalk on the west; contained within parcel 0156906300014, which is portion of a triangular track known as the “Y” lying between tracts of BV railroad and main line of UP railroad. This excludes the four other non-historic and unrelated buildings contained with the larger parcel.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): rectangular
15. Dimensions in feet: Length: 142’ x Width: 75’
16. Number of stories: 2
17. Primary external wall material(s): Ornamental concrete block; concrete block
18. Roof configuration: Flat
19. Primary external roof material: Not visible
20. Special features: Fence
21. General architectural description: The two-story ornamental concrete block building has a basic rectangular plan, although it is comprised of several additions. The two-story main portion (1908) is on the west and abuts the sidewalk. It is approximately 45' x 115', and is constructed of rock-faced "Hydro-stone" concrete blocks. There is a slight parapet edge around the flat roof, with smooth-faced concrete block coping and a metal gutter on the east. The raised foundation is three courses of smooth concrete block covered with stucco; there are two small basement windows on the west elevation. There are eight wood two-over-two double-hung windows on the first floor of the west elevation, and six smaller windows on the second story (five have been infilled with concrete block). All windows have smooth-faced lintels and lugsills.

The north side of the original canning factory has a raised loading dock on the west end, which has been infilled with concrete block surrounding a four-paneled wood door. Centered on the north elevation of the original building is a projecting garage bay. It has corrugated metal siding, a metal gable roof, raised poured concrete foundation, and an overhead wood paneled garage door. On the east end of the north elevation, there is a sloped concrete ramp leading to a vehicular entry with sliding door.

On the south elevation, three square windows are visible on the second-story of the original portion, and two on the east addition. The first story has a one-story metal shed roof addition of concrete block. This serves as a loading dock, and has four loading bays on the east (two with sloped concrete ramps) that have been filled in with corrugated metal. The west end of this addition has two sets of multi-paned wood windows, one of which is set within a protruding bay.

The east half of the building was constructed later, and at two separate times. The two-story section at the south end was built between 1913 and 1920, and served as a ketchup processing room. The one-story section on the northeast was built after 1948, and is constructed of smooth block with a shed roof. This northeast addition is not highly visible; it has two overhead metal garage doors on the north end.

22. Architectural style/building type: Early Twentieth Century Commercial
23. Landscaping or special setting features: The level site is located on the east side of the 200 block of N. Main. A public sidewalk abuts the building's west elevation. A five foot wood privacy fence encloses a rear yard on the south side, and a curb cut on the north provides access to paved parking on the north.
24. Associated buildings, features, or objects: The parcel contains four other non-historic commercial buildings that are not associated with the historic canning factory and have separate business owners. It is recommended that these are not included in any historic designation.

IV. ARCHITECTURAL HISTORY
25. Date of Construction: Estimate: Actual: 1908
26. Architect: Unknown
Source of information: N/A
27. Builder/Contractor: Unknown
Source of information: N/A
28. Original owner: Wilmore Canning Company


29. Construction history (include description and dates of major additions, alterations, or demolitions): The large western half of the building is part of the original concrete block canning factory, which was constructed in 1908. It originally included a warehouse on the north that is no longer extant; it was demolished prior to WWII. By 1913, there was a concrete block addition on the north east that was later demolished, and then rebuilt after 1948. By 1920, a two-story concrete block addition had been added to the southeast corner, and a one-story concrete block addition was built on the south. A smaller one-story garage was added on the north during the latter half of the twentieth century.

   Thus by the time the building served as a POW barracks and internment during World War II, the building appeared much as it does today: a two-story Hydro-stone concrete block section on the west; a one-story addition on the south; and a two-story concrete block addition on the southeast corner. The only alterations since WWII are the northeast addition (not visible from the street) and a small garage bay on the north.

Original location **X** Moved ____ Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture/processing

32. Intermediate use(s): Defense/military facility; Recreation and culture/sports facility; Commerce/warehouse

33. Current use(s): Vacant/not in use

34. Site type(s): Commercial cannery/factory building

35. Historical background: The Wilmore Canning Factory was built of locally manufactured Hydro-stone concrete blocks in 1908 for the Wilmore Canning Company. An early version of the cinder-block or cement-block, “Hydro-stone” had two air holes in the center of each block “for insulation.” Some were shaped to resemble stones, such as those used for this building. The 1908 vegetable canning complex included the canning factory on the southwest (still extant), a warehouse on the north (demolished), a small detached office; a boiler house was in the planning stages at this time. The Wilmores only operated this factory for a short time, and later opened a nursery and flower store in Arvada. By 1913, the factory had changed ownership and was now the C.H. Green Canning Company, canning peas, tomatoes, and other vegetables. The boiler room had been completed, but the factory only operated seasonally for four months out of the year. The Green Canning Company contracted with 600 acres of tomatoes that were canned at the factory. By 1920, the factory had changed hands again and was operated by the Platte Valley Canning Company. This business also canned peas, tomatoes and other vegetables, but had added a ketchup room on the southeast corner of the building. In 1928, it was the Blayney Canning Factory. This factory was known for hiring several employees, but again operated only seasonally. The Silver Slate Canning Company also operated here during the 1930s.

Prior to World War II, the northern warehouse portion of the building was demolished, leaving the rectangular section that is extant today. During World War II, the building housed German prisoners of war who worked in the beet and vegetable fields around Brighton. Near the end of the war, there were over 400,000 German prisoners of war interned in the United States. At first, Colorado had four main camps. However, due to the loss of manpower during the war, Colorado needed beet laborers to harvest the area’s sugar beet crops. Therefore, branch camps were established to help out Colorado farmers. Brighton was one of these branch camps, and housed 589 German prisoners. Although the majority were kept in this former canning factory building, some were also housed in the Amory and in the Great Western Sugar Co. dormitory. The site was surrounded with barbed wire fencing, and local resident Albin Wagner recalls that the prisoners played baseball in the enclosure on the north side of the building. The German POWs were transported out to the farms where they were guarded by military personnel. Local residents often had to sneak food and water to the POWs who received inadequate rations.
In 1948, the main portion of the building was used as a seed warehouse, and the former ketchup room was for seed cleaning. The building was subsequently owned by Jack Ferguson and referred to by locals as "Ferguson’s Armory." Ferguson rented it to the Brighton School District for school bus storage. It has had numerous owners and uses in the latter half of the twentieth century, including serving as an indoor rifle range operated by the Platte Valley Rifle & Pistol Association, and storage for the Veterans of Foreign Wars and Budget truck rental. It is currently vacant and for sale.


VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No XX Date of designation: N/A
   Designating authority: N/A
   Local Landmark Designation Field Eligibility Assessment: Eligible. It is one of few extant historic canning factories remaining in Brighton; canning vegetables was once a major industry for the city and Adams County. It is also significant for housing German POWs during WWII. It is also one of the few remaining Hydro-stone buildings in Brighton.

Applicable State Register Criteria:

   XX A. Associated with events that have made a significant contribution to history;
   _____ B. Associated with persons significant in history;
   _____ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
   _____ D. Has geographic importance;
   _____ E. Contains the possibility of important discoveries related to history or prehistory.
   _____ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:

   XX A. Associated with events that have made a significant contribution to the broad pattern of our history;
   _____ B. Associated with the lives of persons significant in our past;
   _____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
   _____ D. Has yielded, or may be likely to yield, information important in history or prehistory.
   _____ Qualifies under Criteria Considerations A through G (see Manual)
   _____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture; military

40. Period of significance: 1943 - 1946

41. Level of significance: National ____ State ____ Local  XX
42. Statement of significance: The Wilmore Canning Factory building is significant under Criterion A for its association with the early twentieth century agricultural processing industry of Brighton and Adams County. It operated as a canning and processing facility for locally grown vegetables for approximately thirty years. It is next significant under Criterion A for its use as barracks for German Prisoners of War during World War II. Brighton was one of several branch camps for POWs during the war. The German prisoners were used during the war to harvest local vegetables. Although a statewide context for POW camps has not been completed, this building would likely contribute to the understanding of the POW system in Colorado during WWII, and would be eligible for listing in the Colorado Register of Historic Properties. More data is needed to determine eligibility for National Register, which may include a statewide survey of POW camps in Colorado.

43. Assessment of historic physical integrity related to significance: The canning factory complex has undergone several alterations, including: demolition of the large warehouse section on the north (approximately half of the original complex); demolition of a one-story section on the northeast of the remaining building; rebuilding a new one-story section on the northeast; and a one-story metal garage addition on the north. Most of these changes have occurred after the period of significance for its association for agricultural processing. However, the best argument for integrity as it relates to significance is its appearance as pertains to its use as a POW barrack. The long street-facing façade (west) and south are unchanged from the time of the German POW internment. The only changes that have occurred after the period of significance for its use as a POW barracks are a one-story addition on the northeast/rear of the building, and a small garage addition bay on the north. The building’s appearance is otherwise unaltered from its use as a POW camp, and do not negatively impact the building’s integrity for National Register or State designation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
   Eligible ☒ Not Eligible ☒ Need Data ☒

45. Is there National Register district potential? Yes ☒ No ☒
   Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. The adjacent properties contain commercial buildings with a variety of construction dates, including several in recent decades.

   If there is National Register district potential, is this building: Contributing ☒ Noncontributing ☒ N/A: ☒

46. If the building is in existing National Register district, is it: Contributing ☒ Noncontributing ☒ N/A: ☒

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3221-01 to 5AM3221-04
   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): March 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203  (303) 866-3395
Sketch Map. The parcel boundary is outlined in black, and the recommended boundary for this building is a heavy dashed line. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the cross hatch circle, and is annotated with its state identification number and an arrow.
Figure 1. The 1908 Sanborn (note: the portion Within the red dashed oval remains – the original factory section)

Figure 2. 1913 Sanborn (note: a concrete block addition in red dashed oval, no longer extant)
Figure 3. 1920 Sanborn (note: concrete block addition on the east, and a one-story concrete block “loading room” have been added. These are still extant)
Figure 4. 1928 Sanborn Map.

Figure 5. Historic photograph, ca. 1910. The left half of the building was demolished after World War II. Source: In Albin Wagner, Images of America: Brighton (Chicago: Arcadia Publishing, 2009)
Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5AM.3222
2. Temporary resource number: N/A
   Parcel Number: 0156907210001
3. County: Adams
4. City: Brighton
5. Historic building name: St. Augustine Catholic Church
6. Current building name: Loves Foundation Church
7. Building address: 100 S. 3rd Avenue
8. Owner name and address: TFH LLC
   75 S. 13th Ave., Brighton, CO 80601

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   S ½ of NE ¼ of NE ¼ of NW ¼ of section 7
10. UTM reference
    Zone 13; 515441 mE 4426119 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): 1 & pt of 2   Block: 17
    Addition: Walnut Grove   Year of Addition: 1887
13. Boundary Description and Justification: Includes the lot historically associated with the church building, with following legal description: Walnut Grove subdivision, Block 17, Lot 1 and N 20/46 ft of Lot 2.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): L-shaped
15. Dimensions in feet: Length: 135’ x Width: 35’
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gable
19. Primary external roof material: Asphalt/composition
20. Special features: Porch, stained glass, attached garage
21. General architectural description: Originally a one-story brick church, the building was expanded with additions on the side and two attached garages on the rear after it was converted to a mortuary. The center portion of the church had an apsidal plan, with a gable-front roof on the west and a modified half-pyramidal roof on the east. Additions along both sides of the building have flat roofs with parapet edge and regularly spaced engaged columns extending above the roof line. There are also two rear garage additions – both two car garages with flat roofs. The eastern garage is smaller and inset from the other garage, forming an ell on the rear. The entire building is covered with stucco except for the eastern garage wall, which is painted brick.

The façade is symmetrical, and has a centered door with sidelights and stained glass transom. The stained glass transom is original, but the multi-sash door and sidelights are not historic. Also added later is a small gable-front porch, with square columns on piers and a decorative bargeboard with drop pendant. Although the porch is not historic, its bargeboard matches that of the main gable roof. Above the entry door is a circular stained glass windows divided into four panes. The stained glass is not original, but the historic stone surround has a label with “1887” inscribed at the top. The north and south additions each have paired four-over-four double-hung wood windows on the façade, set within segmental arched openings.

The south elevation is divided into four large bays by the engaged piers. The first three bays have no fenestrations, while the two closest to the rear of the building have windows and a door. The eastern end of the building is connected to the detached garage associated with the property on the south, which was formerly the parsonage.

The north elevation is divided into five building bays and two garage sections. The first three and last bays have paired windows matching those on the façade. These windows are set within recessed openings with segmental arches above. The fourth bay has double doors with three small glass sashes. The largest garage bay has a double-wide metal overhead garage door, while the eastern garage at the rear of the building has two paneled overhead garage doors and four single sash windows.

22. Architectural style/building type: Mid-19th century/Gothic Revival (original)

23. Landscaping or special setting features: The level site is located at the southeast corner of the intersection of Bush Street and S. 3rd Avenue. The building fills nearly the entire lot, extending to the property boundary on the north, east and south. There is a small grass lawn in front of the building, with a deciduous tree and shrubs. A curb cut is on the northeast corner, with a concrete drive leading to the rear garage.

24. Associated buildings, features, or objects: N/A.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1887-1888
Source of information: Brighton Blade (28 December 1906)

26. Architect: Unknown
Source of information: N/A

27. Builder/Contractor: Unknown
Source of information: N/A

28. Original owner: St. Augustine parish

29. Construction history (include description and dates of major additions, alterations, or demolitions): Construction began on the church in September 1887 and was dedicated in August 1888. After 1948, there were additions to both the north and south elevations, and two garages added to the rear (east).

30. Original location ☑ Moved ☒ Date of move(s): 1891
V. HISTORICAL ASSOCIATIONS

31. Original use(s): Religion/church
32. Intermediate use(s): Funerary/mortuary
33. Current use(s): Religion/church
34. Site type(s): Church

35. Historical background: In January 1887, the new parish of St. Augustine was authorized for the area around Brighton, and Father William Howlett was appointed first pastor. John Steiber, and other residents saw the need for a church building, and he pledged $100, with other residents joining him in a subscription drive. Work began on the church in September 1887, and it was dedicated on August 28th, 1888 – the feast of St. Augustine. The parishioners completed most of the work for the $1500 church, which was first built at 139 N. Division Street. Parishioners also donated the stained glass windows over the altar, and the round (rose) window over the front door. As the first church was located in downtown Brighton, it was soon surrounded with businesses. Desiring a more suitable location, two lots were donated at the southeast corner of 3rd Avenue and Bush Street in 1891. St. Augustine’s church was moved, and a small house already on the property was used as the rectory. Stained glass windows, matching the original three, were installed on either side of the church.

By 1902, the church had fallen into disrepair. Father Robertson reported to the Bishop that “The church was in dilapidated state – almost gone to ruin. The same might be said of the house; it needed renovating, costing me almost $300.00 for repair of the church and house. It seems that little or nothing has been done in this regard for four or five years.” This may have been due in part to declining church attendance. In an effort to bring people back to the church, Father Robertson resorted to placing advertisements in the Brighton Blade in 1903. By 1906, the Brighton parish served over forty families, with eighteen families within the city. After Father Froegel became the ninth pastor in 1904, a new brick rectory was built next door, again with much of the work done by the parishioners.

The church continued to grow, and in 1919, the congregation bought the block between 6th and 7th Avenues, and Bush and Egbert Streets. Construction of a new church and rectory began in 1929, and was completed in 1930. Three stained glass windows from the first church were moved to the new building, and the bell was moved from the old to the new steeple. The original church and rectory were sold for $10,000 to T. A. Allen. He converted the church to a mortuary and used the rectory as his residence. The pews, altar, altar chair, baptismal font and station of the cross were donated to another Catholic Church, but the stained glass windows are still on the sides of the original church (not visible from the exterior due to later additions).

The building was sold again in the early 1940s to Lyle Rice, who enlarged the building and used it for Rice Mortuary. Rice sold the business and building to Jim Arthur, although the business retained the name of Rice Mortuary. The building was also used as a crematory. In January 2000, Pat and Christine Tabor opened Tabor-Rice Funeral Home. Currently the company operates out of Ft. Lupton, and has rented the church building to the Loves Foundation Church since 2006.


VI. SIGNIFICANCE

37. Local landmark designation: Yes [x] No [ ] Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:

[ ] A. Associated with events that have made a significant contribution to history;

[ ] B. Associated with persons significant in history;

[ ] C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
D. Has geographic importance;
E. Contains the possibility of important discoveries related to history or prehistory.
Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:
X A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded, or may be likely to yield, information important in history or prehistory.
Qualifies under Criteria Considerations A through G (see Manual)
Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce
40. Period of significance: 1930 - 1964
41. Level of significance: National ___ State ___ Local X
42. Statement of significance: The Rice Mortuary is locally significant under for its association with the mortuary business in Brighton from the 1930s through the post-war era.
43. Assessment of historic physical integrity related to significance: Although the building has historic significance, there have been several alterations which impact its eligibility for State and National Register designation. The following alterations occurred when the church was converted to a mortuary: the steeple was removed; new front door; new front windows; new front porch; additions on both the north and south elevations; two garage additions to the rear (hiding the apsidal floorplan); and covered with stucco. However, these changes do reflect local history, and the building would be eligible for local designation for its association with the mortuary business.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT
44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes ___ No X
Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. The property is located in a historic neighborhood, and is recommended for future survey.
If there is National Register district potential, is this building: Contributing ___ Noncontributing ______ N/A: X
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ______ N/A: X

VIII. RECORDING INFORMATION
47. Photograph numbers: 5AM3222-01 to 5AM3222-04
Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)
49. Date(s): January 2014
Resource Number: 5AM.3222
Temporary Resource Number: N/A  Parcel Number: 0156907210001

50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO 80466
53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.
Sketch Map. The parcel boundary is outlined in black. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the cross hatch circle, and is annotated with its state identification number and an arrow.
Figure 1. Historic photograph (date unknown) of St Augustine Catholic Church. Note circular rose window is different from existing window. Source: Pat Reither collection.
Figure 2. 1920 Sanborn Map. There were several other churches located nearby.

Figure 3. 1948 Sanborn Map. The building is now a mortuary, but no additions have been constructed.
I. IDENTIFICATION

1. Resource number: 5AM.3223
2. Temporary resource number: N/A
   Parcel Number: 0156918200003
3. County: Adams
4. City: Brighton
5. Historic building name: Meehl-Burnett-Sakata House
6. Current building name: Sakata Farms House
7. Building address: 901 S. 4th Avenue
8. Owner name and address:
   Sakata Farms
   P.O. Box 508; Brighton, CO 80601

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
   NE ¼ of NE ¼ of NE ¼ of NW ¼ of section 18
10. UTM reference
    Zone 13; 515480 mE 4424657 mN (NAD83)
11. USGS quad name: Brighton, Co.
    Year: 2013 Map scale: 7.5’ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
    Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The boundaries include the land within the following legal description:
    Sect, Twn, Rng: 18-1-66 desc: NE4 NW4 exc parcs exc rds and dt and exc pt platted 17/82A.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length: 45’ x Width: 45’
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt/composition
20. Special features: Porch, chimney, dormer, attached garage, fence
21. General architectural description: This two story stucco house has a moderately pitched hipped roof. The centered front door has a one-bay, one-story porch with gable front roof and round columns set on short piers. The porch floor is concrete, and extends the full width of the façade and wraps around on the south elevation; this corresponds to the original porch and pergola (see Figure 1), which had a stucco balustrade. The door has three vertical glass sashes in the upper third, a transom, and a metal screen door. There is a two-story, three-sided bay on the south end of the façade, with a gable roof with pent eaves above. Each floor of the bay has three one-over-one, double-hung wood windows. The north side of the façade has multi-paned French doors on the first level, and a trio of one-over-one windows arranged in a vernacular Palladian fashion.

The north elevation has a centered exterior brick chimney. On the first floor is a one-story bay with hipped roof on the east, and a single window on the north. The second story has two windows; all are one-over-one, double-hung. The rear (west) elevation has a one-story, hipped roof, garage and bedroom addition. The overhead metal garage door is on the south. The second story has window on the north and door on the south. The south elevation has an interior brick chimney. The first story has a pair of non-historic wood doors on the east, and small paired windows on the west, while the second story has two windows that match the others.

22. Architectural style/building type: Early twentieth century revival

23. Landscaping or special setting features: The level site is located at the southwest corner of Bromley Lane and S. 4th Avenue. There is a large parking lot at the rear of the house, a grass lawn with deciduous trees on the front, and a small back yard with chain link fence.

24. Associated buildings, features, or objects: Sakata Farms Warehouse and Offices: A large warehouse facility is located south of the house. Part of this facility includes a ca. 1910s dairy barn, with gambrel roof and wood siding. Metal sheds and warehouse buildings were added in stages up through the 1970s on the east, south and north sides of this barn, and have a combination of gable and flat roofs. The east end of the warehouse facility has an extended shed roof to cover trucks when loading vegetables. The office of Sakata Farms is on the north side of the warehouse.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1910s (house); ca. 1910s – 1970s (warehouses & offices)  Actual: 
   Source of information: Denver Public Library Digital Photograph Collection; Adams County Clerk’s offices; interview with Joanna Sakata.

26. Architect: Unknown
   Source of information: N/A

27. Builder/Contractor: Unknown
   Source of information: N/A

28. Original owner: Paul Meehl
   Source of information: Adams County Clerk’s Office

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house and dairy barn were built in the 1910s. At that time, there were other farm structures, including two silos that were demolished later. In 1957, an attached garage was added to the rear of the house. Warehouse facilities were added to the dairy barn in stages through the 1970s. The original front porch and side pergola were removed prior to the Sakatas’ ownership.

30. Original location  ✗  Moved  Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/single dwelling; Agriculture/barn

32. Intermediate use(s): Domestic/single dwelling; Agriculture/barn; Commerce/warehouse
33. Current use(s): Domestic/single dwelling; Commerce/warehouse
34. Site type(s): Farm house, vegetable warehouse and office
35. Historical background: The farm house and dairy barn were likely built for Paul Meehl ca. 1910s. Later owners were Clarence J. and Mabel Burnett. They lived here with their three children until the 1940s. Clarence farmed the forty acres associated with the property, but he was better known as a carpenter. Burnett built several homes in Brighton, including his next home on 12th Street in 1952.

Robert and Harry Sakata purchased the house, barn and acreage from the Burnetts in 1949. Robert Sakata was born in California in 1926, the son of Japanese immigrants. During World War II, his family was interned in a relocation camp in Topaz, Utah. Under special circumstances, internees were allowed to leave the camp, and Bob was only the third internee allowed to leave. At age 16, Bob left for Brighton, Colorado. Sakata felt welcomed by Governor Carr’s speech where the Governor said Japanese Americans had the same constitutional rights as other citizens. As the need for farm workers was quite high during World War II, Sakata was able to find work on farms while attending high school. His father, his two sisters, and Harry joined Bob in 1944. Their first farm was forty acres in Adams County, but in 1949, Bob and his brother bought this property from Burnett. In 1956, Bob married Joanna Tokunaga and the couple moved into the house that Bob purchased earlier on S. 4th Avenue. Sakata Farms was also formed in 1956. This same year, Bob was honored by the U.S. Junior Chamber of Commerce as one of the “Four Outstanding Young Farmers of America;” he also received the Skelly Farm Award.

Sakata Farms specialized in vegetable crops and sugar beets. At one time, the farm was the largest sugar beet grower in the Colorado, while sweet corn and onions were the main vegetable crops. Sakata Farms had a contract with a florist and greenhouse, so gladiolas were added to the crop rotation. Bob Sakata worked with machinery manufacturers, and developed specialized equipment to fit his operations and make farming more efficient, including improvements on a sweet corn harvester and a sweet pickle machine. He did not believe in patents, however, and allowed the manufacturers to use his inventions to help other farmers. In 1973, he was appointed by President Nixon to serve on the Commodity Credit Board. Recognition for Bob Sakata’s farm operations was national and even international. In 1994, the Emperor Akihito and Empress Michiko of Japan came to Brighton during a twenty day tour of the U.S. Due to the difficulty of assuring security with the multiple buildings at the farm headquarters, the Japanese royalty did not stop at the farm warehouses and offices on S. 4th Avenue, but instead visited the Sakata’s new home and nearby farm fields. The Sakatas later visited the Emperor in Japan in 2004.

When the Sakatas bought the property at S. 4th Avenue, it included the house, dairy barn, and silos. At first, Joanna worked on the books in the family’s living room. Just a year after they were married, the Sakatas added a garage and office at the rear of the house. Their farming business continued to expand, until by the 1990s, the Sakata family owned 3,000 acres along the South Platte River, growing vegetables for fresh produce sales at supermarkets. The Sakatas added at least six warehouse buildings or additions to the barn on the property, but as Bob said in a recent interview, “There’s no rest if the office is where you live.” So the Sakatas built a new home in 1976. Adam Kniss, a Sakata Farms manager, and his family then moved in the house. During the period that the Sakatas lived here, they not only raised their family, but they expanded their farm holdings, developed specialized farming equipment, and were one of the most successful farm operations in Colorado. In addition to the farm, both Joanna and Robert have been involved with several local charities and organizations throughout their marriage. Bob was one of the original board members that formed the Brighton hospital, and conducted a community fund-raising drive so that the hospital was built without any government center (today this is the Platte Valley Medical Center). Joanna also served on the community hospital board. Since Joanna was as involved with the farms as Bob, both were inducted into the Colorado Agricultural Hall of Fame.

The Kniss family lived in the house from 1976 through 1988, with the house serving as part of his wages as Production Manager for Sakata Farms. Adam Kniss worked for Sakata Farms from 1952, when he was still in school, through his retirement in 2010. He remembers there being about five or six other employees in the 1950s, but with the rapid growth of the business in the next two decades, eventually there were around 350 employees during summer harvest, and thirty to forty full time employees. After the Kniss family moved out in 1988, the house has continued to be used by employees of Sakata Farms.

VI. SIGNIFICANCE

37. Local landmark designation: Yes [ ] No [x] Date of designation: N/A
   Designating authority: N/A
   Local Landmark Designation Field Eligibility Assessment: Eligible

Applicable State Register Criteria:
   [x] A. Associated with events that have made a significant contribution to history;
   [x] B. Associated with persons significant in history;
   ___ C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
   ___ D. Has geographic importance;
   ___ E. Contains the possibility of important discoveries related to history or prehistory.
   ___ Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible

38. Applicable National Register Criteria:
   [x] A. Associated with events that have made a significant contribution to the broad pattern of our history;
   [x] B. Associated with the lives of persons significant in our past;
   ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents
      the work of a master, or that possess high artistic values, or represents a significant and
      distinguishable entity whose components may lack individual distinction; or
   ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
   ___ Qualifies under Criteria Considerations A through G (see Manual)
   ___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture

40. Period of significance: c. 1920s - 1976

41. Level of significance: National [ ] State [x] Local [ ]

42. Statement of significance: The Meehl-Burnett-Sakata House is significant under Criterion A in the area of
   agriculture and Criterion B for its association with Robert and Joanna Sakata. In agriculture, it is representative
   of two periods and types of farming in Brighton: the extensive dairy farms in Brighton in the early 20th century,
   and with the nationally successful vegetable and beet farming of Sakata Farms. It is significant under Criterion
   B for its association with Robert Sakata, one of Colorado's most successful farmers. In addition to his
   commercial success and national awards, Sakata worked with machinery manufacturers to develop specialized
   equipment for vegetable farming. Sakata wanted to share his improvements with others, though, and did not
   believe in patents for his inventions. He instead allowed machinery manufacturers to use his ideas for
   equipment. The expansion of the Sakata Farm operations, the machinery improvements, and Bob’s recognition
   at the national level all occurred during the period when the Sakatas were residing in this location. The period of
   significance for the Sakatas would extend from 1956 through 1956. The property may be significant at the state
   level, which would require a comparative analysis of similar individuals and properties.
43. Assessment of historic physical integrity related to significance: The original front porch and side pergola on the house had been removed by the time the Sakatas moved into the house in the 1950s. The Sakatas added a rear addition and garage in the 1950s; thus these additions occurred during the period of significance and are associated with the Sakata family. Although the front porch alteration does impact the house’s integrity in the area of architecture (criterion C), the house retains integrity for designation under criteria A and B. Although the dairy barn is barely visible, the warehouses and office building represent the phenomenal growth of Sakata Farms during the latter half of the twentieth century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

   Eligible ☒  Not Eligible ____  Need Data ____

45. Is there National Register district potential? Yes ☒  No ____

   Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. However, the Bromley-Koizuma Hishinuma Farm (listed as a N.R. district in 2007) is located to the east, and other agricultural and/or Japanese-American resources may be located in the area generally defined by Bromley Lane on the north, S. 27th Av. on the east, E. 144th Av. on the south, and S. 4th Avenue on the west. The Pleasant Plains School (5AM.133) is located south of this property, and is associated with Paul Meehl, the first owner of this farm, but is not contiguous to this property.

   If there is National Register district potential, is this building: Contributing ☒  Noncontributing ______ N/A: __

46. If the building is in existing National Register district, is it: Contributing ____  Noncontributing ______ N/A: ☒

VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM3223-01 to 5AM3223-05

   Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601

48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)

49. Date(s): March 2014

50. Recorder(s): Deon Wolfenbarger

51. Organization: Three Gables Preservation

52. Address: 320 Pine Glade Road; Nederland, CO 80466

53. Phone number(s): 303-258-3136

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203  (303) 866-3395
Sketch Map. The parcel boundary is outlined in black. The building is annotated with its address on the building, its parcel ID on the property, and its state identification number within a box and an arrow. Source: Adams County Assessor, GIS Interactive Map.
Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is indicated on the USGS by a cross hatch circle, and is annotated with its state identification number and an arrow.
Figure 1. Historic photograph (1920). Title on back of photo "H. G. Miller." Source: Denver Public Library Digital Collections, X-7219.
Figure 2. Historic photograph (1920). Title on back of photo “H. G. Miller.” Looking south from side porch to fish pond. Source: Denver Public Library Digital Collections, X-7220.

Figure 3. Historic photograph (1920). Source: Denver Public Library Digital Collections, X-7222.