



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado, Brighton, Colorado held a Virtual Meeting at: <https://us02web.zoom.us/j/81233321710> Or One tap mobile: US: +17209289299, 81233321710# or 8778535257,,81233321710# (Toll Free) Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 720 928 9299 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) Webinar ID: 812 3332 1710
International numbers available: <https://us02web.zoom.us/j/81233321710>

DATE: April 8, 2021

Call to Order/Pledge of Allegiance: Chairman Sara Dawson called the meeting to order at 6:09 p.m. followed by the recital of the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Sara Dawson, Dick Hodge, Catherine Johnson, Mardita Murphy, Sage Naumann (Present 6:23 – 6:47), Jo Pinto and Ann Taddeo
Commissioners Absent: (Excused) Mark Humbert & Diana Hernandez **(Unexcused)**
Staff Present: Holly Prather, Jason Bradford and Sheryl Johnson
Others Present: None

Seating of Alternates:

Motion to seat Ann Taddeo as the City Council Alternate by Commissioner Hodge. Second by Commissioner Johnson. Motion carries.

Approval of Agenda:

Motion to approve the agenda as presented by Commissioner Hodge. Second by Commissioner Murphy. Motion Carries.

Approval of Minutes for March 11, 2021:

Motion to approve the minutes for March 11, 2021 as distributed by Commissioner Pinto. Second by Commissioner Taddeo. Motion Carries.

Consent Agenda:

No Consent Agenda Items

Public Comment:

None

Reports / Presentations:

None

Committees

There were no reports from the committees.

Staff – Holly Prather

HISTORIC PRESERVATION PLANNER POSITION:

Ms. Prather said that there were 32 applicants that applied for the position and that five of them were interviewed today. They were all great candidates.

Commissioner Dawson stated that the museum is currently closed but she has access to the research room.

Unfinished Business:

2021 Budget

A grant payment was made in March. There is about \$8,000 left to pay on the grant. We are going to move the Financial Report to a quarterly report. Carl McWilliams will be at the May meeting to make a presentation on the Kuner Row Properties.

Update on Historic Preservation Boundaries

Commissioner Dawson stated that in 2019, the Commission looked at resetting the Historic Preservation boundaries. The reason for doing this is to try to get people outside of the City who may be interested in Historic Preservation to become members of the Commission. The Commission looked at School District 27J boundaries and the Brighton Fire District boundary. The boundaries lie between the City of Brighton, Thornton and Commerce City. This is new to the Commissioners who were not on the commission in 2019. The boundary that the Commission approved back in 2019 looked at the Heritage Farms in the area in unincorporated Adams County. It included people who live out east as well as the ones who live at the Heritage Farms. City Council would have to approve the Historic Preservation by-law change that would expand the boundary. Ms. Prather stated that the commission would need to follow the IGA boundaries and that staff could look at this. Staff will bring a recommendation on the boundaries based on the IGA to a future meeting. The Commission expressed that they would like to this to move forward and not wait so long. Ms. Prather said that she has reached out to Ms. Erica Duvic at History Colorado regarding the change of boundaries. The State has no conflict with this. The City Attorney would also need to review the boundary changes. The Commission would then need to submit a letter to City Council for amending the Municipal Code and would have to be adopted. Ms. Prather suggested a joint Study Session meeting with the City Council in the near future.

May is Preservation Month

Ms. Prather will prepare a Proclamation for City Council recognizing May as Preservation Month on May 4th. Commissioner Pinto said that she could accept it on Zoom or Commissioner Hodge could accept it as well.

Brick Award Nominations

The nominations for the Brick Awards were due today. The Commission will plan to do the presentation on Zoom unless we are able to do it in person. There were a couple of nominees that were mentioned.

New Business:

Update of Associate Planner/Historic Preservation

Ms. Prather gave an update on the Associate Planner/Historic Preservation position under the Staff Report.

COA for 123 N. Main Street

Commissioner Murphy stated that most COA's are done administratively but the committee wanted to bring this one to the Commission based on what they were requesting in the COA (Certificate of Appropriateness). Commissioners Dawson and Murphy were part of the COA Subcommittee. The COA for the property updating the front of the building and windows. The building is in the Downtown Historic District and is a contributing structure that requires the COA. There are three levels of review. The third level would be to hold a public hearing with the Historic Preservation Commission. The revisions need to be compared to the Department of Interior Standards. Currently the front of the building has metal rosettes, wood siding around the door and marble. None of the original pieces will be removed. The brick is part of the original building. The kick plate needs to be changed out but should not be an issue. The entrance will remain but the door will be replaced. The door and façade do not appear to be original. The exterior brick would be painted. A backlit signage would be designed and scaled to fit the structure. The kick plate will be beneath the storefront windows. The subcommittee is comfortable with recommending the approval of the COA unless the commission would like to review further.

Elect Officers

The election of officers requires that all seven commissioners are present. Commissioner Naumann was able to be available for the elections. The election is for Chair, Vice-Chair and Treasurer/Secretary. Commissioner Hodge nominated Sara Dawson for Chair. Mardita Murphy was nominated for Vice-Chair and Catherine Johnson was nominated for Treasurer/Secretary. A motion was made by Commissioner Pinto to accept all the nominations. Second by Commissioner Hodge. Roll call vote – all aye. Motion carries.

Additional Comments:

The Triangle Motors building that was originally Brighton Lock and Key was run into by a motorist and significantly damaged the building. This building was not one of the 19 commercial buildings that was surveyed. The building may be beyond repair. Chair Dawson would like to create a post about the building and Commissioner Hodge may be able to recreate the story of the building.

Commissioner Pinto stated that the building by the train crossing on Cabbage has broken windows and graffiti on it.

Adjournment:

Motion to adjourn at 7:15 p.m. by Chair Dawson.

Announcements:

CLG Training Webinars –

- Women’s Suffrage Movement – April 21, 2021 – 11:00 am
- Preservation Advocacy – May 19, 2021 – 11:00 am
- History with a Side of Preservation: Successful Education and Outreach Strategies – June 16, 2021 – 12:00 pm
- African American Travel and Green Books Sites – July 21, 2021 – 12:00 pm

Next Meeting:

May 13, 2021

Submitted by,

Sheryl Johnson