



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado, held in Council Chambers on the 1st Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: April 14, 2022

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

Roll Call/Establish Quorum: Commissioners Present: Sara Dawson, Dick Hodge, Sage Naumann, Ann Taddeo and Rich Knapfel

Commissioners Absent: (Excused) Mardita Murphy, Jo Pinto, Diana Hernandez **(Unexcused)** Catherine Johnson
A quorum was determined.

Staff Present: Emma Lane, Bill Armstrong, Shannon McDowell and Sheryl Johnson

Others Present: Lindsey Flewelling – History Colorado and Sarah Bandor

Seating of Alternates:

No need to seat the alternate

Approval of Agenda:

Addition of April 13, 2022 Events Committee Minutes under Consent Agenda

Motion to approve the agenda as amended by Commissioner Hodge. Second by Commissioner Naumann. Motion Carries.

Approval of Minutes for March 10, 2022:

Motion to approve the minutes for March 10, 2022 as distributed by Commissioner Naumann. Second by Commissioner Taddeo. Motion Carries.

Consent Agenda:

Events Committee Minutes for March 23, 2022 and April 13, 2022.

Motion to approve the Consent Agenda by Commissioner Taddeo. Second by Commissioner Hodge. Motion Carries.

Public Comment:

None

Reports / Presentations:

No Reports

Committees

Events Committee Update:

The Events Committee established potential goals of fundraising for Historic Preservation. The goals include: grant matches, plaques, application fees, display cases, archival acquisitions, events and create a grant program for homeowners or building owners for historic properties that need repairs, restoration or rehab. It was stated that the goals should be included in the gala program. The contract for the Armory has been completed. The Armory can hold 200 people. The Armory has 14 round tables and it was suggested to only put nine people per table. The cost for a ticket would be \$40 per person or \$70 for a couple. The Armory rental cost was \$300. The cost for a caterer and decorations is

still being reviewed. There will be a cash bar available for the event. The committee is working out a way to sell tickets. There will be a silent auction at the event. The Commissioners will need to work the event. The theme for the event will be "Brighton Through The Decades". Each Commissioners should obtain one silent auction item. Friends of the Museum may be able to volunteer to help at the event. The volunteers would not have to pay for a ticket. The committee put a task list together.

Staff – Emma Lane

Grants & Surveys:

Walnut Grove Addition Survey:

Pinyon Environment is working on the survey and will have an update at the May meeting. Cameron with Pinyon is requesting copies of a book that may or may not be in the library. A reconnaissance survey is being conducted. The Commission did a windshield survey. Based on the findings, an intensive survey may then be conducted. At that point, the Commission would try to get a grant to complete the intensive survey. We know that Daniel Carmichael lived in this neighborhood. It is important as to who used to live in the homes.

Pioneer Cemetery:

Mr. Knapfel is still working on this project. He will be presenting on this later in the meeting.

Historic Properties and Referrals:

Brighton Depot:

Chair Dawson with try to talk to Natalie at the Chamber of Commerce about the sign for the Depot.

May is Historic Preservation Month:

City Council will be recognizing Historic Preservation Month at the May 3rd meeting. Chair Dawson will plan to be there as well as Ms. McDowell.

Museum Updates:

The staff is working on the collections. They are almost done reviewing what they are going to keep. The next step will be the deposition. This is part of the State Repository process. Some new items were donated this past month. The Collections Committee will need to meet and staff would like to have quarterly meetings with this committee. The Friends of the Museum met last month and nine people attended. Background checks will need to be conducted on those wanting to volunteer at the museum. John Kelley has been helping at the museum.

About 26 people attended the opening of the new exhibit. There were 54 visitors the first week of the new exhibit. There were only three this past week. The staff is working on the electronic sign and trying to gain access to it.

Staff would like to form a committee for the Interpretation/Outreach/Education. There are some oral histories that staff has gotten permissions for. It will take 8 – 12 hours to produce a finished product. Then a place to store the oral histories needs to be secured. The oral histories are a living record.

There has been no new funding. There were \$45 received in donations.

Staff has been working with Communications for training on the oral histories.

There are no updates on expansion.

No purchases were made this month. Staff is waiting for feedback from the archeologist.

Commissioner Knapfel stated that the museum is gaining momentum. Mr. Armstrong is going to set up times for people to come and do research. He met with staff at AnyThink Library.

Commissioner Hodge volunteered to be a part of the Collections Committee. Commissioners Naumann and Knapfel will also be a part of the committee.

Commissioners Hodge, Naumann, Pinto and Murphy will be part of the Interpretation/Outreach/Education Committee.

Mr. Armstrong will set a date for the Collections Committee Meeting and will establish a quarterly time. The Committee meetings will need to be posted.

Commissioner Workshops/Seminars Update:

Chair Dawson attended the Historic Districts Webinar.

Unfinished Business:

2022 Budget Update

The budget review is now going to be quarterly. It was suggested that due to the posting of pcard purchases that the quarterly report be given 2 months after the quarter ends. A work around could also be established if need be. We just need to have a more accurate picture of the budget. There is an expense of \$950 that was for moving the display case from the Bromley Hishinuma Farm to Historic City Hall.

New Business:

Elections

The last election was April of 2021. It was discussed to have the elections coincide with the terms as the terms expire in June every year. A full commission is required to do elections. A temporary election could be done and then an election in July once new commissioners are appointed. Elections cannot not be held electronically. It has to be in-person. It was decided to do a temporary election for now.

Commissioner Naumann nominated Sara Dawson to be the Chair through June. Seconded by Commissioner Hodge. Motion carries.

Commissioner Naumann nominated Dick Hodge to be the Vice-Chair through June. Seconded by Commissioner Taddeo. Motion Carries.

Pioneer Cemetery Presentation

Commissioner Knapfel presented his findings on Pioneer Cemetery. Commissioner Knapfel would like to put this on the State Register but there are many holes. The cemetery is a local landmark designation as of November 1, 2002. There is a fence line that provides a perimeter of the cemetery grounds. The cemetery started in 1865 with the last person being buried in 1935. The cemetery is one of the oldest cemeteries within the Brighton County seat. The individuals buried here are from the early settlement of the Brighton area. The cemetery is half a mile away from Elmwood cemetery. The cemetery is located on about half an acre of land that is basically wasteland. Mary E. Black owned the land and deeded it to Thomas Donelson on April 10, 1891. The last owner was Hattie McCoy. In March of 2002, the cemetery ownership was assumed by the City of Brighton. Some of the people buried her are the Blundell and Donelson families, their friends and neighbors. There are 16 headstones in the cemetery. Some of the grave markers are unique which range from serpentine top, straight top and oval top. Some of the markers were wooded at first. The actual number of burials at the cemetery varies by different sources. Arthur Blundell stated that Coxey's Army lost two members due to drowning and were buried inside the cemetery. There is an unknown burial in the middle that is in a small fenced area inside the cemetery. Some of those known to be buried at the cemetery are: Mary Laura Gillham Blundell. She is the first known burial at the cemetery in 1863. She was the wife of James Blundell who came to Brighton approximately in 1860. Laura Donelson is the second known burial at the cemetery. She was buried in 1864 and died at the age of 37 years old which was five years after moving to Colorado. James E. Donelson was born in 1860 and died in 1869. He was buried with his mother. James Blundell was buried in 1869. He was a private in the Black Hawk War and was wounded in the Battle of Wisconsin Heights. He was one of the original settlers in the Brighton area and owned 80 acres. Thomas Donelson was interned in 1904 and was one of the original pioneers and owned 180 acres of land in the area. He was married three times and was a brick maker. He died at his son's home after falling off a trolley car from possible cardiac arrest. There are two #12 markers at the cemetery. Sheriff James Higgins (1906 – 1908) is buried in the cemetery. He was involved in many irrigation projects and was interested in the county's farmers and ranchers. He had many conflicts with the District Court Judges. It is possible that two of the unmarked graves are those of his children. Commissioner Knapfel will continue to investigate the known and unknown internees. He will try to obtain an accurate count of the burials and survey the property using ground-penetrating radar. Commissioner Knapfel will repair and reconstruct the wooded grave markers as well as clean the existing stones. He will investigate the symbols found on the stones, design and build a Cemetery Historic Database. He would also like to create the database for Elmwood and Fairview cemeteries.

South 8th Avenue House Presentation

Commissioner Hodge presented the information on the South 8th Avenue home. The location of the house is 130 South 8th Avenue. It is across from Brighton High School and was built in 1947. This was a Counter House from Counter Lumber. It was a prebuilt home with a steel frame. The homes were built when the GI's were returning home after World War II. The homes were prefabs with metal frames and possibly a Boeing subsidiary. The people living in the area houses were workforce people. Chafee Park was the first subdivision in Brighton. There were 427 homes built in Chafee Park that are just like this home on South 8th Avenue. Commissioner Hodge will check the records at Adams County to get more information. Chair Dawson asked about the enclosed porch that was added on. Commissioner Hodge still has information that needs to be reviewed and confirmed.

Project Updates/Questions

Next month Chair Dawson will present on her Property.
Pinyon Environment will be at the meeting in May.

Additional Comments:

Volunteers are needed for Summerfest and the City BBQ. The will be a Rock-A-Billy event downtown on June 18th at 10:00 am – 4:00 pm.

Adjournment:

Motion to adjourn at 8:21 p.m. by Chair Dawson.

Announcements:

CLG Training Webinars –

- Preservation Loans – April 20, 2022 – 12:00 pm
- Disaster Management Planning & Historic Districts – May 18, 2022 – 12:00 pm

Other Events –

- Gala – May 28, 2022 – 6:00 pm to 11:00 pm at the Armory
- Summerfest – June 4, 2022 – 10:00 AM – 5:00 PM at Carmichael Park
- Downtown – Rock-A-Billy – June 18, 2022 – 10:00 AM – 4:00 PM
- City BBQ – July 21, 2022 – 5:30 – 7:30 PM at Carmichael Park
- Saving Places “On-the-Road: in San Luis, Colorado” – Summer 2022

Next Meeting:

May 12, 2022

Submitted by,

Sheryl Johnson