



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/82703367605>

Or One tap mobile: US: +17209289299,,82703367605# or 8884754499,,82703367605# (Toll Free)

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DATE: May 13, 2021

Call to Order/Pledge of Allegiance: Chairman Sara Dawson called the meeting to order at 6:03 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, Mark Humbert, Ann Taddeo and Diana Hernandez

Commissioners Absent: (Excused) Jo Pinto **(Unexcused)**

Staff Present: Holly Prather and Sheryl Johnson

Others Present: Carl McWilliams

Seating of Alternates:

No Seating of Alternates

Approval of Agenda:

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

Approval of Minutes for April 8, 2021:

Motion to approve the minutes for April 8, 2021 as distributed before the meeting with corrections by Commissioner Murphy. Second by Commissioner Humbert. Motion Carries.

Consent Agenda:

No Consent Agenda Items

Public Comment:

None

Reports / Presentations:

Kuner Row Property Survey by Carl McWilliams

Mr. Carl McWilliams of Cultural Resource Historians presented the Kuner Row Property Survey on the 15 properties that are located in the Central Division on 4th Avenue between Walnut and Longs Peak Street. The Central Division was platted in 1887. On the 15 properties, there are 38 buildings and structures of which 15 are dwellings and 23 are secondary buildings. The Historic Preservation Commission conducted windshield surveys back in 2018 and applied for a CLG Grant for the survey. The houses were built for the employees of the Kuner Pickle Company in 1917 when the factory moved from Denver to Brighton. In 1927, Kuner Pickle Company merged with Empson Packing Company of Longmont. Kuner-Empson was the longest lasting canning company. Mr. McWilliams surveyed the 15 properties and visited with the property owners. Mr. McWilliams looked at the properties to see if they would be eligible for the National Register of Historic Places; State Register of Historic Properties; Local Landmark Designation; and as a Historic District. Eligibility of these properties for the registers and designations is based on significance and integrity.

The National and State Register Criteria includes the history; person or persons involved; architecture; and potential to yield historical information such as archaeology. The criteria for City of Brighton Historic Landmark eligibility includes architectural; social & historic; and geographic & environmental. Integrity is based on location; setting; design; material; workmanship; feeling and association. Mr. McWilliams has submitted the information to History Colorado. The project results are 13 contributing properties and 2 noncontributing properties that are eligible for local landmark designation as a locally designated historic district. Three properties evaluated individually are eligible for local landmark designation and those properties are: Brieding House – 222 N. 4th Avenue; Donofrio House – 258 N. 4th Avenue; and Ehrlich House – 280 N. 4th Avenue. The State has agreed with these findings. The Duke White house, which is to the north of the Donofrio House, was the most modified but there were great contributions to Brighton. Mr. McWilliams got a lot of information on the properties at the museum. The Kuner Row houses were eventually sold to the individual owners. None of the properties are currently designated. The Commission can disagree with the State or survey as far as designation. The outreach was not very successful but Mr. McWilliams was able to meet a lot of people at their houses and they were interested in the project. Mr. McWilliams stated that he not only learned about the history of the 15 properties but also about the Kuner Pickle Company / Kuner-Empson Company. The Commission thanked Mr. McWilliams for his work on this project survey.

Committees

There were no reports from the committees.

Staff – Holly Prather

HISTORIC PRESERVATION PLANNER POSITION:

Ms. Prather reminded the Commission that the segment on the Buddhist Church would air on May 20 at 7:00 pm on Rocky Mountain PBS. One application for the Commission has been received and an interview will be conducted at our next meeting on June 10, 2021. Once the Commission is able to extend the boundaries, we are hopeful that we will get more people to apply for the Commission.

Unfinished Business:

Update of Associate Planner/Historic Preservation

Ms. Prather gave an update on the Associate Planner/Historic Preservation position. Emma Lane has been hired to fill this position and will begin on Monday, May 17. Ms. Lane interned at the museum when she was a graduate student upon her graduation in May 2019 from CU. Ms. Lane also attended San Diego State and graduated in May 2016. She currently had been working in North Carolina. She has museum experience and is familiar with Brighton. We are glad to have her back.

New Business:

There was no new business to discuss.

Additional Comments:

Thank you to Commissioner Dick Hodge for attending the City Council meeting and accepting the Historic Preservation Month Proclamation.

Commissioner Humbert stated that Jim Jaeger, who owned and operated Jim's Shoes until his retirement, has passed away. Commissioner Humbert stated that he has purchased items from the store that he would like to donate. Commissioner Hodge stated that he also had some artifacts from Jim's Shoe Store that he has already taken to the museum.

Youth Commissioner Hernandez asked if she would be able to participate in the Commission interviews in June. She will be able to participate but will not be able to vote.

Chair Dawson asked when we would be able to meet in person. Commissioner Humbert stated that with people getting vaccinations and continued social distancing, we might be able to meet in-person in June. We would need to meet in the Study Session Room if Planning Commission is having a meeting, as they will be in Council Chambers. Council Chambers has plexiglass between the seats but the Study Session does not. The Fire District has been holding meetings in the Study Session room. Ms. Prather will check with staff and get clarification on the in-person meeting. She will also see if a hybrid meeting could be done if not everyone can attend.

Adjournment:

Motion to adjourn at 6:48 p.m. by Chair Dawson.

Announcements:

CLG Training Webinars –

- 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
- Evaluating Integrity in Historic Districts – August 11, 2021 – 12:00 pm

Next Meeting:

June 10, 2021

Submitted by,

Sheryl Johnson