

PLANNING DIVISION STAFF REPORT

To:	Historic Preservation Commission, Through Philip Rodriguez, City Manager
Prepared By:	Aja Tibbs, Long Range Planner
Date Prepared:	June 6, 2018
Requested Action:	Review at a public hearing and make a recommendation to the City Council for the local nomination of the Foley farm barn

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution to the City Council.

BACKGROUND:

The BHPC received a nomination application to list the Foley Farm Barn as a historic landmark. The owner and applicant of the property is Mr. Kip Gilleland, representative of ARCUS Southgate LLC, and he has consented to the nomination of the structure as a historic landmark.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 - a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - 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 (1) of the following criteria must be met:
 - a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or

- 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(s) or the work of a notable person(s).
- 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; or
 - 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; or
 - c. is unique in its location of singular physical characteristics; or
 - 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.

HISTORIC SUMMARY:

Oran & Rosa Foley moved to the Brighton area in 1894 after their marriage in Illinois in 1891. Oran and Rosa had 7 children between 1892-1907: LeRoy M, H Raymond, Emmett A., Elmer, Blanche, Caroline, and Anna May. All of Oran's sons served in Europe during WWI. Upon their settlement in Brighton, Oran worked for Mr. Emmett Bromley for 16 years, while he leased 160 acres of farmland near town. In 1917, he purchased the 80-acre parcel from John Coffee just south of 120th Avenue. Foley farmed the land until the 1930's during which time he erected his home and all of the accessory buildings which made up the farmstead complex. In the 1930's, Oran retired and turned the land over to his son Raymond. Even after Oran's death in 1961, the land remained in the family and was farmed for four decades. In 2004, the property was sold to West 80 Investors for redevelopment, and through negotiations with multiple land owners, the property was surveyed and archeologically explored prior to partial demolition in 2017. At that time, the existing silo was deconstructed, the barn was lifted and moved to the future park site of the Villages at Southgate Subdivision, and all other structures within the complex were demolished.

The architectural survey form completed in 2010, indicates that 12 structures and one building foundation remained on the property (refer to attached form for additional information). The architectural survey form describes the barn as follows:

The barn is a large rectangular plan wood frame building which rested on a poured concrete foundation with a concrete perimeter footer wall that extends two feet above grade. Currently, the barn sits on metal support beams until a new foundation can be designed and installed. The external wall material of the barn is wooden horizontal drop siding. The building contains an upper story hayloft that is made more spacious by the building's steeply-pitched, corrugated sheet metal gambrel roof. A ventilation cupola covered by a diminutive gable roof rises from the center of the barn's roof. Hayloft access is provided on the building's east elevation, where a very large square hinged wooden door is installed, above which a projecting wooden beam to support pulleys is used to hoist hay bales to the barn's loft level for interior storage. The east elevation was also equipped with a very large ground level sliding door offset to the north, and the sliding rails extend beyond the north end of the barn and are supported by a timber framework embedded in the ground. The original door and sliding beam have been removed. Personnel entries are installed on the east, north, and west elevations. A small room that appears to be an original design element, projects from the building's south elevation, offset to

the far east end. This room extension is covered with a shed roof, and has entries on its south and east sides, and a large 4-light fixed window on its west elevation. The barn is fenestrated with a large number of nearly square window openings on all elevations that once contained fixed 4-light windows. Many of these windows are no longer extant, but the empty window openings remain. A low wood frame wing connected the west end of the barn to a tall red tile-block silo located nearby.

Minimal changes have occurred to the structure since the survey was taken; no non-historic additions have occurred to the barn, and the only removal of historic materials has been the removal of the barn door arm, missing glass from a majority of the windows, and detachment from the silo access shed and concrete foundation.

SIGNIFICANCE & INTEGRITY ANALYSIS:

The Foley Farm is an iconic representation of Brighton's rich agricultural history at the turn of the 20th century. Oran Foley's work for Emmett Bromley for 16 years led to the eventual purchase of his own homestead and family growth. Farms such as the Foley's worked to supply produce to the local canning and manufacturing facilities throughout Brighton. While much of the farmstead has been lost, the barn still maintains excellent integrity and remains an icon to the rural farming community that supplemented Brighton's early growth. The preservation of this barn will protect the memory of Brighton's early farming past.

Architecturally, the large rectangular barn is not unique to the industry or time period. However, intact barns at this size and scale are quickly disappearing as development pressure occurs in the nearby rural areas of Brighton, and as agricultural uses are abandoned for sale to land investors. Additionally, the location of the Foley farm barn along 120th avenue has led the barn to be easily recognizable and leads to a sense of place for the community. While the remaining farm structures have been removed, the barn itself was the most visually distinct and recognizable landmark of the Foley farmstead complex.

PUBLIC INQUIRIES AND INPUT:

Notice of the public hearing, regarding the nomination of the Foley Farm Barn, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

The Foley farm barn estimated construction date is 1918 and is more than 50 years old.

Therefore, Section 17-52-40 of the *Brighton Municipal Code* requires that at least one criteria under one of the three Eligibility Categories be met. In consideration of the architectural and cultural history listed above, staff finds the application for designation is meeting the following criteria (*justification has been provided in italics below each criteria*):

2) Social and Historic Category:

b. exemplifies cultural, political, economic or social heritage of the community; or
The Foley Farm is representative of the rural farmsteads which supported Brighton and Colorado's canning industry and small truck farming historic context.

c. represents a built environment of a group of people in an era of history; or

The Foley farm barn is a visual representation of the agricultural structures which were constructed and used by farms in the early 1900's.

3) Geographic and Environmental Category:

a. enhances a sense of identity of the community; or

Protecting the Foley farm barn will help to link the residents within this new subdivision to the Foley family history and the agricultural heritage of the community. Developing a link between new development and its historic use help to foster a sense of pride and identity to the community they belong to.

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

This barn has long been noticed and recognized as an icon in southern Brighton. It's prominent location along 120th has made it easily recognizable. Although moving the barn to a new location may impact the integrity of the barn and its ability to meet this criteria, it is still reasonable to expect that the barn will remain an important feature within the community as a public use is established.

As listed above, staff finds that the significance of this structure is met through the Social and Historic Category as well as the Geographic and Environmental Category. In order to maintain integrity to the above standards, staff finds that the overall form and general appearance must remain intact. Any alteration which significantly modifies the form or exterior appearance of the barn would impact its ability to remain a representation of Brighton's early agricultural period, and/or as a visual feature of the early Brighton community.

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource is found to possess significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

ATTACHMENTS:

- Architectural Survey Form 5AM.889
- Resolution (draft)