

PLANNING DIVISION STAFF REPORT

To:	Historic Preservation Commission, Through Clint Blackhurst, Acting City Manager
Prepared By:	Aja Tibbs, Long Range & Historic Preservation Planner
Date Prepared:	April 6, 2017
Requested Action:	Review at a public hearing and make a recommendation to the City Council for the nomination of the Bicycle Shop at 119 N. Main Street

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 Bicycle Shop, addressed as 119 N. Main Street, as a historic landmark. The owner and applicant of the property is Mr. Mark Dyson, representative of DYCO Holdings, 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:

The 1904 Sanborn of this property demonstrates this property as vacant. However, by the 1908 Sanborn, the existing structure was constructed for its original purpose; a bicycle shop. At the time, it was a free standing structure with just one vacant lot between it and the Brighton Creamery building to the north. The Sanborn map denotes two windows on the north elevation and two on the south elevation, and is drawn to be about 25' wide by 40' deep. However, field verification shows three window openings on each side. The map also clearly denotes that the building was constructed of stone as it is today.

The 1913 Sanborn map demonstrates that an addition was made to the rear of the building for use as a machine shop. The new addition extended the building twenty feet so that the new building was 25' wide by 60' deep. A matching window was constructed on the south wall and a large freight double door on the north wall. While the material type is not listed, the side walls that remain appear to be of the same or similar material as the original.

By 1920, a large garage is constructed to the south of the structure which directly abuts and overwhelms the small bicycle shop. However, it is this spectacular new building that gives us our only historic glimpse of the bicycle shop front elevation. Attached is a historic image of the garage, which catches the southern tip of the bicycle shop's all stone front elevation. The description of the building use is illegible on this map, but it appears to split the property in half and list the northern portion as a tailor. The size of the building, and window openings remain unchanged. Our business directories dating from 1923-1928 do not have a business listed at this address, so it is possible the building had periods of vacancy or high turnover during this era.

In the 1928 Sanborn map, another structure is constructed to the north of the building. Either with the construction of each adjacent building or somewhere along the way, the previously existing windows (and unknown door) openings are filled in and blocked up. The building remains the same size, and no use is listed. The building does appear to be split into two tenants at this point, as the structure is addressed as 121A and 121B Main Street. There is no change in the 1948 Sanborn map, except that the A and B addresses have been removed. It's possible that around this time a door was added which connected this building to the north. An image of this door has been attached as reference. The owner believes this to have occurred when a dance hall was used on the property and minors were not given access into the adjacent building.

Lastly, clippings of the 1928 Sanborn map (with recertification in 1956) were collected from the Denver Public Library. These demonstrate the final addition made to the rear of the property which was done sometime between 1948 and the recertification in 1956. Other than the modern day address correction, no additional information can be gleaned from this map such as the building use.

Today, the building size is the same as that described in the 1956 Sanborn map. As demonstrated on the attached ILC, the existing structure is 24' wide by 95.6' deep. At some point, the front façade was covered in stucco, and later tongue and groove wood planks. The recent purchase of the property by the current owner has additionally led to some rehabilitation of the property. The stucco and paneling on the front façade has been removed to expose the original stone. Additionally, a new glass storefront system has been installed, which removed the original door and window openings. Interior modifications have been made as well.

SIGNIFICANCE & INTEGRITY ANALYSIS:

The Bicycle Shop of Brighton is a significant representation of Brighton's downtown development in the early 1900's. It demonstrates the early construction of commercial buildings in the main business district of Brighton – Division (Main) Street. Additionally, most of the structures built this early have been lost. Including this building, only about 3-4 buildings remain on the west side of this block which were built prior to 1908. In addition to its age and period of significance, this is the only commercial building constructed of Brighton's hydrostone for commercial purposes. Two other buildings on main are known to be constructed with this local material, and both are designated.

While significance of this structure is evident, much of it has been impacted through structure and use changes over time. With expansion after expansion, blocked in windows, and unsympathetic coverings of historic materials, it is hard to recognize this building for what it once was. A few pieces remain which demonstrate the historic significance of the structure. First, there is the shape of the building. Even though the building has historically been expanded to the rear, the width and height of the structure remains modestly sized as a simple one-story, one-lot structure. Its form is representative of its simple original use: to sell an affordable mode of transportation at a time that the automobile was a commodity most Brighton residents could not afford. Secondly, and most significantly, is the front façade of the building. Built of local materials, it is rare and unique when compared to all others in the area. The recent stucco and siding has been removed to once again display the building's original look. While the window and door openings are not original, the remaining local material is enough to warrant designation.

PUBLIC INQUIRIES AND INPUT:

Notice of the public hearing, regarding the nomination of the Bicycle Shop, 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 Bicycle Shop was built between 1904-1908 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*):

1) Architectural Category:

- d. **contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation;** or

The original front façade constructed between 1904-1908 still remains in place, which is built of a local significant material known as Brighton Hydrostone.

2) Social and Historic Category:

- b. **exemplifies cultural, political, economic or social heritage of the community;** or
The modest size, form and location along Main (Division) Street is representative of Brighton's early commercial downtown development. It represents a time that a bicycle was a common, necessary and affordable mode of transportation for Brighton residents. A time before garages and automobile industries took over Brighton's downtown.

As listed above, staff finds that the significance of this structure is primarily met through the Architectural Category, and its remaining local materials and front façade.

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:

- Application Submittal Items (nomination application, applicant summary)
- Property Photographs (applicant & staff compiled)
- Sanborn Map Sheets (1904-1956)
- Resolution (draft)