



Walnut Grove Addition Reconnaissance Survey

Planning Commission / City Council Study Session
January 24, 2023

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Strategic Focus Areas

- Recognizable and Well-Planned Community
- Sustainability





Introduction to Historic Preservation

- What is historic preservation?
 - “Historic preservation is a conversation with our past about our future.” - National Parks Service
- Benefits of historic preservation for the community
 - Preserves Brighton’s history
 - Preserves Brighton’s unique architectural styles and construction methods
 - Sustainability
- Benefits of historic preservation for the homeowner
 - Financial incentives such as tax credits and grants
 - Potential increase in home value
 - Pride in ownership



Historic Preservation in Brighton

- Brighton has been active with historic preservation since 2002.
 - The City has been a Certified Local Government (CLG) since 2007.
- The City of Brighton has 13 individually designated resources and one historic district.
- City Staff maintain and use a Historic Resources Survey Plan and the Brighton Historic Properties Watch List to identify and and prioritize the preservation of Brighton's historic resources.



Local Landmark
Brighton Buddhist Church



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Walnut Grove

- One neighborhood identified in the Historic Resources Survey Plan is the Walnut Grove Addition of Brighton.
- Walnut Grove was the first platted subdivision in incorporated Brighton, platted by Daniel F. Carmichael in 1887.
- The neighborhood holds many ties to Brighton's founders and early history.
- The neighborhood also consists of many great examples of residential architectural styles from the early- to mid-1900s.
 - Many of which have not been significantly altered.



Original Plat Map of Walnut Grove
(1887)



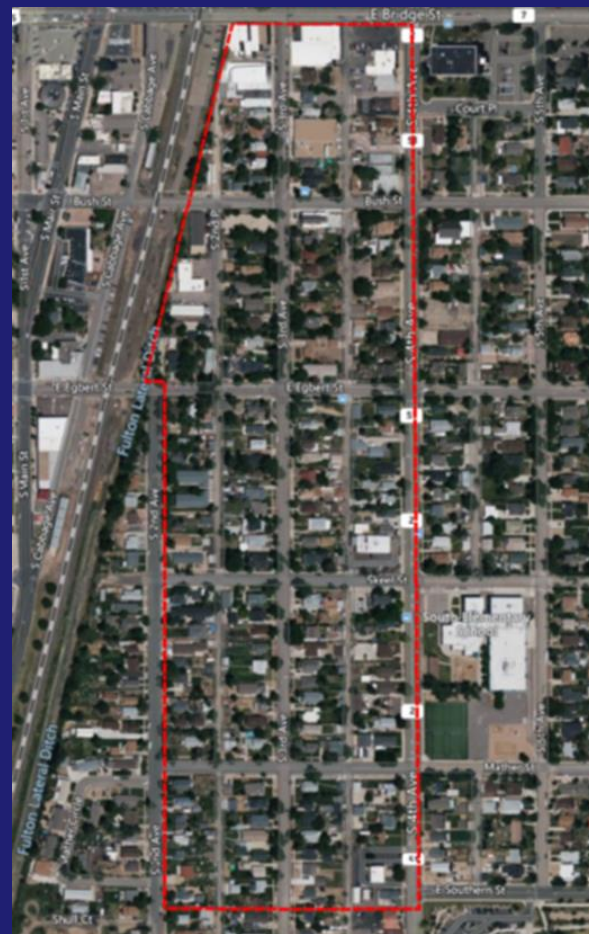
Reconnaissance Survey

- Staff contracted with Pinyon Environmental Inc. to conduct a reconnaissance survey.
- What is a reconnaissance level survey?
 - Reconnaissance surveys are intended to document broad information about historic resources within a specifically defined survey area.
 - Most often surveys are undertaken in order to evaluate historic resources to identify the potential for NRHP historic district and intensive surveys of individual properties.



Walnut Grove Area

- Pinyon surveyed resources that were 50 years or older at the time of the survey (1972 or earlier).
 - 152 properties were surveyed
- 23 properties within the Walnut Grove Addition are already listed on the Watch List.

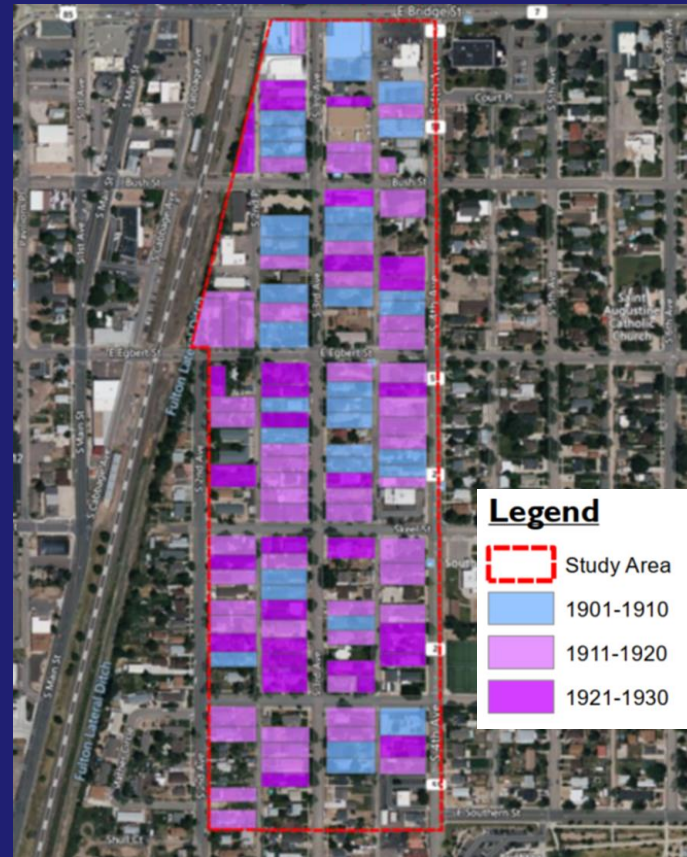


Reconnaissance Survey Study Area



Period of Significance

- What is a period of significance?
 - Periods of significance help determine the time period the neighborhood grew at the fastest pace and which themes of construction or architectural styles are strongest based on the date of construction.
- Period of Significance: 1877 to 1930
- Most resources in the addition were built at this time.





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Architecture



Classic Cottage - 4



Minimal Traditional - 55



Four Square - 6



Craftsman Bungalow - 41



Early 20th Century Vernacular - 22

Results:

- 152 Properties surveyed
 - 20 resources have **high** NRHP potential eligibility
 - 94 resources have **medium** NRHP potential eligibility
 - 107 resources could be considered contributing to a National Register Historic District

Future Possibilities:

- Individual Designations
- Historic District(s)



Map of Medium and High Potential Resources



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Next Steps

- Create a plan for further research
 - Break down the addition into smaller portions based on location, designation potential, architectural style, etc.
 - Seek grants for next steps, which include intensive surveys and nomination forms
- Public outreach
 - Share any research gathered with homeowners
 - Hold an open house to provide more information on designation and gauge interest in nomination



107 South 4th Avenue



153 South 4th Avenue