



Historic Structure Assessment Grant Application

Rev. 10-2017

Complete this application form in conjunction with the directions found on the accompanying SHF Historic Structure Assessment Grant Application Instructions. For assistance, contact SHF Outreach Staff at (303) 866-2825 or toll free at (877) 788-3780.

1. Applicant Organization Information

Organization Name: City of Brighton

Mailing Address: 500 S. 4th Ave

City: Brighton

State: CO

Zip Code: 80601

Telephone Number: 303-655-2051

Employer ID Number: #84-6000567



Signature of Legally Authorized Representative
Please sign in blue ink

Title

Date

2. Grant Recipient Contact Person (GRC)

Contact Last Name: Diepenhorst

Contact First Name: Jolie

Title: Historic Preservation Coordinator

Organization *(if different from applicant organization)*:

Mailing or FedEx Address: 22 S. 4th Ave

City: Brighton

State: Co

Zip Code: 80601

Telephone Number: 303-655-2051

Fax:

E-mail Address *(Required)*: jdiepenhorst@brightonco.gov

3. Grant Request and Cash Match *(see Instructions)*

Grant Request: \$ 10,000.00

Cash Match: \$ 10,000.00

Total Budget: \$ 20,000.00

Cash Match percentage of Total Budget: 50 %

Indicate if you are requesting a waiver for the Cash Match requirement for private/for-profit owners: Yes

If so, what is your justification for requesting a cash match waiver? (150 words or less):

4. Geographic Information

County in which property/project is located: Adams

Colorado Legislative District Numbers

House: #56

Senate: #25

U.S. Congressional District: #6

5. Property Information

Property Historic Name (as listed on the historic designation if applicable):

Brighton Farmer Cooperative Grain Elevator

Historic Designation (check all that apply) or N/A (see Instructions for further information)

Local (with verification attached) Colorado State Register of Historic Properties

National Register of Historic Places

Designation Area (check one): Building Footprint Only Building and Surrounding Property

Property Street Address: 404 N. Main Street

Property City: Brighton

Property State: Co

Property Zip Code: 80601

Property Site Number: 5AM.3220

Property Legal Description: UB:DAVIS AND RIGGS ADD BLK:2 DESC: IMPS ONLY ON BEG AT PT OF INTERSEC OF E/W C/L LOT 6 BLK 2 WITH E LN OF SD ADD WHICH IS 90 FT NWLY FROM C/L OF MAIN TRACK OF UP RR TH NELY ALG E LN SD ADD 222/83 FT M/L TO E/W C/L SEC 6 TH W 113/08 FT M/L TO A PT 200 FT NWLY FROM SD C/L OF MAIN TRACK TH SWLY ALG A STRAIGHT LN // WITH AND 200 FT NWLY FROM C/L OF MAIN TRACK 196/65 FT M/L TO PT ON SD E/W C/L OF LOT 6 TH SELY ALG SD C/L 110 FT TO POB

6. Property Owner Information if different than Applicant Organization or N/A (see Instructions for information on applicability)

Owner Name: Union Pacific Railroad

Street Address: 1400 Douglas Street STOP 1690

City: Omaha

State: NE

Zip Code: 68179

Federal Employer Identification Number (please, no Social Security numbers): #84-6000567

I acknowledge that I give permission for the work proposed in this grant application to be carried out.



Signature of Legal Property Owner

Please sign in blue ink

Date

7. Acknowledgement of Support by Government Official (see Instructions for applicability) or N/A

I support the project outlined in this grant application.

Name: Ken Kreutzer

Title: Mayor

Governmental Entity: City of Brighton

Signature: _____

Please sign in blue ink

Date: _____

8. I understand and agree with the following conditions associated with a State Historical Fund (SHF) Historic Structure Assessment (HSA) grant if awarded (initial each in blue ink):

___ I understand my organization will enter into a contract with the SHF. My organization will become a state contractor and cannot “pass through” fiscal or project responsibility to another organization.

___ I understand SHF funds will be paid only for work taking place within the SHF contract period.

___ I have read and understand that, if my grant application is accepted and funded, the Scope of Work outlined in Section 9.D below will be part of my contract with the State of Colorado. My enclosed budget is based on the corresponding template. *(see Instructions: Narrative Sections 9.D & 9.E).*

___ I understand my organization cannot use funds in a manner that may result in an actual or perceived conflict of interest *(See SHF Handbook).*

___ I understand that my performance as a state contractor will be evaluated and made available to the public.

Call (303) 866-2825 or toll free at (877) 788-3780 if you have any questions

9. Narrative – see the Instructions for specific tips and directions on how to answer each narrative section.

A. *Applicant Background:* Write a brief introduction to the applicant organization, including its mission, and the selected project team. (500 words or less)

Applicant Organization:

Under the umbrella of the City of Brighton, the Brighton Historic Preservation Commission (BHPC) was founded in 2001 with a mission to preserve the heritage of Brighton for future generations. The Commission strives to oversee the protection, enhancement and the perpetuation of historic sites and structures in the City of Brighton and to develop a community where preservation is an integral part of community and economic development and where the economic benefits of preservation are celebrated. The Commission was given responsibility over all aspects of historic preservation; including historic resource surveys, local designations, and reviews of alterations to historic sites. The Commission is comprised of seven members who are all volunteers from the community. The volunteer group is augmented by City Council member and a Youth Commission member. The BHPC is a Certified Local Government (CLG), with City staff to assist the Commission.

Project Team:

Jolie Diepenhorst- Historic Preservation Coordinator for the City of Brighton. She holds a Masters of Art in Public History with a minor in Architectural History and a certificate in Historic Preservation from the University of Colorado-Denver. She has four years of experience as an architectural historian performing tasks such as surveying, documenting, researching, and compiling information for designations. During her time as the historic preservation coordinator, Jolie has co-authored the Brighton Downtown Historic District Guidelines, and she is assisting with the CLG and SHF grant currently underway. For this project, Jolie will be the project manager, and the primary point of contact for the consultant work. This generally includes the following: overseeing the consultant selection interview and hiring process; working directly with the consultant to ensure that deadlines are met; reviewing the quality of the HSA content; and providing the consultant with any local institutional knowledge needed while researching.

Joseph Burt- Professional Member of the Brighton Historic Preservation Commission. M.R.P. Urban and Regional Planning, State University of New York at Albany. Joseph has been a member of the BHPC for six years. He has been directly involved in the planning, execution, and successful completion of two CLG grant projects funded through SHF competitive grants. As Grants Committee chair, Joseph will provide feedback and insight as the work progresses, and review the quality of the grant material.

Project Consultant- BHPC will hire, through a competitive process, a Colorado licensed architect to complete the project. The consultant will be selected based on experience and competitive pricing. The full scope of work to be performed will be provided to the state once it finalized. In general, the architect shall be responsible for performing research, structure condition assessment of the exterior and interior of the building, producing a preservation plan, sketch plans, and assessment reports.

Experience:

The Brighton Historic Preservation Commission has applied and received three competitive grants through the SHF fund: the Brighton Historic Resources Survey- Phase 1 project was completed in 2013, the 64 Brighton Farmsteads- Historic Surveys Phase 2, completed in 2016, and the Brighton Subdivision Historic Properties Survey: Phase 1, is currently in progress.

B. *Property History:* Write a brief history and description of the property. (500 words or less)

Brief History:

The “Brighton Farmers Cooperative Elevator Co.” was formed in 1918. As a cooperative, farmers held a share in the company for a financial commitment. In return the co-op purchased their grain at fair market prices. By 1920, co-operatives began to dominate the national and Colorado agricultural scene.

In 1923, the Brighton Farmers Co-op sold grain, flour, and feed, the Champion line of farm implements, and the Max Hewitt line of tires and tubes. In 1938, Frank Ottesen purchased the grain elevator from the struggling Co-op. Ottesen modernized the mill; it was under his tenure that many of the additions were constructed. He electrified the mill, and installed separate motors for the barley roller, feed mixer, and other equipment. It was soon shipping 45 to 50 carloads of wheat each year. The elevator’s capacity in 1948 was 40,000 bushels. The biggest business under Ottesen, though, was dairy feed. The elevator company also produced their own line of chicken, pig and horse feed called “Top Notch.”

Frank Ottesen was the sole owner until 1959 when the business was incorporated. It was sold to William Arthur in 1993, who incorporated the business as Arthur’s Brighton Grain Company. The business eventually declined as the number of nearby dairy farms closed. Arthur added other feed for sale, as well as bagged feed products from national companies. Declining agricultural markets and failing equipment eventually led to its closure in 2012.

Description:

The Brighton Grain Elevator is a complex structure comprised of several adjoining sections. An irregular shaped three-storied building, it measures approximately 115’ along its north/south axis and 110’ along its east/west axis. It features wood cribbed construction covered with corrugated metal sheathing.

At the west side is a truck shed with a low pitched roof and vehicular entry on the south. Just east is a 26’ tall elevator and flour/feed warehouse building with a composition shingle gabled roof. There is a 70’ elevator tower on the east end. It has a hipped roof and a rail car spout that extends from the tower east to the railroad tracks. Fenestrations on the east elevation have metal vents, or have been infilled with metal panels.

A one-story addition sits on the north; it is clad in corrugated metal and has a gable roof with composition shingles. There are two free-standing silos on the north constructed of curved steel plates riveted and welded to form circular bins; a conveyor belt extends from the elevator to the silos. On the north side, is a small one-story brick addition with low-pitched gable roof and high concrete foundation. It has one small window on the north, west, and south elevations; a tall metal smoke stack extends from the roof ridge.

A one-story office with metal shed roof is on the south; a raised inset loading dock, and a full-length shed roof extension forming a carport for vehicles. Windows are either single fixed sash, or are four-over-four double-hung sash. There are exterior ladders and grain hoppers located on the exterior.

C. *Project Description:* Provide a brief description of why you think this building or structure needs to be assessed, its current and future proposed uses, the timeframe for completion of the HSA, and how the findings of the HSA will be implemented once complete – see Instructions. (500 words or less)

Structure Assessment

The grain elevator retains a high degree of integrity in all aspects, retaining its key character-defining features that clearly illustrate the various functions that occurred with the sprawling structure. Nearly all alterations occurred over fifty years ago and within the period of significance. The majority of alterations were exterior additions that do not negatively impact integrity. These include a one-story addition on the north; a one-story truck shed on the south; and adding thirty feet to the tower.

However, the building has been vacant for six years and has been subject to vandalism. Windows are broken, doors have been either removed or damaged, and the roof is dilapidated exposing the interior to weather conditions. Furthermore, the building is recorded as a **demolition property** on the real estate holdings of the Union Pacific Railroad.

In order for the City of Brighton to preserve and utilize the property in any future endeavors the status of the building needs to be understood. Once assessed, the BHPC will pursue a National Register and/or State designation so that the future grants will be available. Furthermore, a partnership with both Economic Development (EDC) and Brighton Urban Development Authority (BURA), who will be sharing the expense of the cash match for the grant and who supports an adaptive re-use project, will be formed to review and formulate a development plan for future use of the site.

Current and Future Uses

The building is currently vacant and does not have a use. The potential for building rehabilitation, adaptive reuse and sustainability will best be demonstrated in the recommendations provided from the Historic Structure Assessment and Preservation Plan delivered by the architect. Once the assessment is complete, the architect will provide an evaluation of the City using master site plans to include recommendations for future adaptive reuses of the site.

The first phase is the structural assessment. When complete, the partnership formed with BHPC, EDC, and BURA, will collaborate to determine the best use of the building. If it is determined the building is structurally sound, the second phase will be to apply for a competitive grant for the purpose of implementing adaptive reuse plans provided by the architect.

Timetable for Completion

The following recommended timetable is to be considered:

April 15, 2018	Grant request submitted
May 15, 2018	Grant awarded
June 1, 2018	Contract completed and kick off meeting
June-August 30, 2018	On Site assessment
September 30, 2018	Submit draft HSA for review
October 30, 2018	SHF review of draft complete
November 30, 2018	Final HSA complete

D. *Scope of Work:* By signing this application form you agree this mandatory Scope of Work will be part of your grant contract, if awarded. *Please see the Annotated Scope of Work for more information on what is expected to be covered in a completed HSA:*

http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1424Scope.pdf

1.0 Introduction

- 1.1 Research Background/Participants
- 1.2 Building Location/Site Plan or Vicinity Map

2.0 History and Use

- 2.1 Architectural Significance and Construction History
- 2.2 Floor Plan(s)
- 2.3 Proposed Use(s)

3.0 Structure Condition Assessment

3.1 Site

- Associated landscape features
- Grading
- Parking
- Archaeology

3.2 Structural System

- General structural system description
- Foundation systems
- Floor and ceiling systems
- Roof framing system

3.3 Envelope-Exterior Walls

- Exterior wall construction
- Exterior finishes
- Exterior masonry
- Exterior appendages - porch, stoop, portico, etc.

3.4 Envelope-Roofing and Waterproofing

- Roofing systems
- Sheet metal flashing
- Perimeter Foundation Drainage
- Drainage system, gutters, and downspouts
- Skylights/cupolas

3.5 Windows and Doors

- Doors (including hardware, casing/trim, and finishes)
- Windows (including hardware, casing/trim, and finishes)

3.6 Interior Finishes

- Wall finish materials
- Ceiling finish materials
- Floor finish materials
- Trim (not previously addressed in Section 3.5) and built-ins

3.7 Mechanical Systems

- Heating / air conditioning
- Ventilation, including changes to historic system
- Water Service, plumbing and sewer utilities
- Fire suppression - sprinklers

3.8 Electrical Systems

- Electrical service and panels
- Electrical distribution system
- Lighting, including changes to historic system
- Fire detection system
- Security systems

4.0 Analysis and Compliance

4.1 Hazardous Materials

4.2 Materials Analysis

4.3 Zoning Code Compliance

4.4 Building Code Compliance

4.5 Accessibility Compliance

5.0 Preservation Plan

5.1 Prioritized Work

5.2 Phasing Plan

5.3 Estimate of Probable Cost of Construction

6.0 Photographs and Illustrations

8.0 Bibliography

8.0 Appendices - Drawings, misc.

E. *Budget:* Use this budget template to indicate the costs of completing the Historic Structure Assessment (*see the Instructions, including current allowable rates for mileage and per diem travel expenses*).

A. Condition Assessment – Architectural Services	
1. On-Site Condition Assessment & Testing	\$11897.00
2. Preparation of Draft HSA	\$4390.00
Includes: Historic research & report writing, development of recommendations and preservation plan, consultation with tradesmen and suppliers.	
3. Preparation of Final HSA	\$3713.00
Includes: Revisions per review comments, Collecting additional data, cost estimating, and publishing	
 PROJECT TOTAL	 \$20,000.00
 Cash Match (50%)	 \$10,000.00
Grant Award (50%)	\$10,000.00

Application Checklist:

- Original, completed application with one (1) copy, including all attachments.
- No cover letter attached; no binding, notebooks, or folders used.
- Attachments
 - W-9 for grant applicant; blank form available from our website at <http://www.historycolorado.org/grants/shf-contracts>
 - Estimates to show how you determined your costs for the budget.
 - Résumé of architect, and other consultants if applicable.
 - Proof of local designation, if not designated on the State or National Register. If moving toward designation, you should include a copy of the Preliminary Property Evaluation Form.
 - Clear, readable copies of photographs with informative captions showing what the property looked like historically and currently. A photo that shows the entire project site is helpful.
 - Maps, site plans, or enlightening drawings as needed.

New Mailing Address

State Historical Fund
History Colorado Center
1200 Broadway
Denver, CO 80203

Questions: (303) 866-2825 or toll free at (877) 788-3780

Deadlines: HSA Applications are accepted at any time.

The State Historical Fund provides public outreach and application assistance at no charge to all applicants. Application advice is available to:

- Review and make suggestions on draft applications
- Provide assistance throughout the application process

Contact State Historical Fund outreach staff at (303) 866-2825 or toll free at (877) 788-3780.