

Adams County Co-Op Store Historic Preservation Designation

September 4, 2018

City Council Public Hearing

City Staff Representative: Aja Tibbs – Long Range Planner

Strategic Plan



Recognizable and Well-Planned Community

Brighton's unique history and culture provides the foundation for a well-planned and authentic community identity. We add economic value by incorporating our distinct identity into our plans for the future.



Strong Regional Relationships and Partnerships

Brighton strives to develop strong relationships with our public and private partners.



Brighton™

Application Summary

- Applicant & Owner
 - C2 Studio LLC, Carolyn Corogin
- Property
 - 301 South Main Street
 - Lots 1-4, block 2 of the Brighton Subdivision
- Request
 - Review the nomination application for a historic designation and make a determination at first reading regarding that application



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Property History

- 1923 Cooperative Marketing Act
 - Reduce cost mark-ups for transportation of goods
- Adams County Consumer Cooperative
 - First board meeting on 4/27/1935
 - In 1936, the Co-op began meeting in the Green Fargo Oil Co. garage on N. Main St.
 - 1939 - Constructed garage and office on the northwest corner of Skael and Main
 - 1946 - Expanded the garage and constructed the store
 - Provided over \$91.6 million in goods over 50 years in operation
- Other uses
 - Salvation Army from 1980-1990
 - Robb's Grocery 1990-2018



East
Elevation



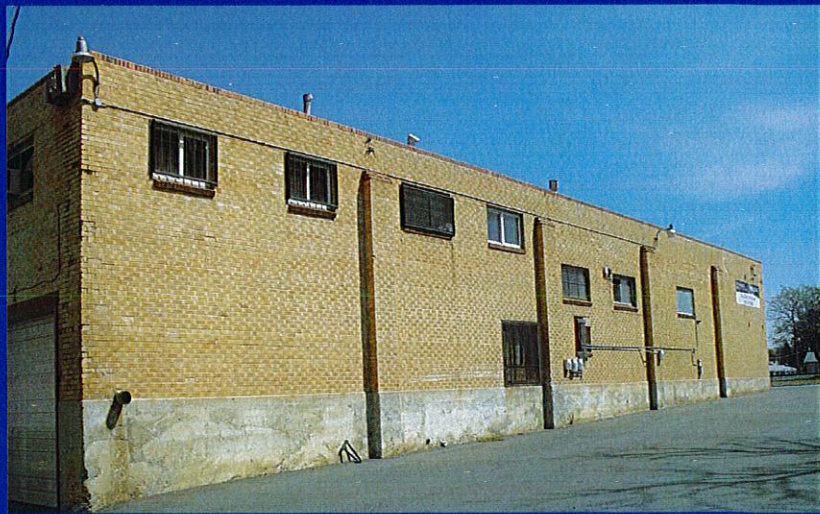
North
Elevation



West
Elevation



South
Elevation



Staff Analysis

Public Hearing

- Sign posted on the property and in the *Brighton Standard Blade* not less than 15 days prior to the date of the hearing
- No public comments have been received by staff in advance of the hearing

Historic Preservation Commission

- Public Hearing held on August 9, 2018
- Unanimous recommendation of approval to the City Council

Application Criteria

- All nominations for designation applications are reviewed for compliance with section 17-52-40 of the *Brighton Municipal Code*
- Staff and the Historic Preservation Commission found the application to qualify for criteria within two of the three categories of significance:
 - Social and Historic Category
 - Geographic and Environmental Category

Staff Recommendation

Analysis Summary

- Staff finds that the building meets the criteria set forth for nomination of a historic landmark in Section 17-52-30 of the *Brighton Municipal Code*
- A draft Ordinance has been provided which approves the designation of the Adams County Co-Op Store as a historic landmark
 - Establishes priority to preserve the exterior historic materials and details, the original windows and doors that remain, and the roof form.

Options for Council

- Approve the Ordinance as drafted, or
- Approve the Ordinance with specific changes to the text, or
- Deny the application and provide staff with specific reasons to justify the denial, or
- Continue the matter to a specific date.