

PLANNING DIVISION STAFF REPORT

To:	Historic Preservation Commission, Through Philip Rodriguez, City Manager
Prepared By:	Aja Tibbs, Long Range Planner
Date Prepared:	July 31, 2018
Requested Action:	Review at a public hearing and make a recommendation to the City Council for the nomination of the Adams County Co-Op Store at 301 South 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 Adams County Co-Op Store, addressed as 301 South Main Street, as a historic landmark. The owner of the property is C2 Studio US LLC, and the corporate representative, Carolyn Corogin, 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.

ARCHITECTURAL SUMMARY:

The Adams County Co-Op Store is a twentieth century commercial building with a barrel roof. The walls are constructed of a blonde/light colored brick and trimmed with a single course of red brick along the top of the parapet, at the base of window openings, around door openings and topping the four buttresses spread evenly along each of the north and south sides of the building. The building has a concrete foundation with walls that extend approximately two feet above the ground on the front of the building. However, the building is constructed on a hill, so the height of the concrete wall increases as the building extends down the sloping hill towards the west, creating a level surface between the foundation and the brick wall and a two story building towards the rear.

The front (eastern) façade faces Main Street and contains a central double door entry flanked by a large display window on either side. The southern window has been entirely bricked in and the eastern window has been partially replaced with a metal window and the remainder bricked in.

The northern façade (adjacent to Skeel Street), is divided into five bays created by each of the four buttresses. Reading from left to right, and beginning at the northeastern corner, there is a large one-by-one, metal framed window that appears to stand to the height of the original windows on the eastern façade. The second and third bays have windows at the height of a mezzanine level, centered between each buttress. However, the window in the second bay appears to be an original three-over-three metal frame window. The fourth and fifth bays are two story. The first floor of the fourth bay holds an oversized wood, double door that opens

onto a small loading dock. From the west end of this concrete loading dock a metal staircase leads to a single, metal, human scale door on the second floor of the fifth bay. Under the stairs in the fourth bay is an oversized wood door opening. Two vinyl, one-by-one sliding windows are equally spaced on the second floor of the fourth bay. The first floor of the fifth bay, has a bricked in window that began at the fourth buttress and continued to about two feet from the northwest corner. It appears to be the same height as the window at the northeast corner. There are no voids other than the door on the second floor of this bay.

The west façade is fenestrated for two floors, being located at the bottom of the hill. The concrete foundation is at least twice as high as that of the front, but is cut with a large at-grade garage door opening near the southern corner of the building. Four one-to-one windows are along the top floor, the first three to the left are vinyl, but the one furthest to the right is metal. Three metal casement windows, with nine square panels, remain along the first floor level, and are evenly spaced to the left of the garage door.

The southern façade is similar to the northern façade with four buttresses creating five bays. However, being a wall which faces internal to the site, no existing or evidence of previous doorways exist. Moving from the left to the right again, the first and second bays each have two window openings at the second floor level. Three of the four windows are one-by-one vinyl, and the left most window in the fourth bay is a three-over-three metal window. Additionally, the fourth bay has a first floor opening which contains a metal exterior grate and interior wood doors, which appear to provide some type of delivery window access. The second bay contains two windows at the mezzanine level; the left one being a three-over-three metal window and the right one being a one-to-one metal window. There is also a window opening on the first floor of the third bay but it has been sealed with utilities and plywood. The second bay also has a mezzanine window opening which has been sealed by a large sheet of metal. No openings or evidence of previous openings exist in the final fifth bay.

A large round concrete slab remains behind the building adjacent to Skeel Street and the alley. This is rumored to be the location of a grain bin for storage of materials (grain or feed) sold by the store.

CULTURAL SUMMARY:

In 1923, the Cooperative Marketing Act provided that farmers and other producers could form their own Co-op stores, warehouses and other facilities to provide direct sales to retail buyers. The establishment of a co-op allowed a group of local businessmen to unite, eliminate the middle-man and mark-ups commonly observed in high transportation costs of goods. Brighton found themselves in a similar situation with exceedingly high costs of oil charged by companies within the region. On April 27th, 1935, Mr. Fred Monson gathered a group of people to hold the first meeting of the Adams County Consumer Cooperative Association. They initially ran the Co-op business out of the Green Fargo Oil Co. garage located on N. Main St., but built a new station on the northwest corner of Skeel St. and S. Main St. in 1939. Despite the Co-Op's initial struggles to get started, sales had increased \$12,584 and membership of the Co-op had grown to 388 members by 1946. Needing more space, the Co-op then made an

addition to their existing garage, and demolished two houses on the south side of Skeel to build a store for selling local groceries, appliances and feed. Over the next several decades the Co-op continued to provide goods to the community and peak sales hit in 1983 with sales exceeding \$8.6 million. Over the course of the 50-year operation, the Co-op provided an estimated total of \$91.6 million in goods to its members. As the Co-Op grew and acquired more buildings, the store on south main closed its doors and was sold to the Salvation Army in 1980. Ten years later, in 1990, it became Robb's Grocery Store until the property was sold to its current owner.

PUBLIC INQUIRIES AND INPUT:

Notice of the public hearing, regarding the nomination of the Adams County Co-Op Store, 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 Adams County Co-Op Store was built in 1946 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 bold below each criteria*):

- 1) 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:
 - b. **exemplifies cultural, political, economic or social heritage of the community; or**
Is an established representation of Brighton's agricultural community and commercial activity in the 50's-70's.
 - c. **represents a built environment of a group of people in an era of history; or**
The store represents a national movement for smaller communities to form now-legal cooperatives to acquire and sell goods to their local community at lower prices.

- 2) 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:
 - 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**
The demolition of two original homes within the subdivision for construction of a blue collar "affordable goods" business is representative of the transition of Brighton's earliest neighborhood into an auto-dependent community and a growing downtown.

As listed above, staff finds that the significance of this structure is primarily met through the Social and Historic Category. However, it's location with the Brighton Subdivision also

provides significance under the Geographic and Environmental Category. In order to retain significance, care to preserve the exterior historic materials and details, the original windows and doors which remain, and roof form (material exempted) is essential. If feasible, the location of the grain elevator should be preserved or memorialized. Additionally, restoration of the original window openings would help the structure reclaim its original architectural significance as an iconic late 40's commercial building.

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review the 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: photographs of the site, and the application questionnaire (specific criteria analysis from the applicant).
- Resolution (draft)