

August 31, 2022

Walnut Grove Addition - Reconnaissance Survey

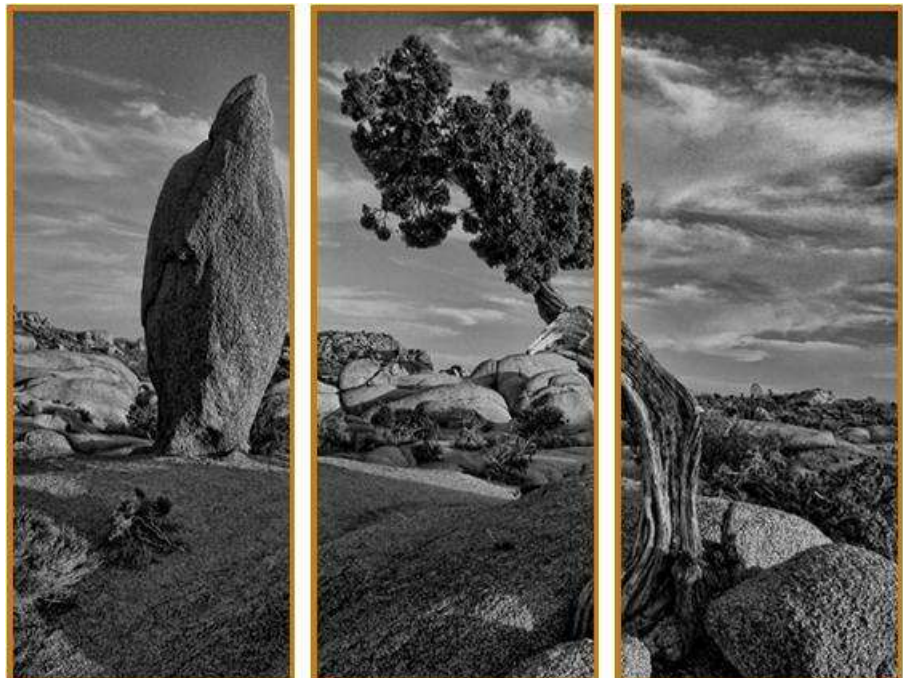
City of Brighton, Colorado

Prepared For:

City of Brighton
Historic Preservation Commission
500 South 4th Avenue
Brighton, Colorado, 80601

Pinyon Project No.:

121150901



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I. Introduction

The City of Brighton (Brighton) is conducting a reconnaissance-level survey of historic resources within a developed subdivision known as the Walnut Grove Addition. The survey will identify and recommend individual resources for future intensive-level survey to determine potential eligibility under National Register of Historic Places (NRHP) criteria in accordance with NRHP and State of Colorado Historic Survey Standards. In addition, this survey assesses the potential for a historic district as well as identify and recommend resources that may contribute toward a potential NRHP historic district. This survey represents the most recent evaluation of historic resources in the City of Brighton. Previous historic resource surveys have focused on residential and commercial buildings/structures in northwest and central quadrants of the city. Resources in the Walnut Grove Addition—bounded by East Bridge Street in the north, 4th Avenue in the east, East Southern Street in the south, and South 2nd Avenue in the west—are the focus of this reconnaissance survey and report.

The City of Brighton contracted with Pinyon Environmental, Inc. (Pinyon), to execute a reconnaissance-level survey of resources in the Walnut Grove Addition. In cooperation with the Brighton Historic Preservation Commission (BHPC), and an initial project meeting, Pinyon Historians Sean Fallon and Cameron Weishoff identified approximately 152 buildings to be included in the reconnaissance survey. Through information available through the Adams County Assessor website, field surveying, archival documentation, and available imagery and information, resources were identified and chosen based on common themes and specific characteristics including date of construction; possessing an easily identifiable architectural style; and the presence/absence of additions/modifications.

The BHPC is taking important steps to identify historic resources and prioritize the preservation efforts of the city. Their efforts are guided by a Historic Resources Survey Plan that was developed and completed in 2012. The Survey Plan consists of a multistage effort to define and prioritize historic resource surveys in the City of Brighton and within its potential expansion areas. This evaluation and report are a part of Priority II of the ongoing effort by the BHPC to identify, document, and evaluate the historic residential structures in the Brighton community.

2. Methodology

2.1 Reconnaissance Level Survey

Reconnaissance-level surveys are intended to document broad information about historic resources within a specifically defined survey area. Most often, surveys are undertaken to identify potentially historic resources and to identify potential NRHP historic districts. The results of the reconnaissance-level surveys are used to make recommendations for the future management of historic resources within a defined study area. Evaluation of these resources include the history represented thematically and architecturally in the study area; significance; levels of integrity – this information is used to develop recommendations for intensive resource evaluations and Local, State, and/or National Register District potential. Resources containing built features that are 50 years of age or older—being constructed in 1972 or earlier—are included in this reconnaissance survey. Archival repositories consulted for this survey include the Brighton City Museum, the Adams County Assessor, Denver Public Library Digital Collections, Colorado Historic Newspapers, City Directories, and the United States Census.

The study area for this reconnaissance level survey consisted of the Walnut Grove Addition, bounded by East Bridge Street in the north, East Southern Street in the south, South 4th Avenue in the east, and South 2nd Avenue on the west. A field survey including photographic documentation of individual resources was undertaken on March 4, 2022. The survey was conducted by a two-person team who took photographs of resources from the public right-of-way (ROW). The cumulative results of the reconnaissance-level survey are discussed in subsequent sections of this report. Resources were evaluated and ranked as having a High, Medium, or Low likelihood for individual NRHP eligibility utilizing the following information sources: existing surveys and historic context documentation; the Colorado Office of Archaeology and Historic Preservation (OAHP) COMPASS Database; Adams County Assessor records; Adams County Global Information System (GIS) data; Google Earth; Sanborn Fire Insurance maps; and historical aerial imagery. The rankings of high, medium, and low are defined as follows:

High: High historic integrity based on visual inspection, including historic form and materials. Replacement materials or additions, if present, are sensitive to the historic character of the resource. Rarity of resource type within the city may create a high priority for a resource with moderate integrity.

Medium: Moderate historic integrity based on visual inspection. Historic form appears to be intact; additions, if present, are sympathetic to the historic form. The resource may be of interest for further study but is likely of greater importance as part of a larger neighborhood or district study than as an individual resource.

Low: Limited historic integrity based on visual inspection, which may include a high degree of replacement materials on the exterior envelope and/or additions that visibly obscure a historic form. The resource type may be highly common, with better examples in other locations within the city.

By and large, buildings were ranked based on exhibiting characteristics of a defined architectural style and for retaining a high degree of historic integrity. However, research revealed that a select number of resources are, or were, associated with person(s) significant to the history of Brighton and the surrounding region. Thus, some resources which may lack architectural significance may be ranked as having a high probability for individual NRHP eligibility due to their specific associations with significant individuals.

3. Historic Context

3.1 Previous Surveys

Several historic surveys and historic contexts have been previously prepared for the City of Brighton. For this reason, this section offers only a brief overview of the city's history. For more information, see the previously prepared historic contexts below:

- Historic Preservation Survey of Brighton (1981)
- *The History of Brighton, Colorado, and Surrounding Area 1887 – 1987* (1987)
- Historic Resources Survey Plan, City of Brighton, Colorado (2012)
- St. Augustine Catholic Church – Loves Foundation Church (5AM.3222) (2014)
- Brighton Historic Resources Survey: Phase I (2014)
- 64 Farmsteads Historic Surveys Phase II (2016)
- Brighton Subdivision Historic Properties Survey – Phase I (2018)
- Brighton Subdivision Historic Properties Survey – Phase II (2018)

Additionally, four buildings located in the Walnut Grove Addition have been individually evaluated for NRHP eligibility. All four evaluations were completed in 1981. None of these evaluations resulted in an official determination of eligibility of the State Historic Preservation Officer (SHPO). These resources are not included on the reconnaissance table or discussed further in the report.

- 234 Bridge Street (5AM.88) – Not Eligible Field
- 236-244 Bridge Street (5AM.89) Eligible - Field
- 274-284 Bridge Street (5AM.90) – Not Eligible Field
- 300-348 Bridge Street (5AM.91) – Not Eligible Field

3.2 Historic Context

The first permanent settlement in the Brighton area was established by Colonel Jack Henderson on a large island in the South Platte River about seven miles south of present-day downtown Brighton in the late 1850s. Lured by the prospects of gold in the Rocky Mountains during the Pikes Peak Gold Rush (1858-1859), thousands flocked to Colorado. Five of those men included William Hazzard, George Hazzard, Andrew Hagus, Thomas Donelson, and James Blundell, who abandoned their quest for gold, believing that the key to fortune lay in agricultural production to feed the mining communities in the region. Trading their mining picks for spades, these men began farming the land northeast of Henderson, Colorado near the banks of the South Platte River. This small collection of farmsteads was the first Euro-American settlement in the area that would eventually become known as Brighton, Colorado. Brighton's development from the mid-nineteenth century through the mid-twentieth century was defined by its agricultural industry. Large-scale irrigation structures such as the Brantner Ditch (1860) were constructed, forming a web of irrigation systems bringing water to the widespread farming operations that formed the foundation of Brighton's early economy. A majority of the crops grown in the Brighton area consisted of cabbage, tomatoes, celery, cucumbers, and sugar beets, while nearby ranches raised livestock to supply meat to local markets.

In 1871, a railroad depot was established where the Denver Pacific Railroad and Denver and Boulder Valley Railroad met, among a small community of farms which would become known as Hughes Station. Throughout the late-1870s and early-1880s, consolidation of the Union Pacific Railway Company with the

Denver Pacific and Kansas Pacific Railway Companies resulted in rapid development of the Hughes Station area. Daniel F. Carmichael, a former construction engineer for the Union Pacific Railroad and notable real estate agent, foresaw the opportunities at Hughes Station, becoming instrumental in the establishment of Brighton. Carmichael purchased land from the Union Pacific Railway Company and officially platted the Town of Brighton on February 16, 1881, naming the town after his wife Alice's place of birth in Brighton, Florida. Subsequently, the town's original moniker — "Hughes Station"—lost social relevancy and fell out of use by locals. By the mid-1880s, the area was most commonly referenced as Brighton rather than Hughes Station, and on July 26, 1887, Brighton was officially incorporated. During the 1890 U.S. Federal Census, the town consisted of 306 residents, and by 1900, Brighton's population had increased to 366 residents. In 1902, Adams County was created from Arapahoe County, and in 1904 Brighton was selected as the county seat for Adams County. Following Brighton's gradual growth in the late-nineteenth century, the early-twentieth century saw continued growth and development of the local agricultural industry. Brighton's agricultural economy, and its central location along transportation networks provided by the railroad, attracted numerous settlers, including many immigrants of German, Russian, Mexican, and Japanese heritage into the area. By 1910, U.S. Census records indicate that Brighton's population had swelled to over 850 residents.

In late 1916, the Great Western Sugar Company expanded into Brighton when a beet sugar refinery was constructed on the northern edge of town at 601 North Main Street. The Great Western Sugar Company employed a large number of immigrants, many of whom worked as harvesters in the surrounding sugar beet fields. Many of these individuals would eventually settle in the area becoming permanent residents of Brighton. Shortly after the Great Western Sugar Company expansion into the area in 1917, the Kurer Pickle Company moved from Denver to Brighton and constructed a cannery to the southwest of the sugar refinery along the banks of the South Platte River. The United States' entry into World War I in April of that same year boosted the demand for sugar to supply the war effort. The increase in demand, coupled with a growth of the region's processing capabilities, continued after the war. By 1926, Colorado produced more sugar beets than any other state. Fortune did not last forever, however, and for a time the Great Depression and Dust Bowl stymied the steady growth of Brighton. During this time, the local economy began slowly transitioning away from agricultural production.

Brighton area appears to have escaped the worst of the economic and environmental damage ravaging the United States in the 1930s, and the population remained fairly consistent with pre-1930s levels. The area is very dry during normal years, and the environmental damage of the Dust Bowl only exacerbated the problem and the region struggled with poor crop conditions. Like many other rural communities, a high number of agricultural property foreclosures were recorded in Adams and Weld counties throughout the 1930s, undoubtedly due to a combination of the ongoing drought and the economic malaise brought about by the Great Depression. Although another European war would increase agricultural demand in the later part of the decade, the community had already begun to shift away from agricultural production. During World War II, German prisoners of war (POWs) were sent to work the remaining fields around Brighton, with most being housed in the former Wilmore Canning Factory. Nonetheless, throughout the mid to late twentieth century, Brighton continued to experience a decline in its agricultural economy. In 1977, the Great Western Sugar Company permanently closed its plant in Brighton, effectively ending the city's association with significant agricultural production.

Through the 1970s and 1980s the city increasingly became known as a bedroom community northeast of Denver, with many residents commuting to the nearby metropolitan area for work. This trend continued in earnest throughout the late-twentieth century, especially after the construction of Denver International Airport (DIA) in 1995 just east of the city. The construction of DIA had a significant impact on the trajectory of Brighton's development, being one of the closest established municipalities in proximity to the new airport. As such, the city became a hive of commercial and residential activity in response of the

large influx of construction workers employed for the project and later as a residential hub of many DIA employees. Between 1990 and 2000, the population of Brighton ballooned by approximately 50%, from 14,203 to 20,905 residents. With the increased population, demand for housing grew rapidly, resulting in a construction boom that extended into the first decade of the twenty-first century. Today, Brighton's population consists primarily of a few longtime residents amid a multitude of new families and young professionals who commute to Denver and the surrounding areas.

3.2.1 Walnut Grove Addition

The Walnut Grove Addition was officially platted on August 2, 1887. Walnut Grove was the first platted subdivision following Brighton's incorporation and is the fifth oldest subdivision in the area overall. The subdivision is located on land that was first taken from the public domain by the Union Pacific Railway Company with an issue date of 1883. Daniel F. Carmichael bought approximately 720 acres of land from Union Pacific and was a key individual in establishing the first subdivisions in Brighton. Groups of lots in large sections of the Walnut Grove Addition often changed hands several times before residential development began in earnest. A majority of the residences in the subdivision were constructed between 1901 and 1930, aligning with the agricultural development of the area. Another small boom in construction started in the post-World War II years, continuing to the early-1970s; very few residences in the subdivision were constructed after 1972.

Resources located in the Walnut Grove Addition are characterized by several themes and trends identified by the National Park Service (NPS) as historically significant. These significant elements include the architectural styling of buildings, including Minimal Traditional, Craftsman Bungalow, Edwardian, Classic Cottage, Foursquare, and Early Twentieth Century Commercial styles of architecture, as well as historic trends such as community planning and development. Unlike other established subdivisions at the time, the Walnut Grove Addition developed as a combination of fashionable houses and worker cottages that are representative of elegant, upper-middle class single-family residences. Many are documented in Sanborn Fire Insurance Maps from 1893 to 1920, though prior to 1900, few houses were built within the subdivision. After 1900, the number of residences in the subdivision steadily rose with most being constructed throughout the 1950s and early-1960s. Much of the addition's developmental history is linked to the economic growth of the agricultural industry in the area; however, numerous commercial buildings are also present within the subdivision near Bridge Street.

3.2.2 Represented Architectural Styles

The Walnut Grove Addition features a variety of architectural styles, but it is mostly comprised of one-and-one-half story Craftsman Bungalows and Minimal Traditional residences. Foursquare, Edwardian, Classic Cottage, Twentieth Century Commercial, and several vernacular Tudor Revival buildings are also present, though they are less common within the neighborhood. Common characteristics of houses constructed in the Walnut Grove Addition include front or side gable roofs with overhanging eaves. Some pyramidal and hipped roof designs are also present, as are flared eaves. Many houses have an additional gable covering an open or enclosed porch, supported either by battered porch piers or thick columns. Fish scaling, dormers, concrete foundations, and a lack of window shutters are common features across many buildings within the subdivision. Additional common elements include detached garages of similar architectural style to the associated houses. A vernacular, or local/regional representation of the Minimal Traditional style, is the most common in the subdivision. The Craftsman-style Bungalow is also very common in the neighborhood, evidenced through the widespread use of exposed rafter ends, false half-timbering, and knee braces at roof eaves. In addition to the residential buildings located in the subdivision, there are several commercial buildings as well as three churches adding to the overall character of the

subdivision. Example architectural styles are presented on the following pages; locations are presented on Figures 1 and 2.

Minimal Traditional (Approximately 55 located in Walnut Grove Addition)

Common characteristics include:

- Boxy appearance; minimal architectural detail
- Rectangular or square plan
- One-story
- Low roof; usually side gabled
- Closed roof eaves
- Central main entry



Craftsman Bungalow (Approximately 41 located in Walnut Grove Addition)

Common characteristics include:

- Exposed rafter ends
- Clipped gable
- False half-timbering
- Knee braces at roof eaves
- Divided upper window lights
- Large porch columns; Battered porch columns
- Overhanging roof eaves



Edwardian (Approximately 22 located in Walnut Grove Addition)

Common characteristics include:

- Usually, multi-gabled roof
- Asymmetrical massing
- Large or wrap-around porch
- High style examples would typically include short tower



Foursquare (Approximately 6 located in Walnut Grove Addition)

Common characteristics include:

- Square plan with wide front porch
- Two or more stories with unadorned exterior
- Hipped roof
- Side bays
- Doric or Tuscan porch columns
- Brackets
- Square porch posts
- Dentils
- Classical frieze
- Modillions (decorative roof bracket)
- Overhanging roof eaves



Classic Cottage (Approximately 4 located in Walnut Grove Addition)

Common characteristics include:

- Central roof dormer
- Hipped roof; pyramidal roof
- Thick porch posts
- May have flared roof eaves
- Simplified architecture



Twentieth Century Commercial
(Approximately 18 located in Walnut Grove Addition)

Common characteristics include:

- Recessed or flush entrance
- Translucent window transom
- Door transom
- May have corbelled cornice
- Decorative brickwork
- Parapet



4. Reconnaissance Level Survey Results

4.1 Previous Studies

A potential Brighton Residential National Register District was identified as part of a 2012 historic resources survey plan of the City of Brighton, Colorado. The 2012 survey plan identified the boundaries to be Bridge Street to the north, the extension of Southern Street to the south, South 2nd Avenue to the west, and 4th Avenue to the east. Several resources within the Walnut Grove Addition have been previously evaluated for individual NRHP eligibility, including the St. Augustine Catholic Church – Loves Foundation Church (5AM.3222); 234 Bridge St. (5AM.88); the Gordon Hotel, consisting of multiple addresses including 236 – 244 Bridge St. (5AM.89); 274 – 284 Bridge St. (5AM.90); and 300 – 348 Bridge St. (5AM.91). Aside from the Gordon Hotel (5AM.89) which was determined field eligible in 1981, all the above-mentioned resources have determinations of field not eligible. A field determination indicates that the SHPO has not officially concurred with the determination. No resources in the Walnut Grove Addition carry an official SHPO determination of eligibility at the time of this reporting.

4.1.1 Walnut Grove Addition – Reconnaissance Survey

The attached Table 1 summarizes the buildings recorded during the 2022 reconnaissance level survey. Resources included in the reconnaissance survey were not evaluated for individual NRHP eligibility. In addition to identifying those resources with high potential for NRHP eligibility, the potential for a historic residential district was also evaluated as part of this project.

Most of the resource information for the properties discussed in this report is derived from the Adams County Assessor Office. The records of the Adams County Assessor are incomplete and, in some instances, do not accurately reflect the correct date of construction for properties located in the Walnut Grove Addition. However, information was also retrieved from archival documents obtained at the Brighton City Museum, the OAHN COMPASS database, city directories, and the U.S. Library of Congress, supplemented by research at Denver Public Library and online repositories such as Colorado Historic Newspapers. Taken together there are many buildings of a cohesive architectural style and period of construction located in the Walnut Grove Addition constituting a potential National Register historic district eligible under Criterion A for association with the economic growth and developmental history of Brighton, and Criterion C for the wide representation of architectural styles.

5. Conclusions and Recommendations

The collection of resources identified through the 2022 reconnaissance-level survey of the Walnut Grove Addition represent a high degree of historic architectural and thematic cohesion. Of the 152 total resources identified through the reconnaissance level survey, 20 were ranked as having high potential for individual NRHP eligibility. For the most part, resources with a high potential of individual NRHP eligibility are likely to be eligible under NRHP Criterion C for their architectural qualities and characteristics. These 20 resources are listed below. Furthermore, 94 resources were identified as having medium potential for NRHP eligibility, while the remaining 39 resources were identified as having a low potential for individual eligibility.

Resources with a “High” potential for individual NRHP eligibility:

- | | |
|-----------------------------|-----------------------------|
| • 205 Egbert St | • 175 S 4 th Ave |
| • 373 S 3 rd Ave | • 219 S 3 rd Ave |
| • 376 S 3 rd Ave | • 239 S 4 th Ave |
| • 402 S 3 rd Ave | • 245 S 4 th Ave |
| • 405 S 4 th Ave | • 274 S 3 rd Ave |
| • 24 S 3 rd Ave | • 275 S 3 rd Ave |
| • 107 S 4 th Ave | • 305 S 3 rd Ave |
| • 129 S 4 th Ave | • 416 S 3 rd Ave |
| • 363 S 3 rd Ave | • 402 S 2 nd Ave |
| • 175 S 3 rd Ave | • 426 S 3 rd Ave |

Due to the high number of architecturally and thematically cohesive resources, there is also a high potential for a historic residential district within the Walnut Grove Addition. The potential historic residential district would be bounded by East Bridge Street in the north and East Southern Street in the south, South 4th Avenue to the east and South 2nd Avenue to the west. Historic themes represented within the potential district include architecture as well as community planning and development with a period of significance extending from 1887, when the Walnut Grove Addition was formally platted, to 1930 when most of the houses in the subdivision had been constructed. While there are relatively few properties identified as having high potential for individual NRHP eligibility, taken together, many of the residences in the subdivision are representative of a cohesive architectural style and period of construction constituting a potential National Register historic district eligible under Criteria A and C for their association with the economic growth and development of Brighton and for their architectural styles.

The 20 houses identified as having the greatest potential for NRHP eligibility in this report represent a sample of residential buildings in the Walnut Grove Addition containing a variety of architectural styles. Future investigations in the area should prioritize the intensive evaluation these resources for individual NRHP eligibility to officially determine NRHP eligibility through formal consultation with the SHPO. Priority should also be given to the intensive evaluation of the potential residential historic district. Additionally, future projects should also focus on evaluation of those residences within the Walnut Grove Addition identified through the 2022 reconnaissance-level survey as having medium probability of eligibility by performing intensive-level evaluations of individual NRHP eligibility as well as a determination of the status of residences as either contributing or non-contributing to the potential historic residential district. Additional surveys should continue to expand outward from the downtown core of Brighton into the surrounding subdivisions to better understand pre- and post-World War II development and residential trends as they manifested in the different of neighborhoods of Brighton.

Resources found as having high potential for individual eligibility to the NRHP should also be considered as having high probability for the Colorado State Register of Historic Places (SRHP). Additionally, resources with potential NRHP and SRHP eligibility may also be candidates for local landmark designation for their strong association with the developmental growth of Brighton and particularly for the growing affluence and general economic development in the area as evidenced by the residential architecture of the Walnut Grove Subdivision.

Residential resources identified as having Medium and High probability for individually NRHP eligibility should be considered likely to contribute to the potential historic residential district comprised by the Walnut Grove Addition. This report finds that, of the 152 total resources located in the potential district, approximately 107 residential buildings (or about 70%) could be considered potentially contributing. Additional research may yield further information regarding both the eligibility of individual resources, as well as for their contributing status within the potential historic residential district. Finally, the four resources in the Walnut Grove Addition which have been previously evaluated and carry field determinations should be reevaluated using standard inventory forms and following the most current OAHF guidance to obtain an official determination of eligibility through consultation with SHPO.

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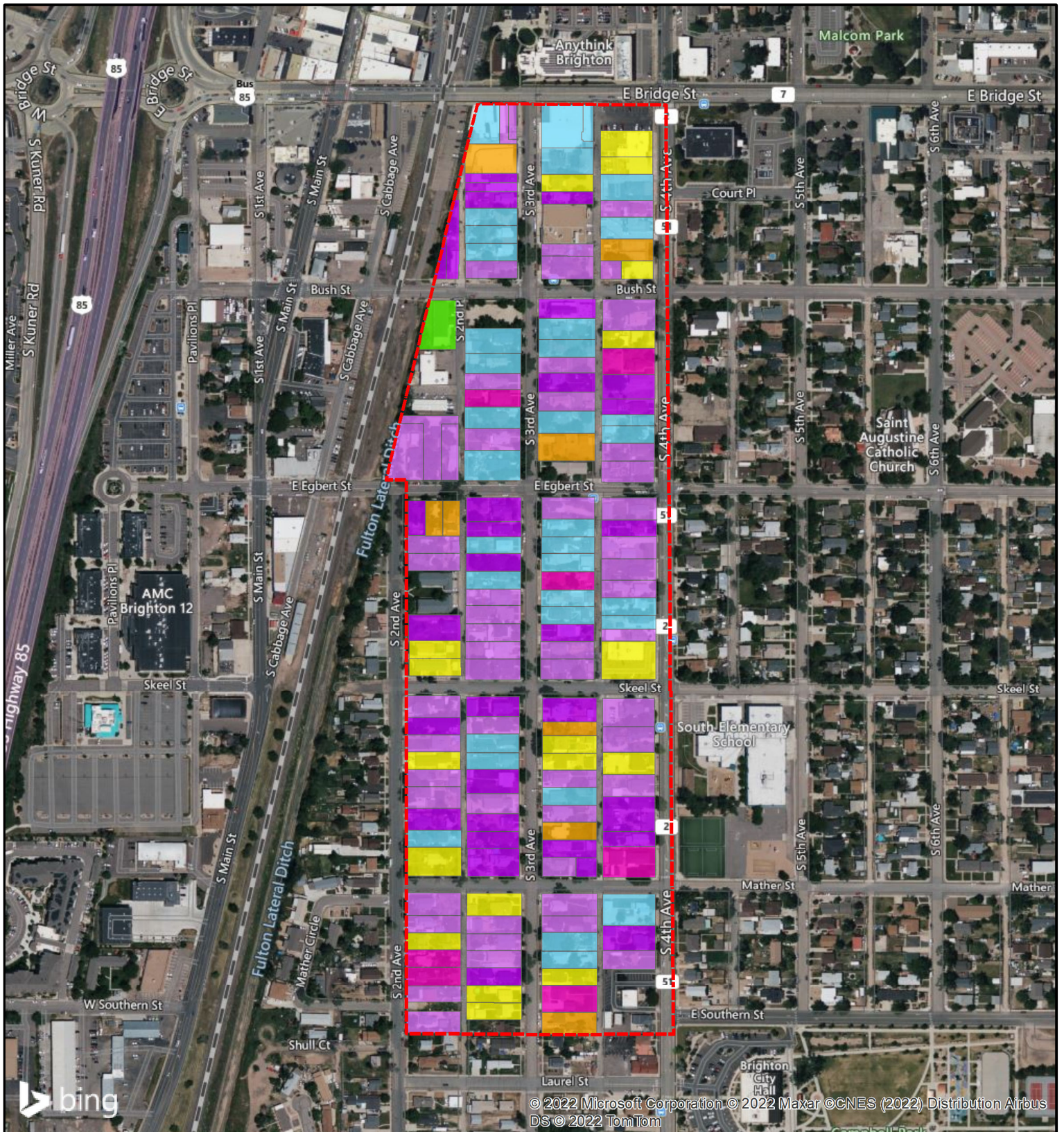
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Figures



Legend

Study Area	1941-1950
1901-1910	1951-1960
1911-1920	1961-1970
1921-1930	1971-1972
1931-1940	



0 300 600
Feet

Pinyon
Environmental, Inc.

Parcels by Decade
Walnut Grove Subdivision
Brighton, Colorado
Adams County

Site Location: Section 7 Township 1S, Range 66W, 6th Principal Meridian

Pinyon Project Number: I21097903




Drawn By: SMF




Figure: 2



Reviewed By: ALB




Date: 6/9/2022




Table I – Reconnaissance Survey Table


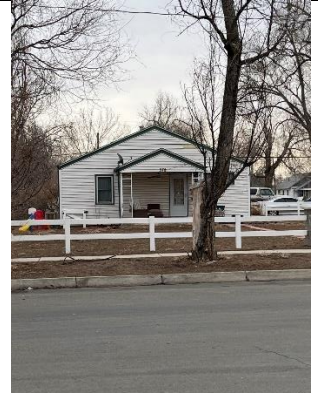

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
153 S 4TH AVE	1901	Frame Masonry Veneer Two-story No Style	Medium	
233 EGBERT ST	1919	Frame Siding One-story Craftsman Bungalow	Medium	
205 EGBERT ST	1919	Frame Siding One-story Craftsman Bungalow	High	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
249 EGBERT ST	1918	Frame Siding One-story Craftsman Bungalow	Medium	
159 S 4TH AVE	1908	Bruggermann House Frame Masonry Veneer 1.5 story Edwardian	Medium	
165 S 3RD AVE	1918	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
166 S 3RD AVE	1949	Frame Siding One-story Minimal Traditional	Low	
315 S 4TH AVE	1917	Frame Siding One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
320 S 3RD AVE	1951	Frame Masonry Veneer 1.5 story Minimal Traditional	Medium	
318 S 2ND AVE	1920	Frame Siding Duplex One-story Minimal Traditional	Low	
319 S 3RD AVE	1908	Frame Siding One-story Craftsman Bungalow	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
331 S 4TH AVE	1955	Frame Masonry Veneer One-story Minimal Traditional Façade improvements ca. 1963	Low	
328 S 2ND AVE	1951	Frame Siding One-story Minimal Traditional	Low	
328 S 3RD AVE	1952	Frame Siding One-story Minimal Traditional	Low	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
329 S 3RD AVE	1908	Frame Siding One-story Edwardian	Medium	
378 S 2ND AVE	1951	Frame Siding One-story Minimal Traditional	Medium	
373 S 3RD AVE	1923	Frame Siding Two-story Craftsman Bungalow	High	


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
376 S 3RD AVE	1919	Frame Siding One-story Craftsman Bungalow	High	
337 MATHER ST	1929	Frame Siding One-story Minimal Traditional	Medium	
402 S 2ND AVE	1919	Frame Siding One-story Craftsman Bungalow Samuel and Millie McLaughlin first constructed the house. Samuel was a sugar factory foreman.	High	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
405 S 3RD AVE	1951	Frame Masonry Veneer One-story Minimal Traditional	Medium	
402 S 3RD AVE	1918	Frame Siding One-story Craftsman Bungalow	High	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
405 S 4TH AVE	Ca. 1901	Frame Masonry Veneer 1.5 story Edwardian	High	
290 S 2ND AVE	1951	Frame Stucco Apartment LT 3-stories (multiple unit) Minimal Traditional	Low	
204 EGBERT ST	Ca. 1920	Frame Siding One-story Minimal Traditional	Low	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
204 BRIDGE ST	1915	Commercial Retail Store Twentieth Century Commercial	Low	
300 BRIDGE ST	1906	Commercial (5AM.91 – Determined Not Eligible Field in 1981) Service Garage Twentieth Century Commercial	Low	
348 BRIDGE ST	1906	Commercial (5AM.91 – Determined Not Eligible Field in 1981) Retail Store Twentieth Century Commercial	Low	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
21 S 4TH AVE	1953	Commercial Office Building Twentieth Century Commercial	Low	
21 S 3RD AVE	1948	Commercial Service Garage Twentieth Century Commercial	Low	
24 S 3RD AVE	1901	Frame Siding Two-story Dutch Colonial Revival	High	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
27 S 4TH AVE	1954	Commercial Office Building Twentieth Century Commercial	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
21 S 3RD AVE	1924	Commercial Retail Store Twentieth Century Commercial	Low	
30 S 3RD AVE	1951	Frame Siding 1.5 story Minimal Traditional	Low	


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
39 S 4TH AVE	1910	Frame Masonry Veneer One-story Twentieth Century Commercial Blackburn Photo Studio	Medium	
39 S 3RD AVE	1924	Commercial Retail Store Twentieth Century Commercial	Low	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
44 S 3RD AVE	Ca 1899	Frame Masonry Veneer 1.5 story Minimal Traditional	Medium	
43 S 3RD AVE	Ca. 1910	Frame Masonry Veneer 1.5 story Edwardian	Medium	
47 S 4TH AVE	1920	Frame Siding 1.5 story Edwardian	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
245 BUSH ST	1930	Commercial City Club Twentieth Century Commercial	Low	
49 S 3RD AVE	Ca. 1913	Frame Siding 1.5 story Twentieth Century Commercial Ace Jewelry & Beauty Nook	Low	
55 S 4TH AVE	1910	Commercial One-story Craftsman Bungalow	Low	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
57 S 3RD AVE	Ca. 1904	Frame Siding One-story Minimal Traditional	Low	
237 BUSH ST	1921	Frame Siding One-story Minimal Traditional	Low	
65 S 4TH AVE	1945	Masonry Concrete Block Apartment LT 3 stories (multiple unit) Twentieth Century Commercial	Low	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
70 S 3RD AVE	Ca. 1908	Frame Masonry Veneer 1.5 story Edwardian Renovations ca. 1993	Medium	
67 S 3RD AVE	1904	Frame Siding 1.5 story Minimal Traditional	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
355 BUSH ST	1914	Masonry Concrete Block 1.5 story Minimal Traditional	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
75 S 4TH AVE	1954	<p>Commercial Office Building Twentieth Century Commercial</p> <p>Site is the former Twombly Mansion (Used to be one of the first houses built on South 4th Ave).</p> <p>May have been a dentist office for a period of time.</p>	Low	
75 S 3RD AVE	Ca. 1904 & 1920	<p>Top - Frame Masonry Veneer One-story Minimal Traditional</p> <p>Bottom - Commercial Barber/Beauty Shop Twentieth Century Commercial</p>	Medium	 




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
76 S 3RD AVE	Ca. 1904	<p>First Methodist church "Methodist Episcopal Church"</p> <p>Twentieth Century Revival</p> <p>Current name: St. Elizabeth Episcopal Church</p> <p>Land was donated by Twombly who owned house behind (east) of the church</p>	Medium	
100 S 3RD AVE	1887	<p>St. Augustine Catholic Church – Loves Foundation Church (5AM.3222 – Determined Field Not Eligible in 2014)</p> <p>Mortuary Late Nineteenth Century/Twentieth Century Revival</p>	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
107 S 4TH AVE	Ca. 1910	<p>S.F. Eaton House</p> <p>Frame Masonry Veneer Two-story Foursquare</p> <p>S.F. Eaton was one of Brighton's first merchants.</p>	High	
244 BUSH ST	1971	<p>Commercial Storage Warehouse Twentieth Century Commercial</p>	Low	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
112 S 3RD AVE	1904	Tabor-Rice Funeral Home Frame Masonry Veneer Two-story Foursquare	Medium	
115 S 3RD AVE	Ca. 1904	Knapp House Frame Masonry Veneer One-story Edwardian From Denver Public Library: "Mr and Mrs Knapp in garden they owned farm operated by the Chikuma family. Jim K. was ditch rider for many years. After moving to Brighton, he worked in the courts (probably bailiff). After the Knapps, Mrs. Mary Parrish Hall, lived in the house for several years (daughter of Mrs. Knapp)." Date of Photograph between 1940-1960	Medium	


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
113 S 4TH AVE	1944	Frame Masonry Veneer One-story Minimal Traditional	Low	
120 S 3RD AVE	Ca. 1908	Gus W. Hitner House Masonry Veneer 1.5 story Edwardian Detached Garage Subdivision: Walnut Grove, Block 17, Lot 5 and 6 1923 Directory: G. W. Hitner, Kenneth, Ernest 1929: Gus W. Hitner, Minnie, Ernest 1937 Directory: Minnie Hitner, Ernest, Kenneth Brighton & Surrounding Areas 1887-1987: (F75, Page 341) Hitner was a delivery boy for Rave's grocery store	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
129 S 4TH AVE	Ca. 1900	Sam Eaton House Commercial Office Building Tudor Revival	High	
121 S 3RD AVE	1908	Frame Siding 1.5 story Edwardian	Medium	
128 S 3RD AVE	1912	Frame Siding 1.5 story Edwardian	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
134 S 3RD AVE	1922	Frame Siding One-story Minimal Traditional	Medium	
135 S 3RD AVE	1919	Frame Siding One-story Craftsman Bungalow	Medium	
135 S 4TH AVE	Ca. 1900	WM. Abbett House Frame Masonry Veneer One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
141 S 3RD AVE	1933	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	
144 S 3RD AVE	Ca. 1904	Phillip Taylor House Frame Masonry Veneer Two-story Edwardian 1923: Wells W.S., Audrey 1929: Hodges G.C. Cecelia, Arther, Clarence, Margaret, Gertrude, Herluet 1939: Dinges, Albert, Mary, Rich, Alfred, Leonard, Leretha, Alice, Eleanor Herman Edward, Mary Anne, Francis Rear porch is not original; added before 1958.	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
149 S 4TH AVE	Ca. 1920	Frame Siding One-story Craftsman Bungalow	Medium	
147 S 3RD AVE	1908	Frame Siding One-story Craftsman Bungalow	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
152 S 3RD AVE	1902	<p>J.F. Alexander House</p> <p>Frame Masonry Veneer Two-story Foursquare</p> <p>Detached Garage</p> <p>J.F was a Brighton doctor</p> <p>1923: Dr. F.E. Colby and Jessie</p> <p>1929: Albert Hulen; Marge, Dorthy, Virigina, William, Shirley (Albert was postmaster, Sept. 18, 1929-March 6, 1934)</p> <p>1929: E.R. Heath; Viola J., Ralph, Barbara, Elaine, Charles</p> <p>1947: Rev. Raymond D. Lowden; Gretchen (Rev. Lowden owned the house until his death in 1955. His wife Gretchen owned it until circa 1980 when it was sold to several owners)</p> <p>Previous record of being “restored” at an unknown date</p>	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
337 S 3RD AVE	1928	Frame Siding One-story Minimal Traditional	Medium	
334 S 3RD AVE	1911	Frame Siding One-story Edwardian	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
336 S 2ND AVE	1920	Frame Siding One-story Minimal Traditional	Medium	
339 S 4TH AVE	1917	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
342 S 3RD AVE	1909	Frame Siding One-story Minimal Traditional	Medium	
342 S 2ND AVE	1915	Frame Siding 1.5 story Craftsman Bungalow	Medium	
355 S 3RD AVE	1919	Frame Siding One-story Minimal Traditional	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
347 S 4TH AVE	Ca. 1920	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	
350 S 3RD AVE	1920	Frame Siding One-story Craftsman Bungalow	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
356 S 2ND AVE	1923	Frame Stucco One-story Minimal Traditional	Low	
359 S 3RD AVE	1922	Frame Siding One-story Minimal Traditional	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
360 S 3RD AVE	1950	Frame Masonry Veneer One-story Minimal Traditional	Medium	
353 S 4TH AVE	1924	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
364 S 2ND AVE #A	1902	Frame Siding Duplex one-story Minimal Traditional	Medium	
363 S 3RD AVE	Ca. 1920	Frame Siding One-story Craftsman Bungalow	High	
366 S 3RD AVE	Ca. 1920	Frame Siding One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
373 S 4TH AVE	Ca. 1920	Frame Siding One-story Classic Cottage	Medium	
167 S 4TH AVE	1913	Frame Siding One-story Queen Anne	Medium	
175 S 3RD AVE	1908	Schuyler G. Hurst House Frame Siding Two-story Craftsman Bungalow Built by Schuyler Grant Hurst and his wife Carrie S.G. Hurst was first Cashier and later President of the Bank of Brighton which was	High	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
		founded by Daniel F. Carmichael in 1888.		
175 S 4TH AVE	1912	J.N. Counter House Frame Siding 2.5 story Foursquare "The J.N. Counter house at S 4th Ave. and Egbert was an early built large house and can be seen today." (From Brighton City Museum newspaper article dated 1976)	High	
202 S 3RD AVE	Ca. 1904	Frame Siding One-story Minimal Traditional	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
203 S 4TH AVE	1917	Frame Siding One-story Edwardian	Medium	
203 S 3RD AVE	Ca. 1900	Charles Atmore House Frame Masonry Veneer 1.5 story Edwardian	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
210 S 3RD AVE	1901	Frame Siding 1.5 story Minimal Traditional Edwardian	Medium	
211 S 4TH AVE	Ca. 1920	Frame Siding One-story Minimal Traditional	Medium	
211 S 3RD AVE	1921	Frame Siding One-story Craftsman Bungalow	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
221 S 4TH AVE	1919	Frame Siding One-story Minimal Traditional	Medium	
218 S 3RD AVE	1909	Frame Masonry Veneer 1.5 story Edwardian	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
219 S 3RD AVE	1901	Frame Masonry Veneer Two-story Foursquare	High	
227 S 3RD AVE	Ca. 1920	Frame Siding One-story Craftsman Bungalow	Medium	
224 S 3RD AVE	1901	Frame Siding One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
231 S 4TH AVE	1917	Frame Siding One-story Classic Cottage	Medium	
235 S 3RD AVE	1908	Frame Siding 1.5 story Tudor Revival	Medium	
234 S 3RD AVE	1937	Frame Siding One-story Minimal Traditional	Medium	


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
239 S 4TH AVE	1918	Frame Siding One-story Craftsman Bungalow	High	
242 S 3RD AVE	1907	Frame Siding One-story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
243 S 3RD AVE	1915	Frame Siding Triplex One-story Minimal Traditional	Medium	
245 S 4TH AVE	1910	Cline Pearce House Frame Siding One-story Classic Cottage	High	
252 S 3RD AVE	1909	Frame Masonry Veneer One-story Edwardian	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
253 S 3RD AVE	1918	Frame Siding 1.5 story Craftsman Bungalow	Medium	
255 S 4TH AVE	1901	Frame Siding One-story Craftsman Bungalow	Low	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
258 S 3RD AVE	Ca. 1920	Frame Siding One-story Minimal Traditional	Low	
259 S 3RD AVE	1912	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	
261 S 4TH AVE	1914	Frame Siding One-story Minimal Traditional	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
275 S 4TH AVE	1959	Commercial Restaurant Twentieth Century Commercial	Medium	
266 S 3RD AVE	1914	Frame Siding One-story Minimal Traditional	Low	
267 S 3RD AVE	1918	Frame Siding One-story Minimal Traditional	Medium	



Address	Year built	Notes	Assessment (high, medium, low)	Photographs
274 S 3RD AVE	1919	<p>John Ehler House</p> <p>Frame siding One-Story Craftsman Bungalow</p> <p>1923: Ehler, John: Mary. Helen. Albert, Henry, John Jr.</p> <p>John Ehler was a prominent realtor in the Denver, Brighton, and Platteville area. He was born in 1877 in Lankerchen, Fehmarn Island, Germany. Married to Mary Fedderson on October 20, 1899. First farm purchased west of Brighton where he produced whet and wild hay. First wife Mary died in 1936. Ehler's lived on South 4th Avenue, South Main, and then 274 South 3rd Ave. Known as "the biggest individual land realtor in pioneer."</p>	High	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
275 S 3RD AVE	1919	Frame Masonry Veneer 1.5 story Craftsman Bungalow Former residence of Morgan Smith, Colorado House Democrat (1972- 1978)	High	
304 S 2ND AVE	1917	Frame Siding Two-story Foursquare	Medium	
305 S 3RD AVE	Ca. 1920	Frame Siding One-story Craftsman Bungalow	High	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
300 S 3RD AVE	1928	Frame Masonry Veneer 1.5 story Minimal Traditional	Medium	
301 S 4TH AVE	1920	Commercial Church Italianate	Medium	
311 S 3RD AVE	1918	Frame Siding 1.5 story Craftsman Bungalow	Medium	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
310 S 2ND AVE	Ca. 1920	Frame Siding One-story Minimal Traditional	Low	
306 S 3RD AVE	1946	Frame Siding Two-story No Style	Low	




Address	Year built	Notes	Assessment (high, medium, low)	Photographs
408 S 3RD AVE	1916	Frame Siding One-story Craftsman Bungalow	Low	
411 S 3RD AVE	1912	Frame Siding 1.5 story Edwardian	Medium	
408 S 2ND AVE	1917	Frame Siding One-story Edwardian	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
417 S 4TH AVE	1923	Frame Siding One-story Edwardian	Medium	
418 S 3RD AVE	1908	Frame Siding One-story Craftsman Bungalow	Medium	

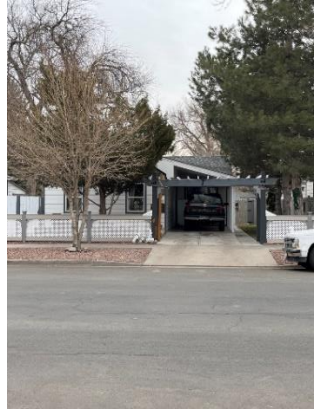


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
416 S 2ND AVE	1953	Frame Masonry Veneer One-story Minimal Traditional	High	
419 S 3RD AVE	1920	Frame Siding One-story Craftsman Bungalow	Medium	
430 S 2ND AVE	1940	Frame Siding One-story Minimal Traditional	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
426 S 3RD AVE	1908	Frame Siding One-story Edwardian	High	
425 S 3RD AVE	1919	Frame Masonry Veneer One-story Craftsman Bungalow	Medium	
433 S 3RD AVE	1927	Frame Siding One-story Craftsman Bungalow Windows may be original.	Medium	


Address	Year built	Notes	Assessment (high, medium, low)	Photographs
432 S 2ND AVE	1931	Frame Siding One-story Minimal Traditional	Low	
440 S 3RD AVE	1936	Frame Siding 1.5 story Minimal Traditional	Low	
445 S 3RD AVE	1960	Frame Siding One-story Minimal Traditional	Low	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
442 S 2ND AVE	1914	Frame Siding One-story Minimal Traditional	Medium	
434 S 3RD AVE	1955	Frame Siding One-story Minimal Traditional	Medium	
425 S 4TH AVE	1920	Frame Siding One-story Minimal Traditional	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
224 EGBERT ST	Ca. 1920	Frame Siding One-story Minimal Traditional	Low	
246 EGBERT ST	Ca. 1920	Frame Siding One-story Minimal Traditional	Medium	
218 S 2ND AVE	1913	Frame Siding One-story Classic Cottage	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
226 S 2ND AVE	1912	Frame Siding One-story Minimal Traditional	Low	
256 S 2ND AVE	1923	Frame Siding One-story Minimal Traditional	Low	
280 S 2ND AVE	1956	Frame Siding Duplex One-story Minimal Traditional	Low	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
456 S 2ND AVE	1915	Frame Siding One-story Minimal Traditional	Medium	
457 S 3RD AVE	1951	Frame Siding One-story Minimal Traditional	Medium	
460 S 3RD AVE	1949	Frame Siding One-story Minimal Traditional	Medium	

Address	Year built	Notes	Assessment (high, medium, low)	Photographs
234 BRIDGE ST	Ca. 1900	Commercial (5AM.88 – Determined Field Not Eligible in 1981) Retail Store Twentieth Century Commercial	Medium	
236 – 244 BRIDGE ST	Ca. 1900 & 1919	Top - Gordon Hotel (5AM.89 – Determine Field Eligible in 1981) Commercial Stone Nineteenth Century Commercial Bottom - Commercial (5AM.89 – Determine Field Eligible in 1981) Retail Store Twentieth Century Commercial	Medium	