

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Council Chambers
Brighton, CO 80601

Agenda

Date: March 13, 2014

6:00 p.m.



**BRIGHTON HISTORIC
PRESERVATION
COMMISSION**
500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042
sjohnson@brightonco.gov

Chairperson:
Joseph Burt

Vice –Chair:
Kevin Dunham

Treasurer/Secretary:
Allison Lockwood

Commissioners:
*Danielle Henninger
Patricia Reither
Albin Wagner*

City Council
Representatives:
*Ken Kreutzer
Kirby Wallin – Alternate*

Emeritus

Youth Commission
Representative:
Austin Bargmann

Alternate:
*Ken Mitchell
Lynette Marrs*

City Admin. Assistant:
Sheryl Johnson

City Staff:
Aja Tibbs

- | | |
|--------------------------------------------------------------------------------|--------------------|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR FEBRUARY 13, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT | |
| Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. PUBLIC HEARING | |
| Old Senior Center | Joseph Burt |
| VIII. REPORTS / PRESENTATIONS | |
| Downtown Partnership | Gary Montoya |
| <u>Staff:</u> | |
| Report from Aja | Aja Tibbs |
| <u>Committees:</u> | |
| IX. UNFINISHED BUSINESS | |
| Event Planning | Danielle Henninger |
| 2014 Finances | Allison Lockwood |
| X. NEW BUSINESS | |
| Goal Setting Session | Aja Tibbs |
| Letter of Support – Bromley Farm Phase 1 Interior | Joseph Burt |
| Japanese American Newspaper Archival | Joseph Burt |
| XI. ADDITIONAL COMMENTS | |
| XII. ADJOURNMENT | |
| XIII. ANNOUNCEMENTS | |

NEXT MEETING
April 10, 2014

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission

Reviewed By: Jason Bradford, AICP, Planning Division Manager

Prepared By: Aja Tibbs, Long Range & Historic Preservation Planner

Date Prepared: February 27, 2014

Requested Action: Review at a public hearing and make a recommendation to the City Council for the nomination of the 575 Bush Street as a Historic Landmark.

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.

BACKGROUND:

The BHPC submitted a nomination application for the former senior center, addressed as 575 Bush Street, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark.

This application was originally scheduled and published for review on February 13, 2014. At said hearing, the Commission was made aware that the sign posted on the property indicated that the hearing would be held at another location. Upon receiving this information the Commission continued the hearing to March 13, 2014, and requested that staff send additional written notice to the adjacent property owners in addition to correcting the property notice posting. Therefore, staff has revised the property posting (with the new date and correct address), published the second hearing date in the Brighton Standard Blade, and mailed a letter to the adjacent property owners describing the continuation and project review. A copy of the letter and mailing addresses has been attached for reference.

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 building at 575 Bush Street was built in 1919. It was a south-facing, 1-story, 50' x 85' building, with the basement that was 1/2 underground and 1/2 above ground, and a lower level 19' x 50' section to the rear (north elevation). The building was constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least two different parapet styles throughout the years (demonstrated in various historic photographs). The earliest style had a varied upper line giving the building a mission style appearance popular in Colorado between 1900-1930. The later version flattens out the roof in a more commercial style design. Other exterior ornamentation includes upper transom windows for all main floor windows, and upper and side transom windows along the front (south) door. All window frames are double hung 6/1 windows, have 6 sash transoms above, and a brick corbel base along each window frame. Also, a distinct projecting entablature wraps around the building at the roof line (below the parapet), and masonry ornamentation can be found in the parapet above the main entrance (south). A flight of cement steps led to the south entrance, and an outside entrance to the basement was located under the cement steps. The architect of the building was William Redding, who is a local architect from Denver known for his design of other buildings throughout Colorado and Wyoming. His firm, WM Redding & Son,

also designed the Hotel Boulderado, a mission style building in Boulder Colorado. Overall, design elements lead toward a classical revival style for commercial buildings, which was a popular for government buildings in the early 20th century. The original parapet lends to mission style influences which were perhaps a signature of Mr. Redding at the time.

The interior of the structure was created for many purposes. The front entrance contained public offices for the Mayor and City Clerk. The top half of the walls were painted white and the bottom half was painted pale green, with a rail board splitting the two shades. The woodwork throughout the building had a natural wood finish. In back of the offices was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and matched to the buildings trim work. Behind the assembly hall space, four rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Avenue provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement. The roof of the building was made with composition roofing, and the grounds of the building were completed as soon as the building was finished. Several wells on the property provided water pumped into the water tank and connected to the water line infrastructure that served early residents. The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

Over the years, additions and renovations have been made to the original site to address the shifted uses and needs of the property. An addition was added to the east side of the building in 1986. However, the style and size of the addition still allows visibility of the original structure shape, and the east wall is visible from the interior of the addition. The concrete stairs have been replaced, and the handrails have changed in style and shape over the years. The boiler system and the roof have also been replaced or repaired. Lastly, the water tower was demolished in 1989 for safety concerns and to install a parking lot.

CULTURAL SUMMARY:

The structure was originally built as the first City Hall of Brighton. As previously mentioned it housed some of the first mayors and clerks offices, and had a large room for assemblies where dance permits were issued for the youth for \$15 each, and the rear addition housed and stored Fire equipment for the Fire Department. For many years, the building was also known as the City Water Department. The water wells on site were dedicated by Mr. Carmichael who is one of the founding fathers of Brighton. At the time he organized the Brighton water and electric company in 1891, and the water wells, pump and water tower helped to provide much needed water to the residents of Brighton for many years. By 1946, the library moved into the building, and in 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave. So, in 1976, the building was leased by the city and designated to be used as a Senior Center, when a federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. During the 1980's it became tradition for some members of the senior high school

class to climb the water tower and paint the year of their graduation on the tower. When the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot to address parking needs. In 1986, another federal grant was issued to construct a kitchen and cafeteria, and was completed the summer of 1986. Over the years, the building housed many senior and community events. Most recently, a new senior center was constructed in the spring of 2011, which prompted the vacancy of the structure. It is currently being used on a temporary basis for city storage and occasional youth events.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, 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:

With almost 100 years of use as a public and community building, the structure at 575 Bush Street has historic ties to Brighton residents of all ages. This building relates to geographic heritage by being Brighton's original town hall located in close proximity to other historic structures such as the Adam's County Courthouse and Brighton Armory. It also relates to the cultural and social heritage of Brighton with links to significant persons in Brighton's history such as Daniel Carmichael, William Redding, early government officials, and historic businesses such as Leffingwell and BIL&P Company. Perhaps most importantly, this building has been iconic to the Brighton community for many years as others have memories of the building and its many different uses.

Given the substantial position that the former senior center has held throughout Brighton's history, the building seems an obvious choice for designation as a historic landmark. Staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that 575 Bush Street meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the Brighton Armory, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a 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 or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation

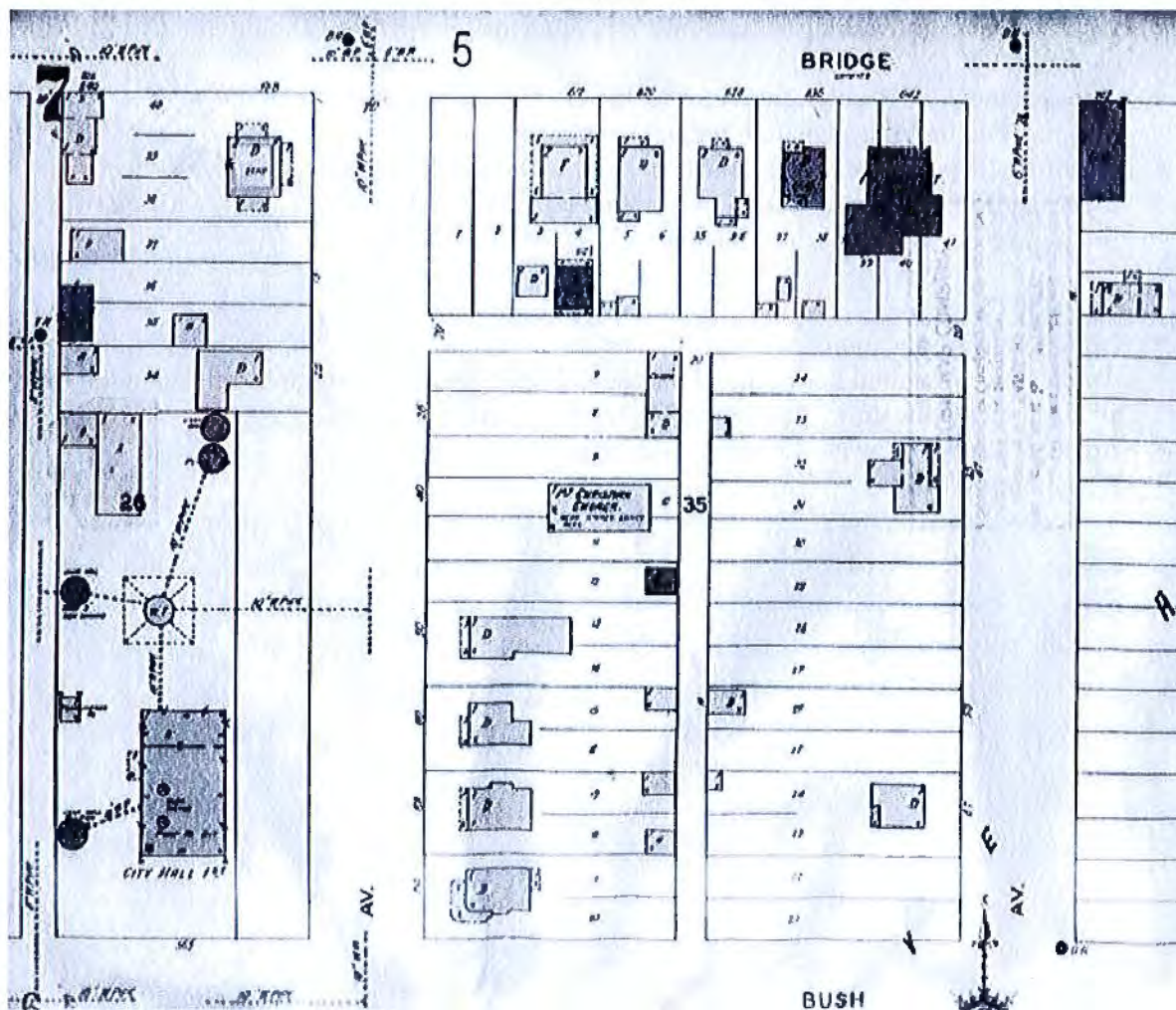
of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- 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.

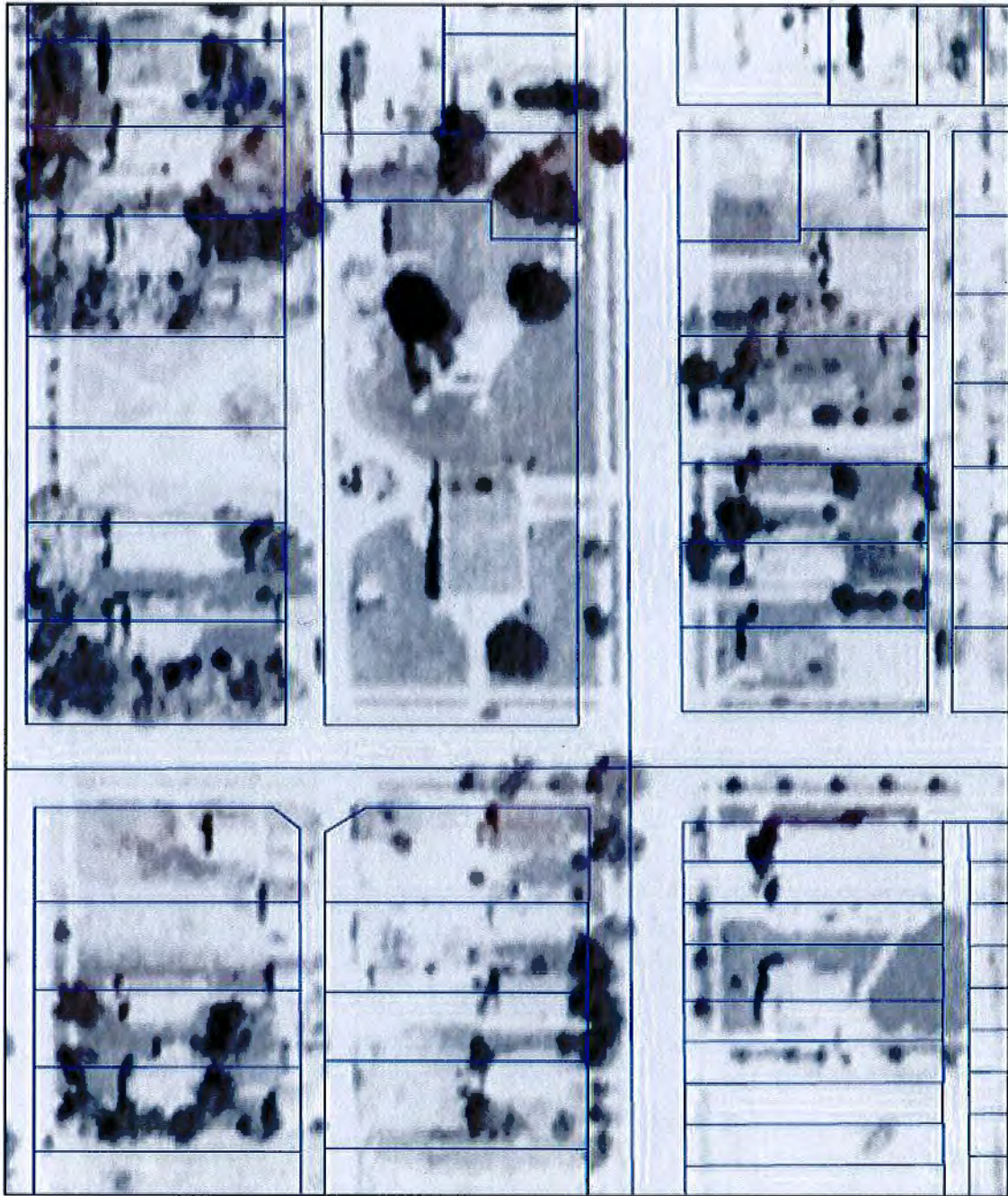
ATTACHMENTS:

- Nomination Application
- Application Submittal Items: aerial photographs and maps, photographs related to the site, and the application questionnaire (specific criteria analysis).
- Adjacent Property Owner Letter & Addresses
- Resolution (draft)

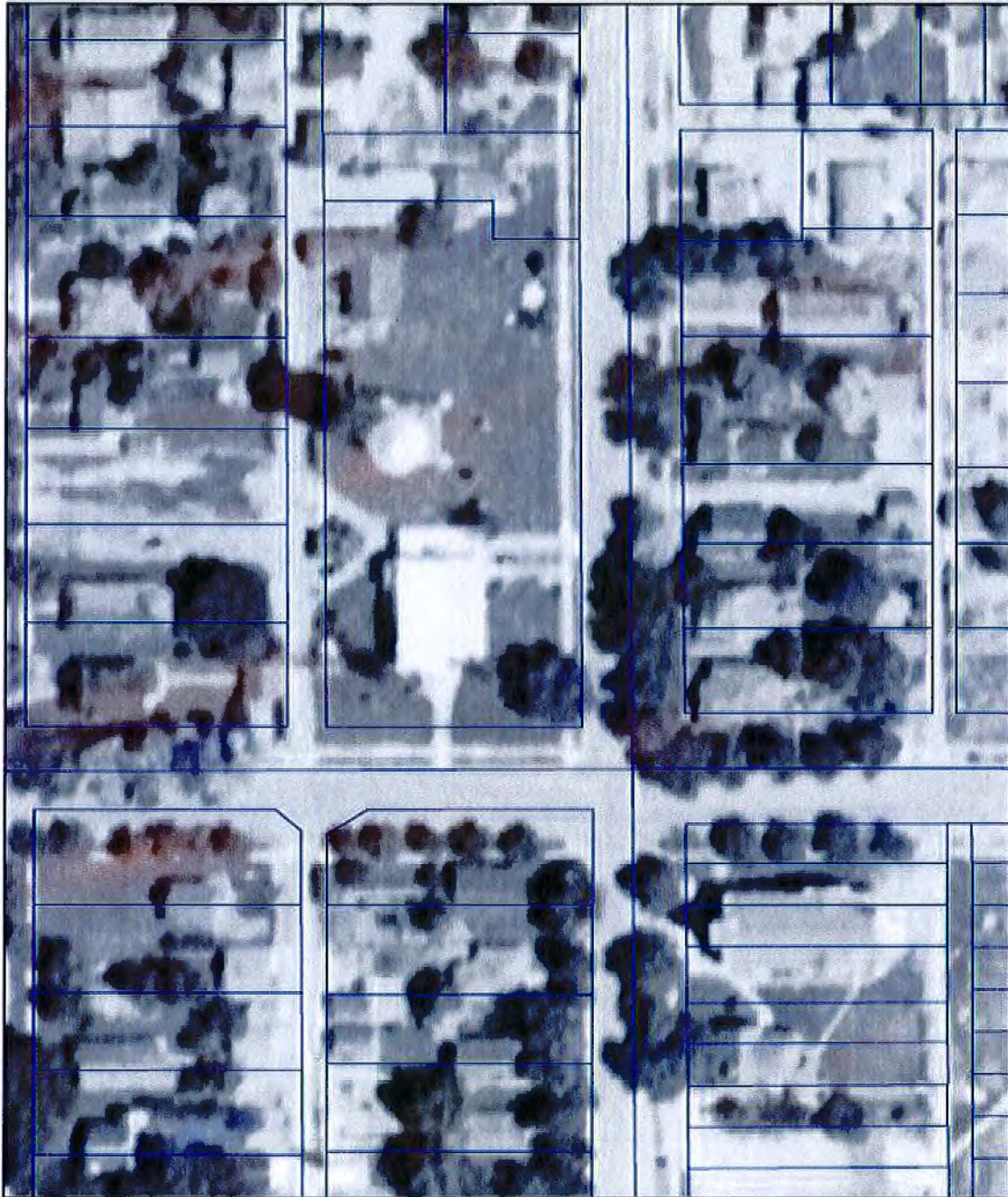
Maps, Aerial Photographs, and Plans Related to the History of 575 Bush Street



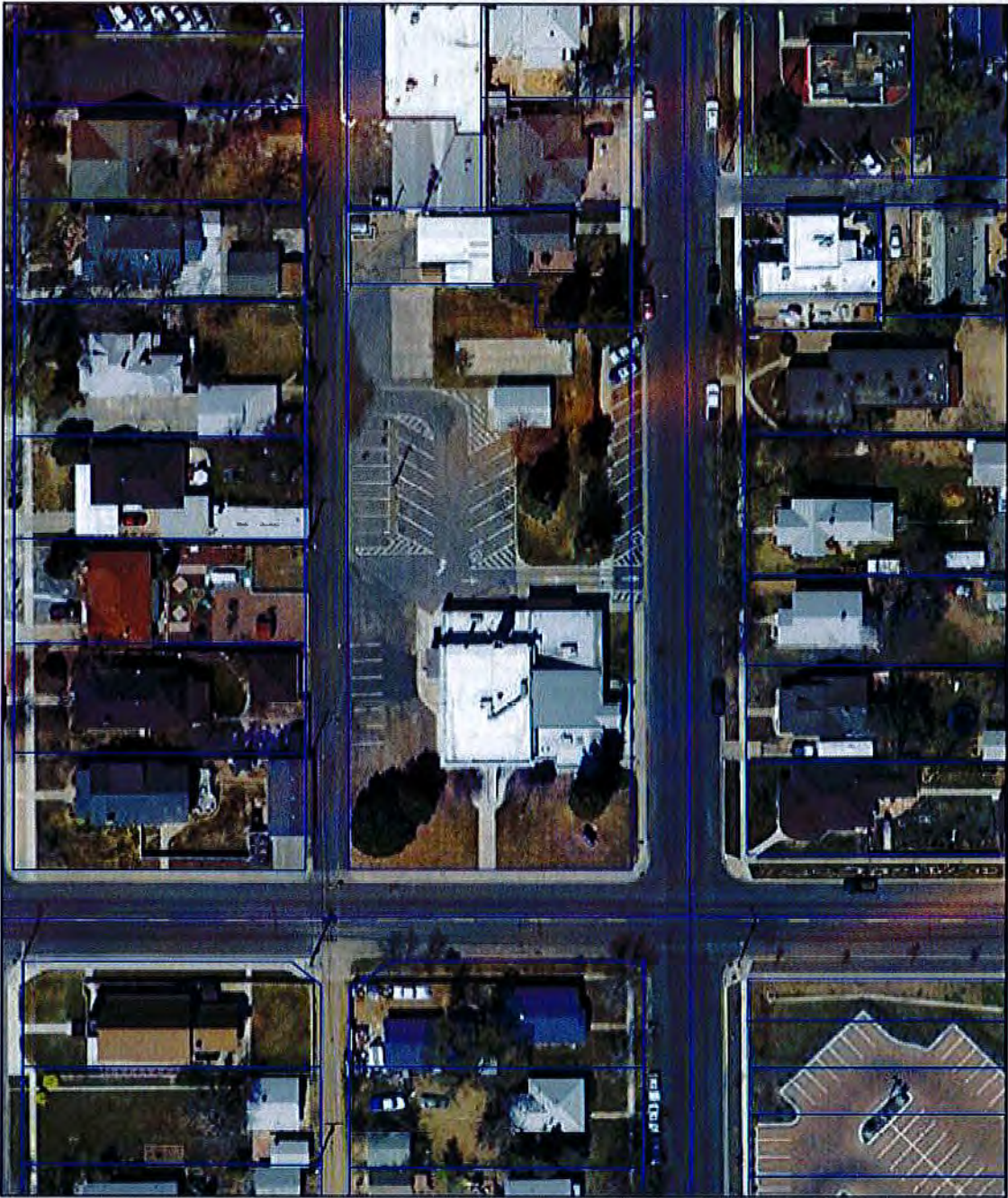
This 1928 map demonstrates the wells and water tower in relationship with structure. Note: The existing meter shop is an extension of the original well house in the NE corner of the site. The pump station in the basement of city hall filled the tank from the wells and the 10" pipe from water tower to the pipe in 5th Ave delivered the water at pressure to the city mains. (Email copy provided by Pat Reither from Jim Landeck, Utilities Director for the City of Brighton.)



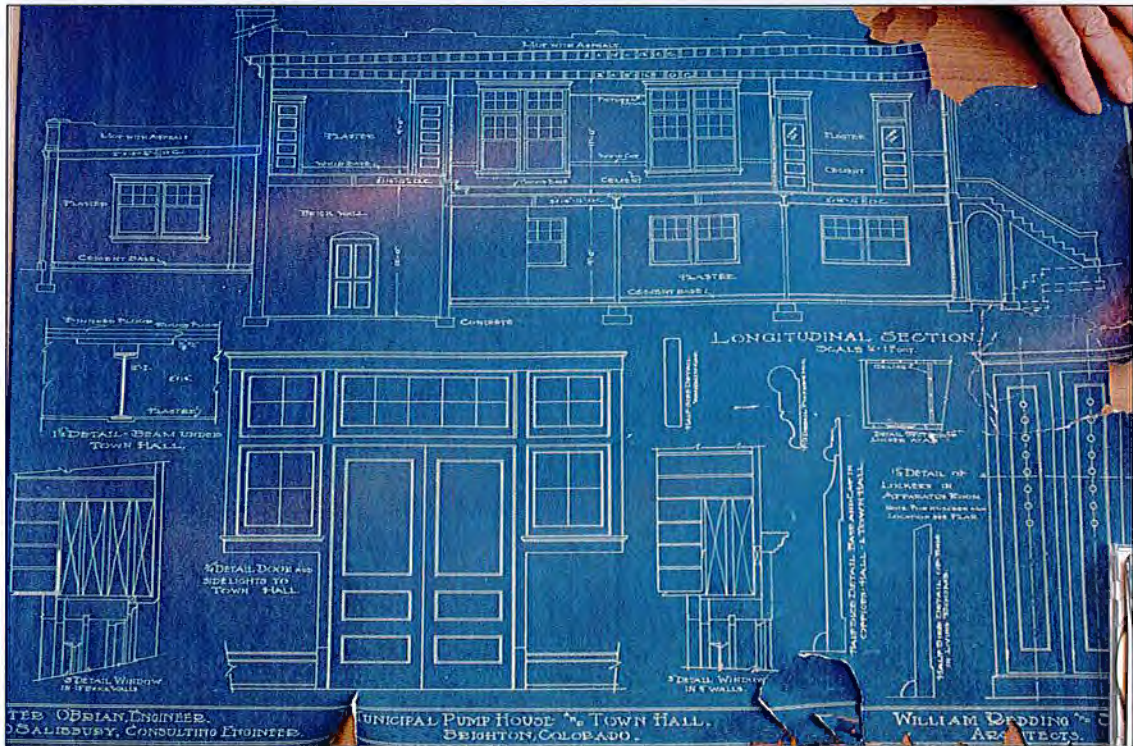
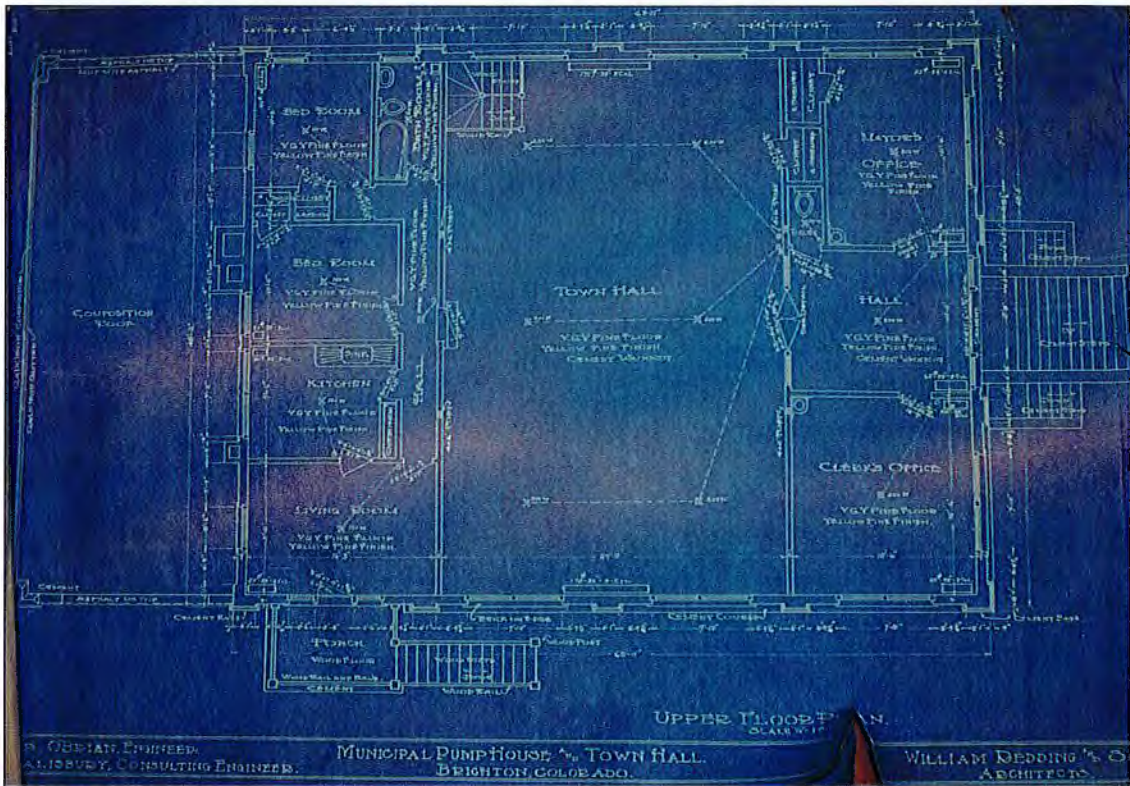
1937 Aerial Photograph



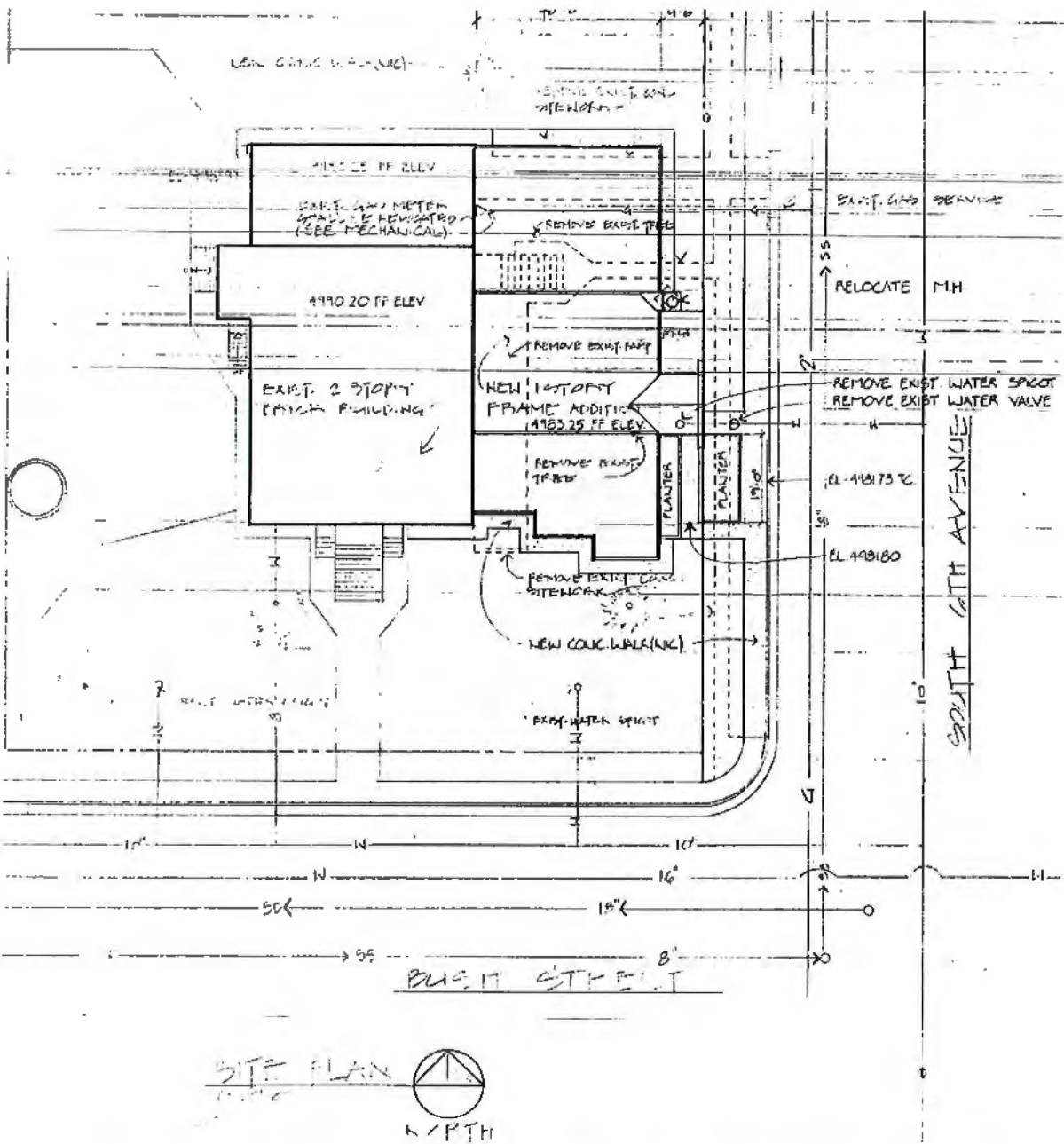
1950 Aerial Photograph



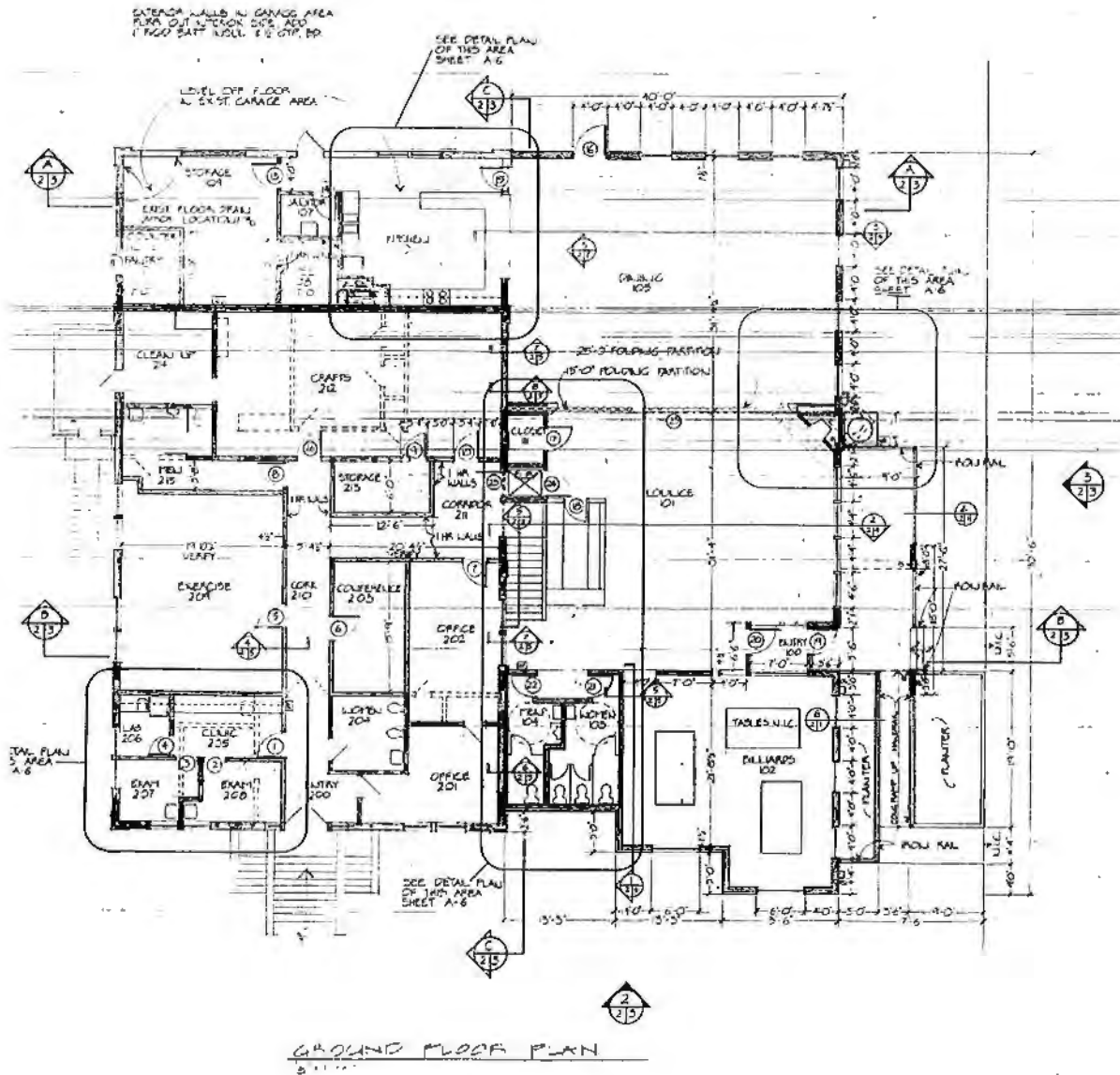
2012 Aerial Photograph



Original Building Blueprints



Site Plan demonstrates the 1986 Kitchen and Cafeteria addition in relationship to the original structure and site.



Floor plan for the 1986 addition demonstrates the interior layout of the building after the renovation and walls to be removed.

Photographs Related to the History of 575 Bush Street



Earliest photo of the original structure on file. Dated between 1919 and 1939 (when the copula was removed from the County Courthouse - visible on the left side of the property).



Demonstrates parapet renovations and the water tower on site. Dated between 1939 - 1986



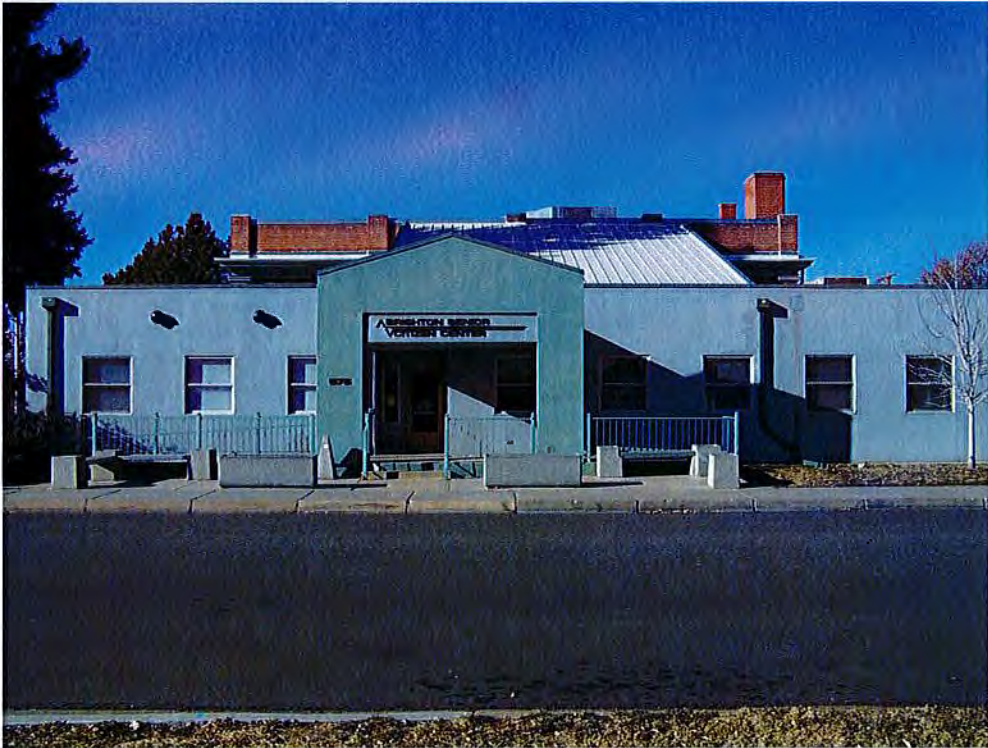
Government officials in front of the structure _ date??



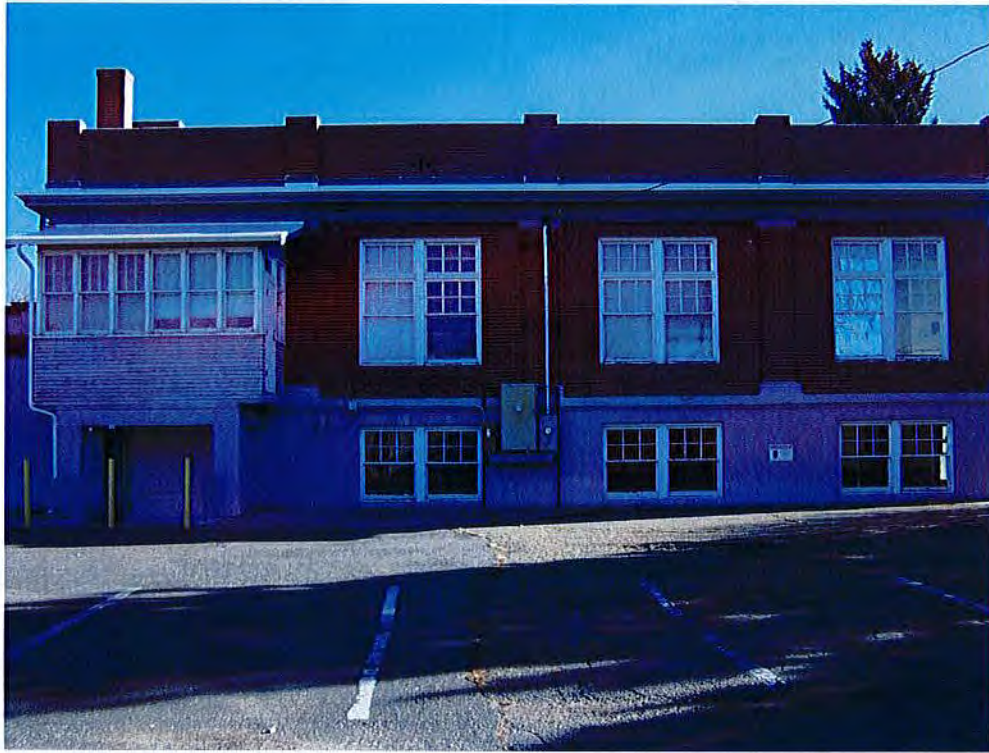
1986 photos of the structure during and after the senior center addition



South Elevation – Present Day



East Elevation – Present Day



West Elevation – Present Day



North Elevation – Present Day



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Questionnaire

Registry of Historic Properties Nomination

1. Provide a history of the property requesting nomination.

The building at 575 Bush Street was built in 1919 as the first Brighton Town Hall. The building was built from red pressed brick laid in black mortar and trimmed in white terra cotta. The building was 50' x 85' and had a basement that was 1/2 underground and 1/2 above ground. The building was 1 story and faced south.

The architect of the building was William Redding, a local architect from Denver whose is known for other buildings throughout the Colorado and Wyoming. His firm, WM Redding & Son also designed the Hotel Boulderado, a mission revival style building in Boulder Colorado.

The Mayor's and clerk's offices were located in the front of the building facing Bush Street. The walls were painted white and had a rail board. The wall below the rail board was painted pale green. The woodwork throughout the building had a natural wood finish. In back of these 2 rooms was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and perfectly matched the buildings trim work.

Behind the assembly hall space, 4 airy rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Ave. provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement.

The roof of the building was made with best quality composition roofing of the time and was guaranteed for 10 years. The grounds of the building were completed as soon as the building was finished and they were beautiful. A flight of cement steps led to the south entrance. An outside entrance to the basement was located under the cement steps. At the rear of the building, on the north side, an addition was constructed to house the fire apparatus.

The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

On Feb. 13, 1919, a request was presented to the City Council to allow Brighton's young people to have dancing parties in the assembly room of the new building. It was granted as long as a dance

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permit was obtained from the town clerk. A \$15 rental fee was charged per dance.

For years the building was known as the City Water Department. In 1946, the library moved into the building. In 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave.

During the 1980's it became tradition for some members of the senior class to climb the water tower and paint the year of their graduation on the tower. Since the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot replaced the tower.

In 1976, the building was leased by the city and designated to be used as a Senior Center. A federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. In 1986, another federal grant was issued to expand the facility and was completed the summer of 1986. A kitchen and cafeteria were added along with a community room.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

1) Architectural category

Exemplifies specific distinguishing characteristics of an architectural period of style.

Insert Response:

Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

The architect for this building was Mr. Michael Redding and his RM Redding & Son Firm based in Denver. Mr. Redding was the architect for the nationally registered Boulderado Hotel in Boulder, Colorado.

Demonstrates superior craftsmanship or high artistic value.

Insert Response:

Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

Evidences a style particularly associated with the Brighton area.

Insert Response:

2) Social and historic category

Is the site of an historic event that had an effect upon society.

This is the site of Brighton's original historic city hall



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<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<i>This building was originally built as Brighton's first city hall, it has also contributed to Brighton's history as the water facility, city library, and senior center in years past. It has historically been a community structure throughout Brighton's history.</i>
<input type="checkbox"/> Represents a built environment of a group of people in an era of history.
<i>Insert Response:</i>
<input checked="" type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<i>The wells on the land were dedicated by Daniel Carmichael, a founding father of Brighton. Among many other important contributions to the development of the City, he initiated the Brighton Water and Electric Company Co in 1891 and the wells and water tower on site where a large part of the first public water source for Brighton.</i>
<input checked="" type="checkbox"/> Has an association with a notable person or the work of a notable person.
<i>Refer to previous descriptions of Mr. Carmichael and Mr. Redding. In addition, this building housed the offices of Brighton's City Hall. The work of many Mayors, City Councils and Clerks, and other City staff took place here.</i>
<input checked="" type="checkbox"/> 3) Geographic and environmental category
<input checked="" type="checkbox"/> Enhances a sense of identity of the community
<i>This building has been considered a central community building for many years. First, serving as the town hall of Brighton, secondly as the water treatment plant (the adjacent water tower has been demolished but was iconic to Brighton's history), as a public library, and lastly with the senior center as the gathering point of Brighton's senior community for many years.</i>
<input type="checkbox"/> By being a 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.
<i>Insert Response:</i>
<input type="checkbox"/> Is unique in its location of singular physical characteristics.
<i>Insert Response:</i>
<input type="checkbox"/> Possesses unique and notable historic, cultural or architectural motifs



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Use-By-Right (UBR)

Insert Response:

Is an established and familiar mutual setting or visual feature of the community

As previously mentioned this building has been central to the community of Brighton. The proximity of the structure to other iconic Brighton structures, such as the Adams County Courthouse, also contribute to the historical contribution of this structure.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Addition – 1986; Kitchen and Cafeteria were added to the east side of the building. The building permit was approved 3/18/86, and the CO was issued 8/11/86. Files indicate that the work was valued at \$321,900 at the time of construction. A variance was also issued by the City to waive the side setback requirement, and allow the addition to be built to the property line (along the East Side).

The concrete stairs were removed and replaced in the 1989, and the boiler system was replaced in 1991 for a baseboard radiation system with new piping.

Water Tower – Permit to demolish the tower was approved in December of 1993. Correspondence from the City regarding concern for the safety of the structure, and possible danger to surrounding residences. An estimate to reinforce the structure is also included in the files.

The main building was re-roofed in September 2013 with membrane roofing. No indication of previous material type found on permit. The parapets surrounding the roof hide the material type, so there is no visible impact to the structure.

4. If this application is for the nomination of a district, please additionally answer the following questions below:

a) How is the boundary of the proposed district defined? In other words, how was the proposed boundary determined to be appropriate?

Insert Response:

b) Provide a list below (or attached) indicating the properties within the district, and their contribution to the district as a: noncontributing; contributing; historically significant; or an exceptionally significant resource. Note: this should also be demonstrated visually on the Boundary Description Map submittal item.

Insert Response:

c) Have you had any communication with the district property owners whom have NOT



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consented to the nomination? If so, please provide a list of those persons, their property, and a general summary of the communication exchange.

Insert Response:

5. Provide a bibliography referencing all materials used in this document to justify the designation. Please include all books, articles, web sites, and other sources used in responding to this questionnaire.

A majority of the information contained in this questionnaire was received from and compiled by Pat Reither, Historic Preservation Commissioner, Professional. Additional information was found from the City of Brighton, 575 Bush Street building permit file.

6. Is there any additional information regarding the nomination that you would like to communicate? If so, please provide it in the space below.

Insert Response:



February 24, 2014

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. This application was originally scheduled for a public hearing with the Historic Preservation Commission on February 13, 2014. However, the Commission was notified that the sign posting on the property posted the incorrect location of the Hearing. In response to this information the Commission continued their decision in order to properly notify the public of the hearing. The following is some basic information which pertains to the project and the future hearing.

- Application Type:** **Historic Landmark:** Enacts certain physical design guidelines in order to protect the existing structure as a significant cultural resource.
- Summary:** The existing structure was built in 1919, and was the first building built specifically for the City of Brighton. It has 95 years of public use for the City and connections to various persons significant to Brighton and Colorado's past.
- Location/Site Plan:** 575 Bush Street – Generally located on the northwest side of Bush Street and 6th Avenue.
- Reviewing Body:** The Historic Preservation Commission makes a recommendation to the City Council after the Public Hearing (details below) has been held.
- Public Hearing:** **March 13, 2014 at 6:00 pm**
Hearing Chambers (3rd Floor of Historic City Hall)
22 South 4th Avenue, Brighton CO 80601
- Official Notice Publication:** February 26, 2014 edition of the [Brighton Standard Blade](#)
- City Staff Project Manager:** Aja Tibbs, Long Range & Historic Preservation Planner
(303) 655-2015
atibbs@brightonco.gov
- Additional Info:** A City Council public hearing will also be held following the Commission's recommendation, but the date and time of the hearing is to be determined following the Commission's review. A sign will be posted on the property prior to the City Council hearing should you wish to attend. Also note that these hearings have no impact on the proposed or existing use of the structure: they are strictly to provide an evaluation of the historic resources on the property.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Sincerely,

Aja Tibbs
Long Range & Historic Preservation Planner

Property Owners	Mailing Address			Property Address
HAGEL LAURON F AND HAGEL BONNIE F	26 S 5TH AVE	Brighton	80601	
MILLER MICHAEL A AND KRING ROBIN ANN	34 S 5TH AVE	Brighton	80601	
GRAVES DIANA AND OSTER STANLEY G AND CAROL S	26 S 6TH AVE	Brighton	80601	
OCKER TIMOTHY W AND WENDY R	50 S 6TH AVE	Brighton	80601	
GRAVES DIANE AND OSTER CAROL	25 S 6TH AVE	Brighton	80601	
QUINN RICHARD H	40 S 6TH AVE	Brighton	80601	
KINZIE HAROLD L AND KINZIE VIRGINIA LEE	60 S 6TH AVE	Brighton	80601	
KITZMAN DEENAN R	4201 E 94TH AVE APT A	THORNTON	80229	68 S 6TH AVE
WELSH BILLIE JEAN AND WELSH ROSS A	52 S 5TH AVE	Brighton	80601	
YOUNG GERALD G AND YOUNG JANICE A	68 S 5TH AVE	Brighton	80601	
BROGDEN STEVEN AND BROGDEN SARAH	38 S 5TH AVE	Brighton	80601	
ANDERSON MARK D AND ANDERSON REBECCA A	76 S 6TH AVE	Brighton	80601	
REDEEMER BIBLE CHURCH INC.	992 S 4TH AVE UNIT 100	Brighton	80601	102 S 5TH AVE
THE ARCHDIOCESE OF DENVER AS TRUSTEE FOR ST AUGUSTINE	1300 S STEELE STREET	DENVER	80601	101 S 6TH AVE
CARROLL LAWRENCE L K JR	76 S 5TH AVE	Brighton	80601	
ST AUGUSTINE PARISH C/O DONNA M BARR	1300 S STEELE STREET	DENVER	80210	102 S 6TH AVE

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE 575 BUSH STREET (FORMER SENIOR CENTER) AS A HISTORIC
LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, 575 Bush Street (Former Senior Center), located on lots 21 through the southern 286 feet of lot 33, Block 26, of the Walnut Grove Second Addition Subdivision, (the "Property"); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, 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; and

WHEREAS, on March 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate 575 Bush Street (Former Senior Center) as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of 575 Bush Street (Former Senior Center) as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that 575 Bush Street (Former Senior Center) possesses historic significance and recommends, to the City Council, approval of the nomination to designate the 575 Bush Street as a historic landmark.

RESOLVED, this 13th day of March, 2014.

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Joseph Burt, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant