

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5AM.23
2. Temporary resource number: N/A
Parcel Number: 0156907106011
3. County: Adams
4. City: Brighton
5. Historic building name:
Brighton Municipal Building/Town Hall;
Brighton Water Utility Building
Brighton Senior Center
6. Current building name:
Old Brighton Senior Center
7. Building address: 575 Bush Street
8. Owner name and address:
City of Brighton
500 S. 4th Ave.; Brighton, CO 80601



II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
SE ¼ of SW ¼ of SW ¼ of SW ¼ of section 7
10. UTM reference
Zone 13; 515733 mE 4426189 mN (NAD83)
11. USGS quad name: Brighton, Co.
Year: 2013 Map scale: 7.5 Attach photo copy of appropriate map section.
12. Lot(s): 21-32 & S 286.5' of lot 33 Block: 26
Addition: Walnut Grove Second Add. Year of Addition: 1906
13. Boundary Description and Justification: The legal description includes all the land currently associated with the brick building. The original lot was slightly larger, but the northern section of that lot was subdivided and a residence constructed; this residence is not historically associated with the building and is not included.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 97' x Width 88'
16. Number of stories: 1
17. Primary external wall material(s): Brick; stucco

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18. Roof configuration: Flat; shed
19. Primary external roof material: Asphalt
20. Special features: Roof treatment/crenellation, decorative cornice; porch; chimney
21. General architectural description: The original 1919 portion of the building is a one-story, flat roofed, 85' x 50' rectangular plan building comprised of an approximate 66' x 50' front portion set on a high foundation, and a lower 19' x 50' section at the rear that originally housed the fire department. The front portion is clad in brick, with stucco covering the high foundation. A widely projecting entablature at the roofline encircles the building. Above, a raised parapet with crenellations formed by engaged columns extends on the front and side elevations. A 1986 stucco addition with both flat and shed roofs is on the east elevation.

South elevation: The brick façade is divided into three large bays separated by engaged brick columns with concrete bases and capitols. The columns extend above the roof parapet and form crenellations. The central parapet contains a panel of herringbone brick. The end bays have paired 6/1 wood windows with 6 sash transoms above. The central bay has an entry door flanked by 4/1 double-hung sidelights, with 4-sash transoms above the sidelights and a 10-sash transom above the door. The door has lower panels and a single sash above; also set within the door surround is a matching sidelight on the west side. The door is reached by concrete stairs with round metal pipe handrails. On either side of the entry stairs is an arched entry leading to a basement door. The end bays of the basement have paired 6/1 double-hung wood windows. There is a pair of 1/1 windows on the 1986 addition.

West elevation: The west elevation is divided into four bays separated by engaged brick columns, also with concrete bases and capitols. All bays except the northernmost have paired windows – 6/1 double-hung sash, with the upper level also featuring 6-sash transoms. The northern bay has an upper story frame enclosed porch set on brick piers. It has a shed roof, lower clapboard siding, and an upper band of 6/1 double-hung windows. There is also a door on the south elevation of this porch; the stairs that formerly led to this entry have been removed. Finally, the lower rear portion that formerly contained the fire department is clad in stucco, with a decorative brick cornice and parapet edge. There is a single slab door on the west side.

North elevation: The upper story of the rear addition is clad in painted brick, and has 6/1 double-hung wood windows. There are also two brick exterior chimneys on the outside wall of the main historic building. Extending further north is the one-story addition that formerly housed the fire department. This stucco addition has a shed roof porch at the east end (not original), two central paired historic 6/1 windows in the center, a single slab door to the west, and an enclosed area under the porch with an entry door and non-historic metal double-sash windows.

East elevation: A one-story stucco addition (1986) is on the east elevation. It has a combination shed and flat roof, an entry with gabled roof near the south end, and a row of 1/1 double-hung metal windows. The wide, projecting cornice and brick parapet roof of the 1919 building are visible above the addition.

22. Architectural style/building type: Late 19th & 20th Century Revivals/Classical Revival
23. Landscaping or special setting features: The large level lot is located on the northwest corner of the intersection of Bush Street & S. 6th Avenue. It has a grass lawn in front of the building, with a concrete sidewalk leading to the front door. There are two drives leading to paved parking in the rear: one each off of Bush Street and S. 6th Avenue. There is an L-shaped grass lawn on the northeast corner of the lot, and diagonal parking is along S. 6th Avenue.
24. Associated buildings, features, or objects: A small rectangular plan brick building is located on the northeast corner of the lot. It has a low-pitched gable roof with asphalt shingles. Windows are small, two sash, with projecting brick header sills. There is a solid door on the west elevation. The outbuilding was constructed sometime after 1948 (exact construction date unknown).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1919

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Source of information: *Brighton Blade* newspaper; "Senior Center Research," (Pat Reither, October 2011); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

26. Architect: William Redding & Son

Source of information: Original blueprints, source: City of Brighton, Historic Preservation Commission

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: City of Brighton, Colorado

Source of information: *Brighton Blade* newspaper;); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original brick portion was completed in 1919. In 1920, the rear addition for the fire department was shown on the Sanborn map, so it was likely included in the original construction. An interior remodel was undertaken in 1976 when the building's use was changed to a Senior Center. The east addition was added in 1986, and included a kitchen, cafeteria, and community room. Accessible doors were installed in 1995, and in 1999, the kitchen was remodeled, an interior wall removed, and a drop ceiling installed. A brick outbuilding was built sometime after 1948.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Government/city hall, public works

32. Intermediate use(s): Social/meeting hall; Education/library

33. Current use(s): Vacant/not in use

34. Site type(s): City hall, waterworks; Senior Center

35. Historical background: The building was designed by the architectural firm of William Redding & Son. The plans refer to the building as the "Municipal Pump House & Town Hall." The engineer for the pump house was Peter O'Brien, and the consulting engineer was R. D. Salisbury. The building cost \$16,922 to construct. It was the first building designed and built solely for the growing municipality of Brighton. As such, it was designed to serve multiple purposes. The mayor's and clerk's offices were located in the front (south end) of the building. Behind these offices was a 20' x 44' room that was used for council meetings and assembly hall. The assembly hall could be rented for youth dances for a \$15 rental fee. At the rear were four rooms and a bath that served as living quarters for the pump man that was required to be on-call for 24 hours a day. The basement contained the boiler, pump, coal rooms and machinery necessary for the water works. To adequately house the machinery, the basement had 18' tall ceilings. The lower rear addition housed the fire equipment for Brighton. In 1946, the city's public library moved into the building; they remained in these quarters until 1972. In 1976, the building was converted to a Senior Center with a federal grant. Another federal grant in 1985 was used to build an addition on the east side, adding a kitchen, cafeteria and community room. The architects for this addition were Ron Abo Architects. Historically, the site also contained a water tower, but this was removed in 1993 and replaced with a parking lot.

36. Sources of information: *Brighton Blade* newspaper; "Senior Center Research," (Pat Reither, October 2011); Sanborn maps (1928, 1948);); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

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Applicable State Register Criteria:

- A. Associated with events that have made a significant contribution to history;
- B. Associated with persons significant in history;
- C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
- D. Has geographic importance;
- E. Contains the possibility of important discoveries related to history or prehistory.
- Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible (historic footprint)

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: Politics/Government; Social History

40. Period of significance: 1919 – 1946 (Politics/government); 1946-1972 (Social History)

41. Level of significance: National State Local

42. Statement of significance: The Brighton Municipal Building and Waterworks building is significant under Criterion A for its historic associations with municipal government. Designed as a multi-purpose building for the small town, it was the first building constructed solely for the purpose of housing various municipal departments. The building served as a town hall, waterworks, fire department, local assembly hall, and public library for several decades. Its later use as a municipal Senior Center carried on the associations as a city-sponsored community center.

43. Assessment of historic physical integrity related to significance: While the building has historic significance, the historic physical integrity relating to National Register designation has been impacted by a large new addition on the east elevation. The addition does not have historical associations dating to the buildings period of significance. Located on a corner lot, this addition is also highly visible on the east and south public right-of-ways. However, the 1919 brick portion of the building is relatively intact on its south and west elevation (including its historic wood windows), and the new addition is clearly distinguishable from the old; the historic portion of the building retains enough integrity for listing in the State Register under Criterion A for Politics/Government and Social History.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

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45. Is there National Register district potential? Yes ___ No
Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. Future survey may determine a potential district in the adjoining neighborhood.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___ N/A

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___ N/A

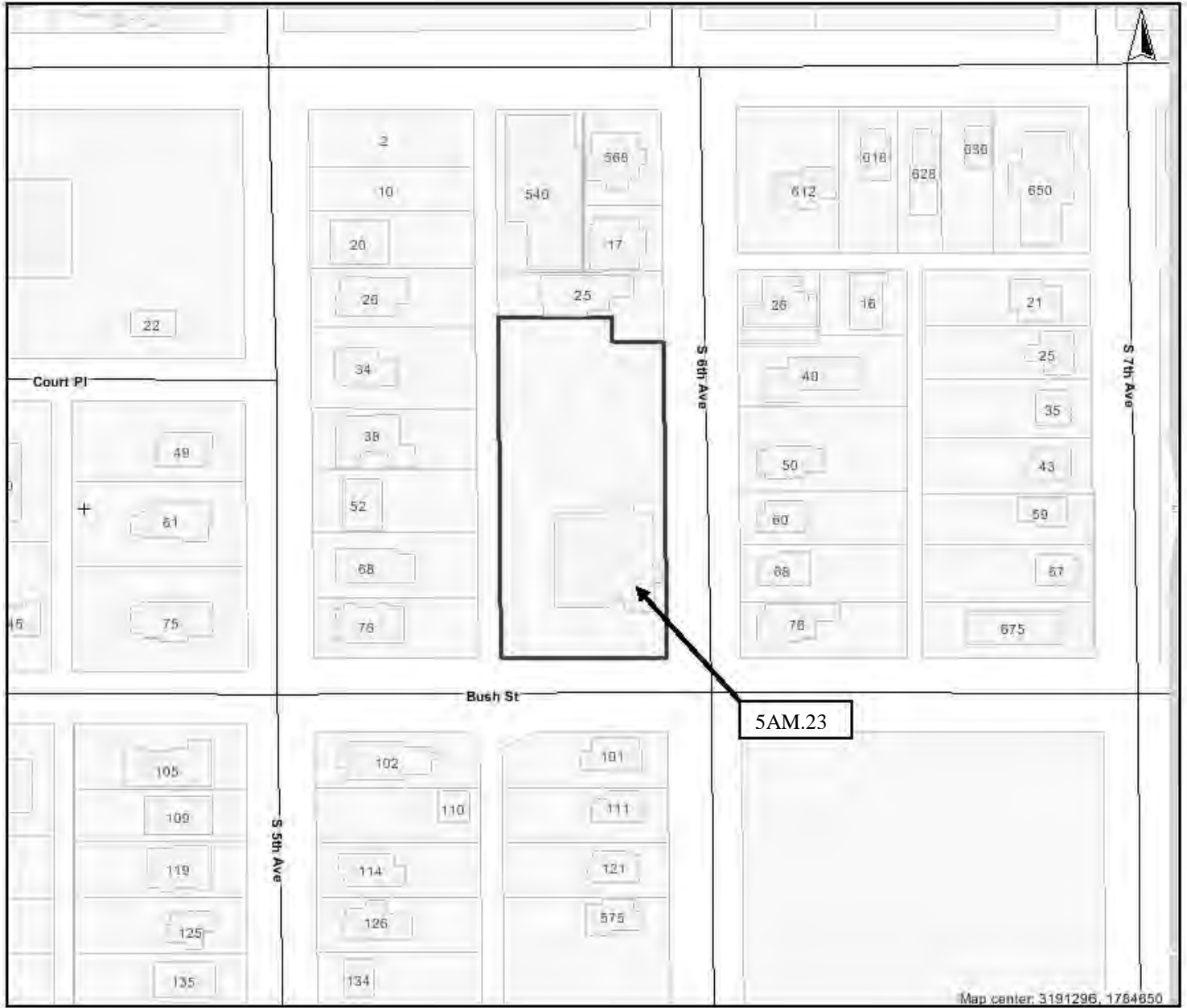
VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM23-01 through 5AM23-05
Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)
49. Date(s): January 2014
50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO 80466
53. Phone number(s): 303-258-3136

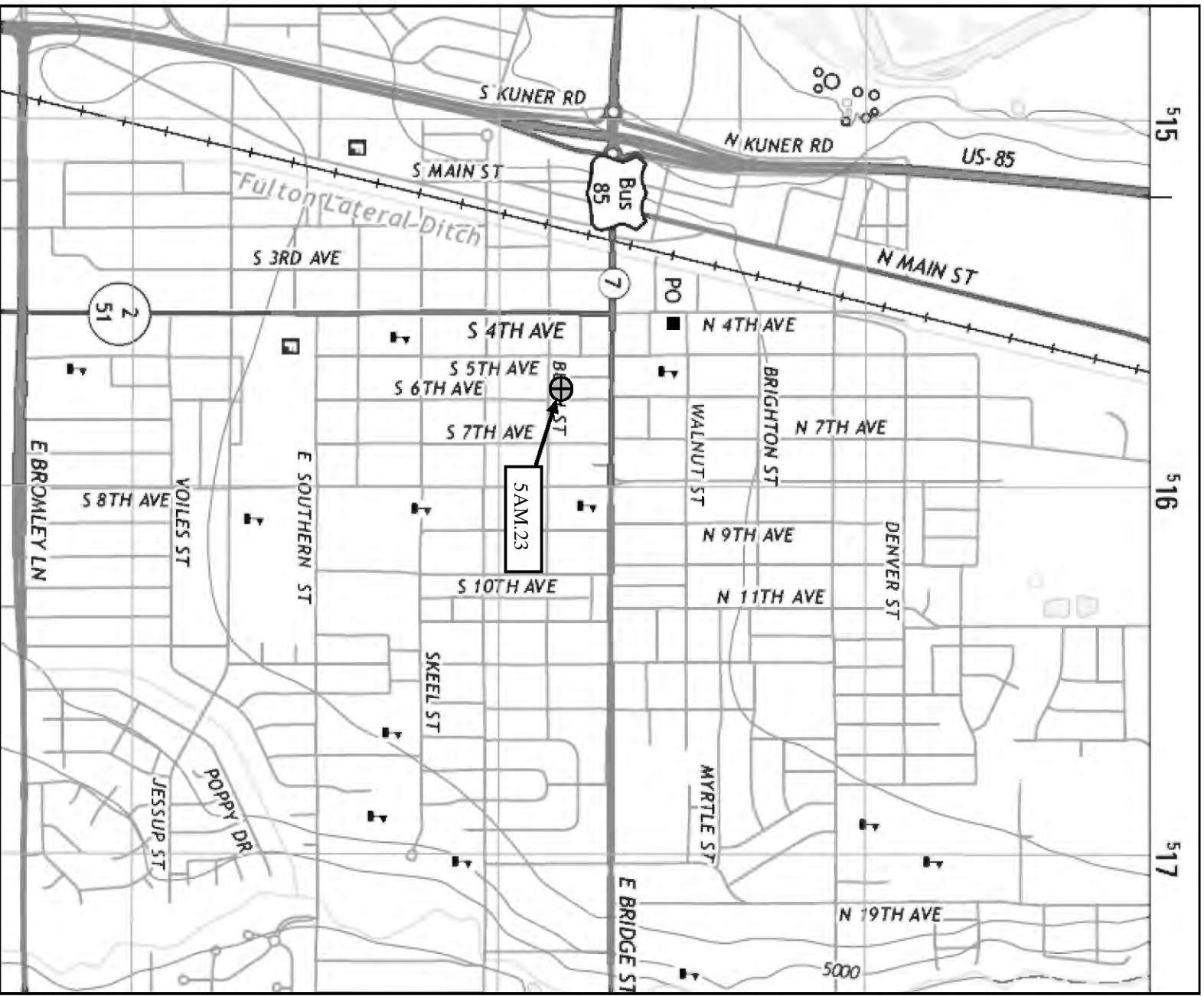
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Sketch Map. The parcel boundary is outlined in a heavy black line. The building is annotated with its state identification number and an arrow. *Source:* Adams County Assessor, GIS Interactive Map.



Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the circle, and is annotated with its state identification number and an arrow.

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5AM23-01



5AM23-02

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5AM23-03



5AM23-04

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AM23-05

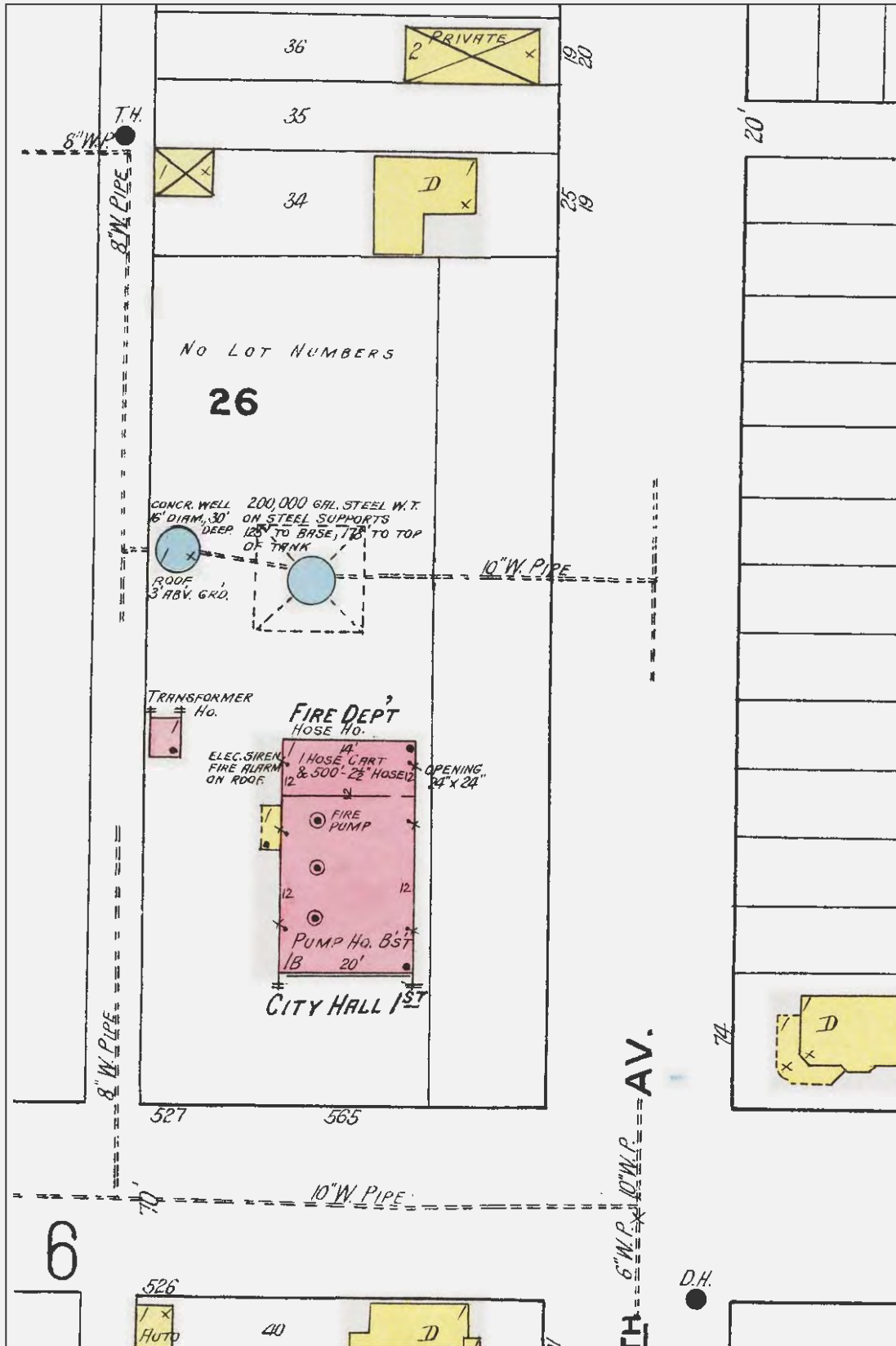


Figure 1. The 1920 Sanborn map reveals that the building served several municipal functions: City Hall on the first floor, fire department on the rear, and as the waterworks building.

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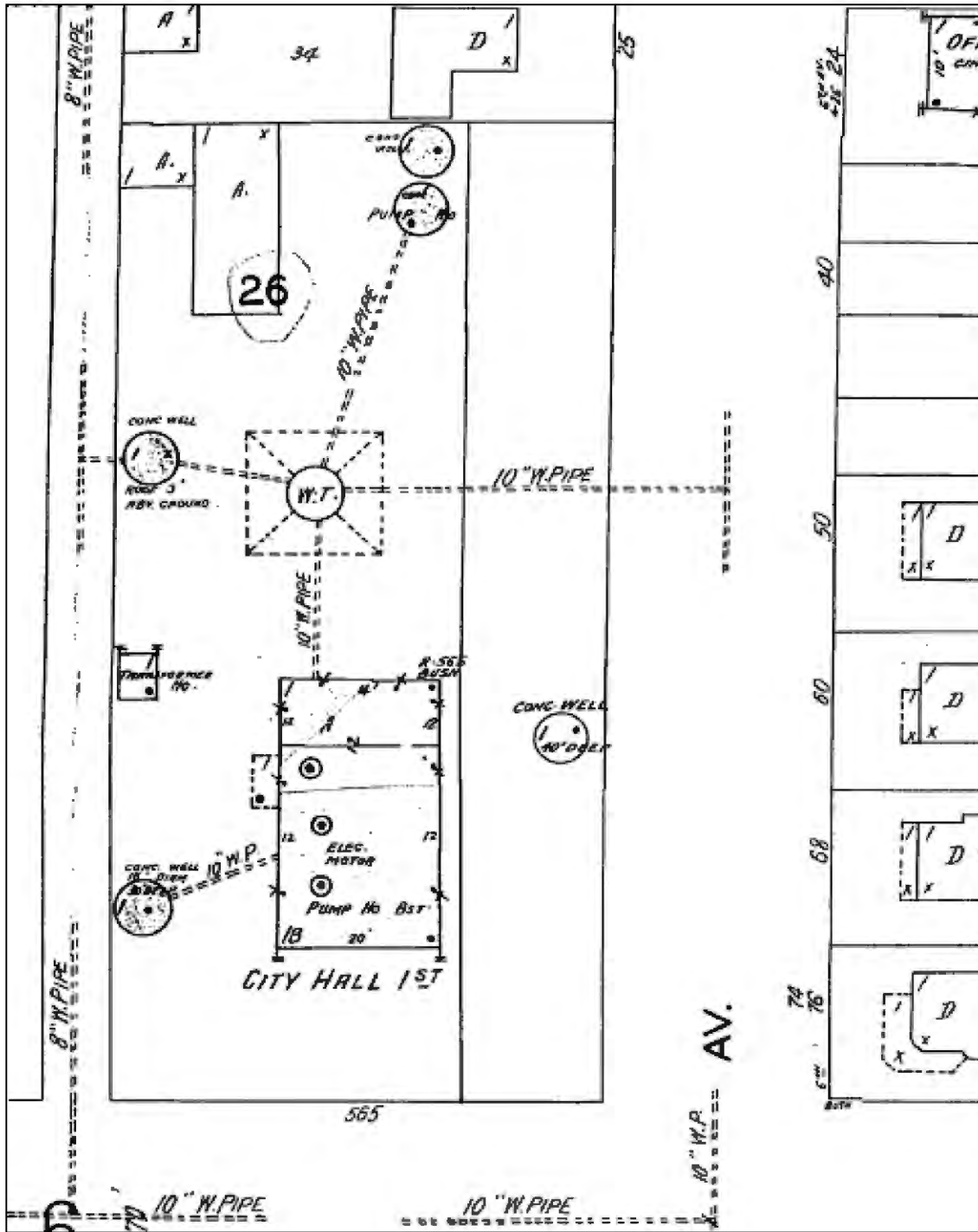


Figure 2. By the time of the 1948 Sanborn map, additional features related to the waterworks had been added, but the first floor still served as the City Hall.

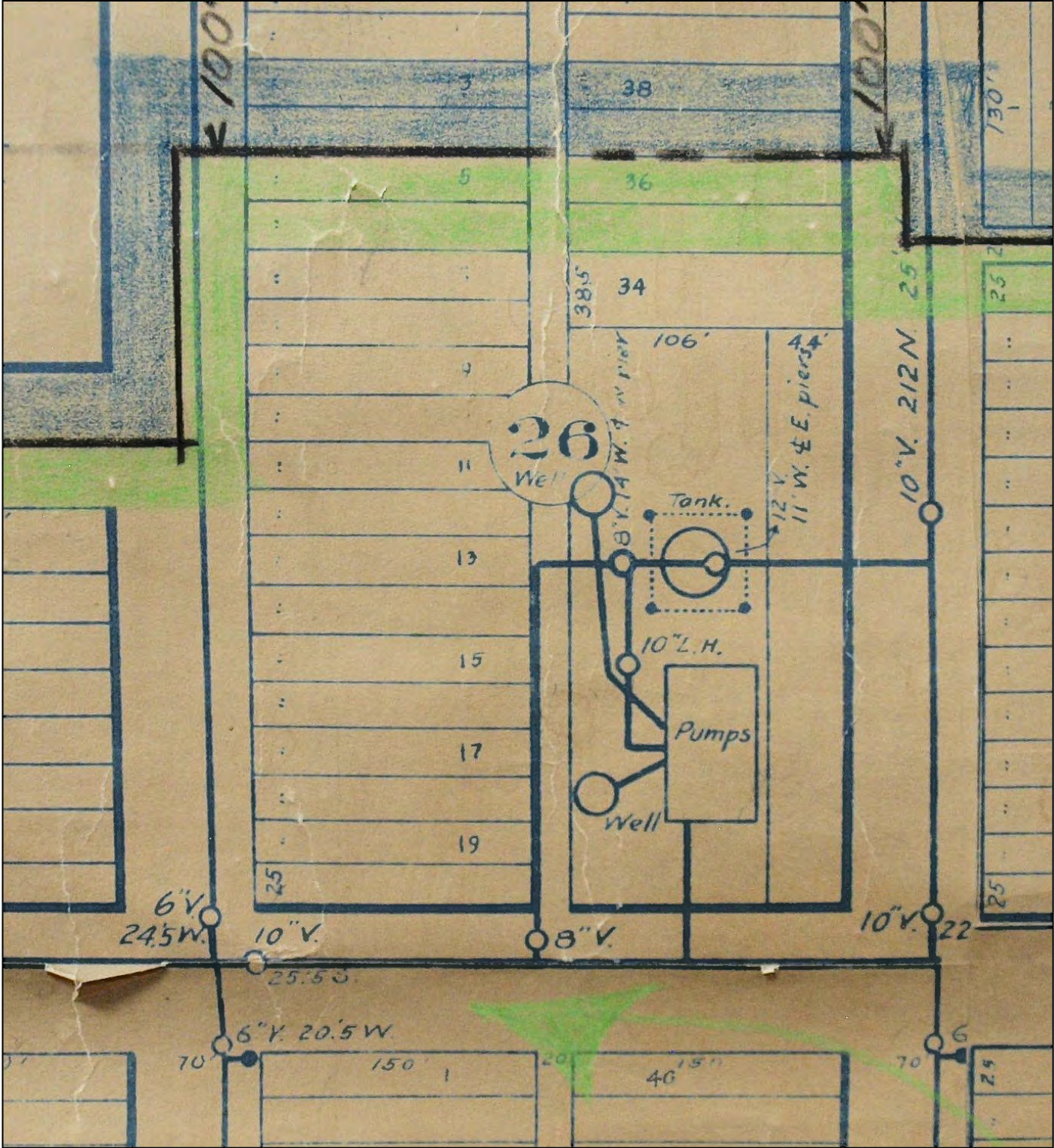


Figure 3. This early twentieth century zoning map shows the extent of the piping system that connected to the waterworks plant. Source: City of Brighton.

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Figure 4. Historic view of Brighton City Hall/waterworks building, with water tower at the rear (no longer extant).
Source: Pat Reither collection.

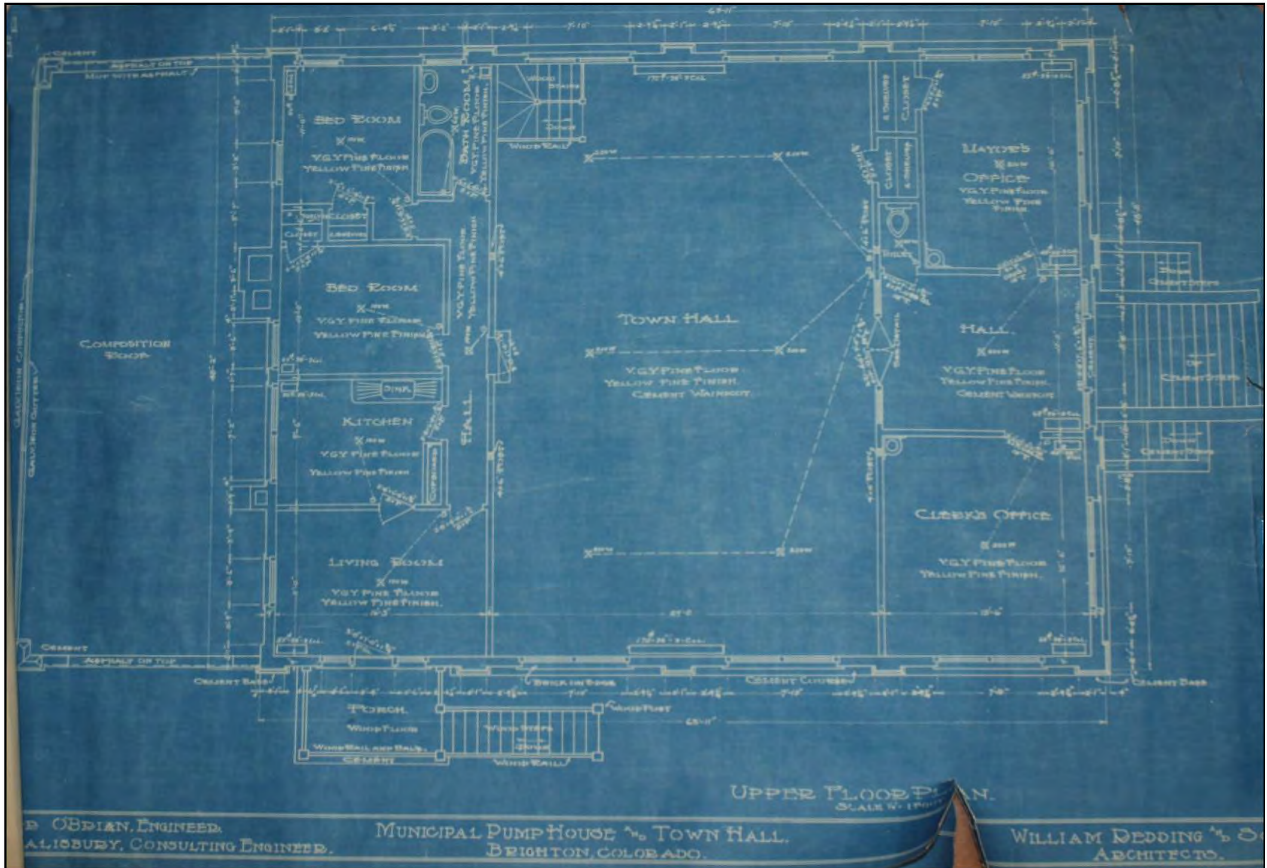


Figure 5. "Upper Floor Plan," 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission.

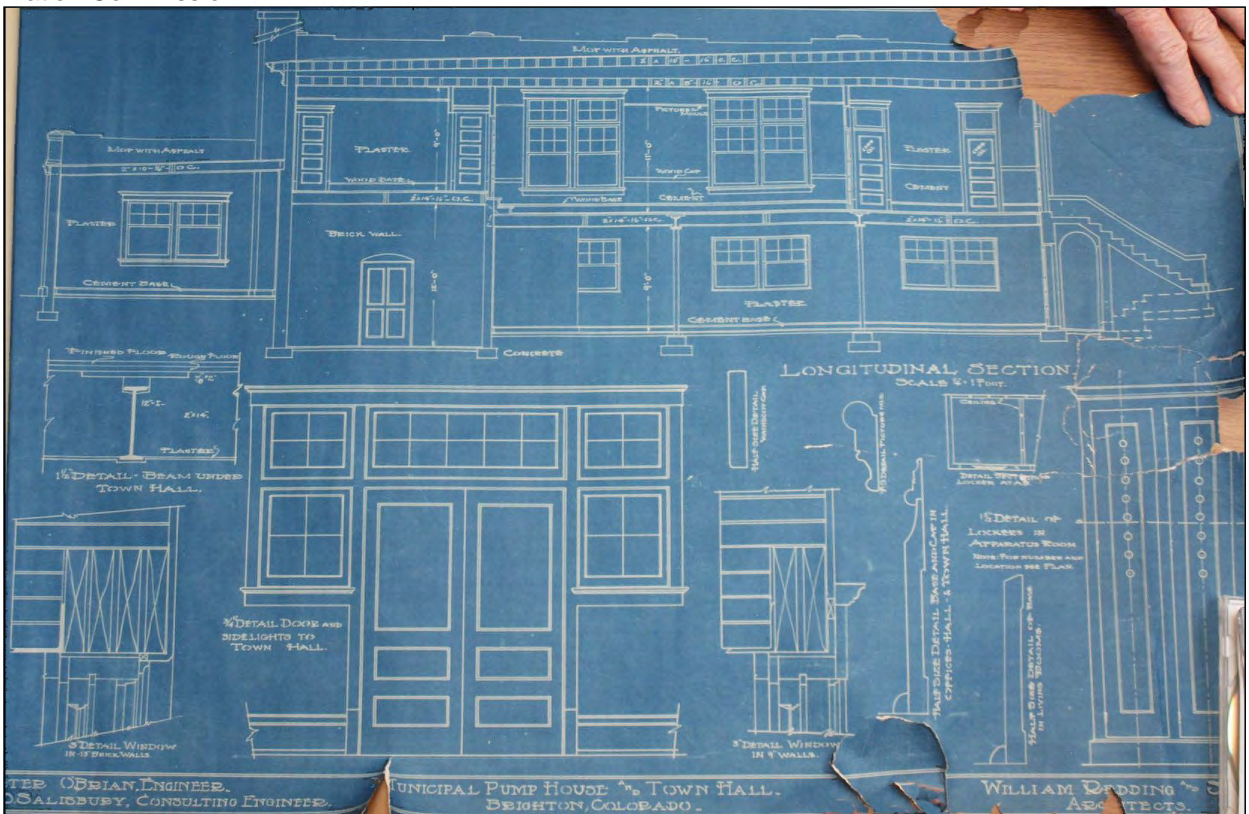


Figure 5. Elevation and details, 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission