

***THERE IS A 5-MINUTE
LIMIT TO ADDRESS
COUNCIL.**

**MAYOR
MAYOR PRO-TEM

COUNCIL MEMBERS**

- RICHARD N MCLEAN
- KIRBY WALLIN
- LYNN BACA
- REX BELL
- JW EDWARDS
- MARK HUMBERT
- JOAN KNISS
- KEN KREUTZER
- CYNTHIA A MARTINEZ

1. CALL TO ORDER

- A. Pledge of Allegiance to the American Flag.
- B. Roll Call.

2. CONSENT AGENDA

- A. Approval of the September 2, 2014 City Council Minutes.

3. APPROVAL OF REGULAR AGENDA (Council may take a short break between 8:30–9:00 p.m.)

4. CEREMONIES

- A. Recognition of Eagle Scout Ryan Mellin.
- B. Recognition of Brian Arnold, Ninja Warrior.
- C. Community Planning Month Proclamation.
- D. Introduction of New Employees by Human Resources Director Karen Borkowski and Chief of Police Clint Blackhurst.

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)

6. PUBLIC HEARINGS

- A. American Pride PUD.

- 1. An Ordinance of the City Council of the City of Brighton, Approving a Zone Change Request from C-2 (Restricted Retail and Services) to PUD (Planned Unit Development) for the Approximately 1.4233 Acre Property known as Lots 1 and 2, Block 1, of the American Pride Subdivision, and more Particularly Described as being Located within the Southwest Quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

2. A Resolution of the City Council of the City of Brighton, Colorado, Approving the Site Specific Development Plan Vested Property Right for the American Pride PUD (Planned Unit Development) for a Period of Three (3) Years, to Expire on October 7, 2017. The Approximately 1.4233 Acre Property is Generally Located North of Bromley Lane, South of Cherry Place, and Adjacent to the Fulton Avenue Alignment, and is Further Described as Lots 1 and 2, Block 1 of the American Pride Subdivision and being Located within the Southwest Quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

B. Resolution of the City Council of the City of Brighton, Colorado, Approving the Organization of the Village at Southgate Metropolitan District Pursuant to the Statutory Requirements of Title 32, Article 1 of the Colorado Revised Statutes; Setting Forth Certain Findings in Relation Thereto; Authorizing the Mayor to Execute this Resolution on Behalf of the City and the City Clerk to Attest Thereto; and Approving an Intergovernmental Agreement, and Setting Forth Other Details Related Thereto.

7. **ORDINANCES FOR INITIAL CONSIDERATION**

A. An Ordinance of the City Council of the City of Brighton, Colorado, Amending Article 2-8 Administration and Personnel of Chapter 2 of the Brighton Municipal Code Regarding Changes to the City Manager's Administrative Plan for the City; Recognizing the New Positions of Assistant City Manager for Development and Redevelopment and Assistant City Manager for Operations; Defining the General Duties and Oversight Responsibilities Thereof; and Setting Forth Other Details Related Thereto.

8. **ORDINANCES FOR FINAL CONSIDERATION**

A. An Ordinance of the City of Brighton City Council Approving the Designation of the Former Senior Center (575 Bush Street) as a Local Historic Landmark; Setting Forth Certain Findings in Support of said Designation; Authorizing the Inclusion of the Property in the Brighton Register of Locally and Designated Historic Landmarks and Districts; Instructing the City Manager or his Designee to Notify the Owner of the Property of its Obligations and Restrictions associated with the Designation; and Setting Forth Other Details Related Thereto.

9. **RESOLUTIONS**

A. A Resolution Providing Funds for a 2014 Supplemental Budget Appropriation in the Amount of Eight Hundred Twenty Five Thousand and no/100 Dollars (\$825,000.00) for Tower Road and Southern Street Road Construction Project.

B. A Resolution of the City Council of the City of Brighton, Colorado, Accepting the Bid of Asphalt Specialties Company, Inc and Awarding the Contract for the Tower Road and Southern Street Road Construction Project, Bid #14-034, in an Amount not to Exceed One Million Seven Hundred Ten Thousand Four Hundred Thirty-Two and 40/100 Dollars (\$1,710,432.40), and Authorizing the Mayor to Sign the Contract on Behalf of the City and the City Clerk to Attest Thereto.

C. A Resolution Providing Funds for a 2014 Supplemental Budget Appropriation in the Amount of Thirty Seven Thousand and no/100 Dollars (\$37,000.00) for the Design and Replacement of the South Steps and Landing at the Former Senior Center for the Purposes of Selling the Property.

10. **UTILITIES BUSINESS ITEMS**

Ordinances

Resolutions

**City Council
Agenda Item
8A**

..Body

Department of Community Development

Reference:

To:	Mayor Richard N. McLean and Members of City Council
Through:	Manuel Esquibel, City Manager
Prepared By:	Aja Tibbs, Long Range & Historic Preservation Planner
Date Prepared:	August 7, 2014

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the City Council must approve the ordinance at a second reading.

BACKGROUND:

The Brighton Historic Preservation Commission (BHPC) approved a Resolution on March 13, 2014 making a recommendation to the City Council for the designation of the former senior center at 575 Bush Street as a historic landmark. The City Council held a public hearing on April 15, 2014 and approved the Ordinance at first reading. Following the public hearing, some discussion was held regarding financial requirements and potential costs to the City to rehabilitate the building. Therefore, the Council continued the second reading of the Ordinance in order to further consider all issues related to the property. Now that the Council has had some time to consider their options, staff is bringing the second reading back for review. A copy of the Historic Preservation Commission memo has been attached for reference to the property history and significance.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM:

- Municipal Code
- Comprehensive Plan

STAFF ANALYSIS AND RECOMMENDATION:

Historic designation requires that the proposed nomination meet one criteria out of fifteen possible criteria (under three different categories). Staff finds that the proposed nomination meets eight criteria under all three separate categories. Demonstrating exceptional significance above and beyond the required regulation, staff has attached the Ordinance as originally drafted and approved by Council at the first reading.

OPTIONS FOR COUNCIL'S CONSIDERATION:

- Approve the Ordinance as drafted
- Not approve the Ordinance, with specific findings to justify the denial
- Approve the Ordinance, with changes or conditions

ATTACHMENTS:

- Ordinance (draft)
- Brighton Historic Preservation Commission Memorandum

CITY COUNCIL ORDINANCE

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING THE DESIGNATION OF THE FORMER SENIOR CENTER (575 BUSH STREET) AS A LOCAL HISTORIC LANDMARK; SETTING FORTH CERTAIN FINDINGS IN SUPPORT OF SAID DESIGNATION; AUTHORIZING THE INCLUSION OF THE PROPERTY IN THE BRIGHTON REGISTER OF LOCALLY AND DESIGNATED HISTORIC LANDMARKS AND DISTRICTS; INSTRUCTING THE CITY MANAGER OR HIS DESIGNEE TO NOTIFY THE OWNER OF THE PROPERTY OF ITS OBLIGATIONS AND RESTRICTIONS ASSOCIATED WITH THE DESIGNATION; AND SETTING FORTH OTHER DETAILS RELATED THERETO.

ORDINANCE NO.: _____

INTRODUCED BY: Martinez

WHEREAS, pursuant to Section 16-22-40A of the Brighton Municipal Code, designation of a Historic Landmark may be initiated by the City Council, City Manager, Historic Preservation Commission or the owner of the cultural resource to be designated; and

WHEREAS, pursuant to Section 16-22-40B of the Brighton Municipal Code, nominations for Historic Landmark designation shall be filed with the Historic Preservation Administrator on forms prescribed by the Historic Preservation Commission and shall include a description of the location of the cultural resource or historic district sufficient to advise the owner and public of the location thereof, the characteristics of the cultural resource or historic district that justifies its designation as a historic landmark or historic district, a description of the particular physical features to be preserved, the names and addresses of all owners (including owners of undivided interests), the applicable fee adopted in the Annual Fee Resolution of the City Council, and such other data required by the City Manager; and

WHEREAS, on or about December 13, 2013, and pursuant to the requirements of Section 16-22-40 of the Brighton Municipal Code, 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, the former senior center addressed as 575 Bush Street, located on Lots 21-32 and the Southern 286.5 feet of Lot 33, Block 26 of the Walnut Grove, 2nd Addition Subdivision (the "Property"); 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 at that meeting found that the Property is at least fifty (50) years old and satisfies all three (3) Eligibility Categories (Architectural; Social and Historic; and Geographic and Environmental), as delineated in Section 16-22-30, *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, on March 13, 2014, the Historic Preservation Commission passed a resolution, recommending to the City Council, that the Property be designated as a historic landmark; and

WHEREAS, on April 15, 2014, the City Council held a public hearing to consider the nomination of the Property for designation as a historic landmark and at that meeting found that the Property is at least fifty (50) years old; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies one of the five criteria of the Architectural Category of Eligibility as delineated in Section 16-22-30 (a) (1), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies four of the five criteria of the Social and Historic Category of Eligibility as delineated in Section 16-22-30 (a) (2), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies three of the five criteria of the Geographic and Environmental Category of Eligibility as delineated in Section 16-22-30 (a) (3), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, the City Council has reviewed the Application to nominate the former senior center at 575 Bush Street 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 Applicant obtained consent to the nomination by the owner of the former senior center, 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, the City Council finds that the designation of the former senior center at 575 Bush Street 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

Section 1. The Property, addressed as 575 Bush Street, is hereby designated as a Local Historic Landmark.

Section 2. A certified copy of this Ordinance shall be recorded in the office of the Adams County Clerk and Recorder, designating the Property as a historic landmark.

Section 3. The Property shall be included on the City of Brighton Register of Locally and Designated Historic Landmarks and Districts.

Section 4. The City Manager, or his designee, shall provide to the Owner of the subject Property a copy of this Ordinance and a letter, which contains an explanation of the Owner's obligations and restrictions created by the historic designation and advising the Owner of the Owner's responsibility to apply for a Certificate of Appropriateness prior to construction, reconstruction, remodeling, alteration, repair, restoration, rehabilitation, relocation or demolition of improvements on the Property.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED

THIS 15th DAY OF APRIL, 2014.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Standard Blade*
First Publication: April 23, 2014

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED
BY TITLE ONLY THIS 7TH DAY OF OCTOBER, 2014.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Standard Blade*
Last Publication: October 15, 2014

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission,
Through Manuel Esquibel, City Manager

Reviewed By: Jason Bradford, AICP, Planning Division Manager

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

Date Prepared: January 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.

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).
- Resolution (draft)