



TOWN OF ELIZABETH

**TOWN OF ELIZABETH
HISTORIC ADVISORY BOARD
Monday, January 08, 2024 at 4:30 PM
Town Hall, 151 S. Banner Street**

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

CONSENT AGENDA

- [1.](#) Minutes of the Regular Meeting of December 4, 2023
- [2.](#) Minutes of the Regular Meeting of July 17, 2023

NEW BUSINESS

- [3.](#) Discussion and possible action regarding Historic Advisory Board Resolution 24-01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24-6-402(2)(c) - Michelle Oeser
- [4.](#) Discussion and Possible Action Regarding Officer Elections – Alex Cramer, Planner/Project Manager
- [5.](#) Discussion Regarding Website Demos – Alex Cramer, Planner/Project Manager
- [6.](#) Discussion Regarding the Plan of Action for the Creation of the Historic District and Update to Design Guidelines and Standards – Alex Cramer, Planner/Project Manager

STAFF REPORT

- [7.](#) Staff Report

BOARD REPORTS

8. Board Reports

ADJOURNMENT



**HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS
DECEMBER 4, 2023**

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, December 4, 2023, at 4:33 PM by Chair John Quest.

ROLL CALL

Present were Chair John Quest, Historian Bob Rasmussen, and Members Audra Kirk, Dennis Rodriguez, and Jaqueline Hallett. Member Lynn Mitchell was absent. Vice Chair Aimee Woodall was present by Zoom. There was a quorum to conduct business.

Also present were Community Development Director Zach Higgins, Planner / Project Manager Alexandra Cramer, Town Administrator Patrick Davidson, Town Clerk Michelle Oeser, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES

There were no changes to the agenda as presented.

UNSCHEDULED PUBLIC COMMENT

There was no unscheduled Public Comment.

CONSENT AGENDA

1. Regular Minutes of November 6, 2023
2. Special Minutes of November 20, 2023

Motion by Historian Rasmussen, seconded by Member Kirk, to approve the Consent Agenda as presented.

The vote of those Board Members present was unanimously in favor. Motion carried.

NEW BUSINESS

3. Discussion and Possible Action Regarding 2024 Meeting Schedule

Ms. Cramer provided a Staff report.



Motion by Historian Rasmussen, seconded by Member Kirk, to approve the 2024 Meeting Schedule.

The vote of those Board Members present was unanimously in favor. Motion carried.

4. Discussion and Possible Action Regarding 2024 Proposed Budget and Workplan

Ms. Cramer and Town Administrator Patrick Davidson provided a Staff report. Discussion followed.

Motion by Member Kirk, seconded by Member Rodriguez, to approve the 2024 Proposed Budget and Workplan.

The vote of those Board Members present was unanimously in favor. Motion carried.

5. Discussion Regarding Oral History Collection Website

Ms. Cramer provided a Staff report. Discussion followed. The Board directed Ms. Cramer to bring back more information.

STAFF REPORTS

- Planner / Project Manager Alexandra Cramer went through the written Staff report that was provided in the meeting packet.
- There was a discussion on the Brighton Historic District.
- Mr. Higgins shared his appreciation for the Board.

BOARD REPORTS

- Chair John Quest requested that the new Board members receive copies of the 2 Town studies.

ADJOURNMENT

Motion by Member Kirk seconded by Historian Rasmussen, to adjourn the meeting at 6:10 PM.

The vote of those Board Members present was unanimously in favor. Motion carried.

Chair John Quest

Town Clerk Michelle Oeser



**HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS
JULY 17, 2023**

CALL TO ORDER

The Regular Meeting of the Historic Advisory Board was called to order on Monday, July 17, 2023, at 5:30 PM by Chair John Quest.

ROLL CALL

Present were Chair John Quest, Vice Chair Aimee Woodall, and Historian Bob Rasmussen. There was a quorum to conduct business.

Also present were Community Development Director Zach Higgins, Planner/Project Manager Alexandra Cramer, Town Clerk Michelle Oeser, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES

There were no changes to the agenda as presented.

UNSCHEDULED PUBLIC COMMENT

There was no unscheduled Public Comment.

CONSENT AGENDA

1. Regular Minutes of June 5, 2023

Motion by Historian Bob Rasmussen, seconded by Vice Chair Aimee Woodall, to approve the Consent Agenda as presented.

The vote of those Board Members present was unanimously in favor. Motion carried.

NEW BUSINESS

2. Discussion regarding local historic register plaque design

Staff provided a report followed by a discussion by the Board on plaque designs.

3. Discussion regarding historic color palettes



Staff provided a report on color pallets, discussion followed.

4. Discussion regarding a possible meeting with the Main Street Board of Directors

Staff provided a report, discussion followed, and proposed workshop dates were established.

5. Discussion regarding promotional outreach

Staff provided a report and requested direction from the Board.

6. Discussion regarding Historic Walk and Talk rentals

Staff provided a report. Discussion followed on items to be rented for the upcoming Historic Walk and Talk event.

7. Discussion regarding oral history voice recorders

Staff provided a report on two different handheld records. The Board directed Staff to move forward and purchase both recorders.

8. Discussion regarding PA system upgrade

Staff and Board discussed budget and purchasing speakers. The Board directed Staff to purchase two speakers.

9. Discussion and possible action regarding the budget

Staff and Board discussed approving budget allocations.

Motion by Vice Chair Woodall, seconded by Historian Rasmussen, to approve the allocation of \$3,500.00 to print and mail postcards to the 80107-zip code.

The vote of those Board Members present was unanimously in favor. Motion carried.

Motion by Historian Rasmussen, seconded by Vice Chair Woodall, to approve the allocation of \$4,500.00 to rent items for the Historic Walk and Talk event.

The vote of those Board Members present was unanimously in favor. Motion carried.

Motion by Vice Chair Woodall, seconded by Historian Rasmussen, to approve the allocation of \$200.00 to purchase two voice recorders for the oral history project.

The vote of those Board Members present was unanimously in favor. Motion carried.



Motion by Historian Rasmussen, seconded by Vice Chair Woodall, to approve the allocation of \$2,500.00 for the purchase of two speakers for an upgraded PA system.

The vote of those Board Members present was unanimously in favor. Motion carried.

STAFF REPORTS

- Ms. Cramer went through her written report that was provided to the Board in their packet.
- Discussion on budget items for the remainder of 2023, and into 2024.

BOARD REPORTS

There were no Board reports presented.

ADJOURNMENT

Motion by Vice Chair Woodall, seconded by Historian Rasmussen, to adjourn the meeting at 7:15 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Chair John Quest

Town Clerk Michelle Oeser



TOWN OF ELIZABETH

MICHELLE OESER TOWN CLERK

TO: Chair, Vice Chair and Board Members
FROM: Michelle Oeser, Town Clerk
DATE: January 8, 2024
SUBJECT: Historic Advisory Board Resolution 24-01 – a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law

It is required by the Colorado Open Meeting Law that at the first Board meeting of the year a Resolution is passed to designate a public posting place for meeting notices.

The Town's posting place is located on the outside of Town Hall in the information board and on the Town's website.

Staff ask that the Board pass Resolution 24-01 designating the required posting place for meeting notices.

Attachment
HAB Resolution 24-01

**HISTORIC ADVISORY BOARD
RESOLUTION 24-01**

**A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR
THE POSTING OF MEETING NOTICES PURSUANT TO C.R.S. § 24-6-
402(2)(c)**

WHEREAS, C.R.S. § 24-6-402(2)(c) requires the Historic Advisory Board to annually designate the public place for posting notices to comply with the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* (the "Open Meetings Law");

WHEREAS, consistent with House Bill 19-1087, the Historic Advisory Board hereby desires to post notice of the Historic Advisory Board's public meetings not only in physical locations, but also on the Town's website as the Historic Advisory Board's official online presence to the greatest extent practicable; and

WHEREAS, the notice must have specific agenda information, posted no less than twenty-four (24) hours prior to the meeting, must be accessible at no charge to the public, must be searchable by type of meeting, date of meeting, time of meeting and agenda contents, shall link to any social media accounts of the local public body, shall provide the address of the website to the Department of Local Affairs, and shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-hours (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online.

NOW THEREFORE BE IT RESOLVED BY THE HISTORIC ADVISORY BOARD OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. **Designation.** The Historic Advisory Board of the Town of Elizabeth, in compliance with C.R.S. § 24-6-402(2)(c) of the Open Meetings Law, hereby designates the Town website at www.townofelizabeth.org as the official place for posting notices. The Historic Advisory Board may additionally post notices at Town Hall, located at 151 South Banner Street, and any Town social media accounts. If there is a known power outage, known interruption of internet service, or an emergency meeting, the Historic Advisory Board may post a physical notice at the public entrance of the Town Hall located at 151 South Banner Street.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2024, by the Historic Advisory Board of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

John Quest, Chair

ATTEST

Michelle Oeser, Town Clerk



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board

FROM: Zach Higgins, Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: January 8th, 2024

SUBJECT: Discussion and Possible Action regarding Officer Elections

SUMMARY

Per Article 8, Section 2-8-20 of the Elizabeth Municipal Code, at the first regular meeting of each calendar year, the HAB shall, by majority vote, elect one (1) of its members to serve as chairperson to preside over the HAB's meetings, one (1) member to serve as the vice-chairperson and one (1) member to serve as Historian. The members so designated shall serve in these capacities for terms of one (1) year.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board formally appoint a Chairperson, Vice-Chairperson and Historian for the board.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Historic Advisory Board

FROM: Zach Higgins, AICP Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: January 8th, 2024

SUBJECT: Website Demos

SUMMARY

Per the direction of the HAB, Staff has set up two virtual meetings with website building companies to discuss their platforms, capabilities, and costs. The first meeting is with Munibit—a website builder company located in St. Charles, MO who specializes in building websites and tools for small local governments and main streets across the US. The second meeting is with Granicus—a global technology company that provides an extensive list of platform solutions for government agencies. Representatives from each company are going to give a demo of their platform and answer any questions the HAB has at today's meeting.

Please see the following links to their websites:

Munibit - <https://www.munibit.com/>

Granicus - <https://granicus.com/>

STAFF RECOMMENDATION

Staff would like the HAB to consider which company to move forward with on the creation of a oral history collection website.



TO: Historic Advisory Board

FROM: Zach Higgins, Community Development Director
Alexandra Cramer, Planner/Project Manager

DATE: January 8th, 2024

SUBJECT: Discussion Regarding a Plan of Action for the Creation of a Historic District and Update to Design Guidelines

SUMMARY

The Historic Advisory Board and Staff have now had some time to reflect on the path ahead for the creation of the Elizabeth Main Street Historic District and the update to the Chapter 16 Design Guidelines and Standards. Staff would like to discuss the HAB's interest in starting this effort back up again. Based on the information received from the City of Brighton, we have gained some valuable ideas on how to move forward with the public engagement portion. In addition, DOLA has offered to provide a facilitator for any public meetings we may have.

STAFF RECOMMENDATION

Staff recommends that the Historic Advisory Board discuss a plan to establish a process and timeline for the creation of the historic district and the update to the design guidelines and standards.

ATTACHMENTS

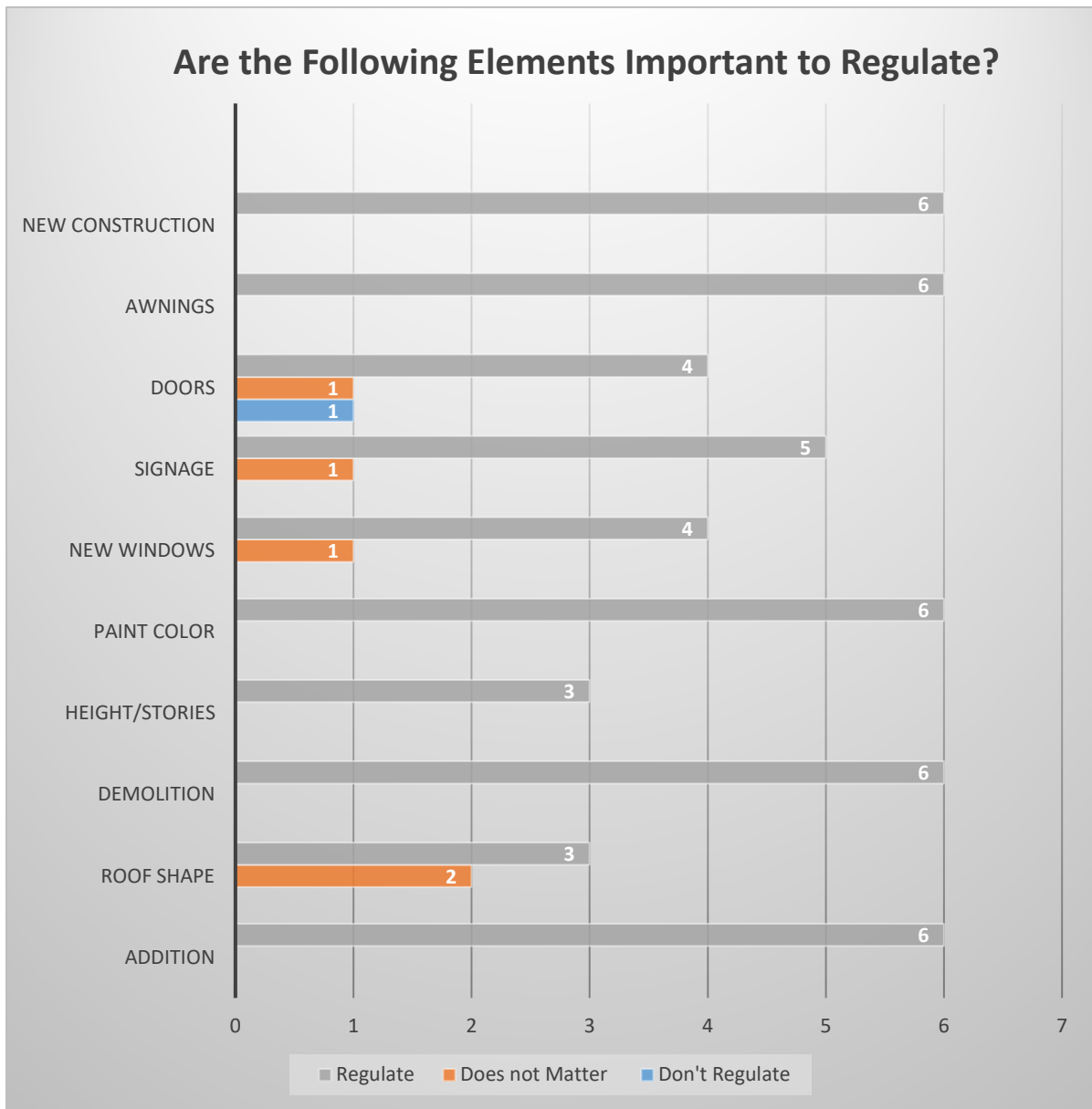
- City of Brighton Public Meeting Survey Feedback
- City of Brighton Mock Design Review

What's Important to You

City Staff is creating the Design Guidelines for the Downtown Brighton District

Please take a moment look at the feedback we have received regarding important elements.

Feedback from July 27th Downtown Partnership Committee meeting:



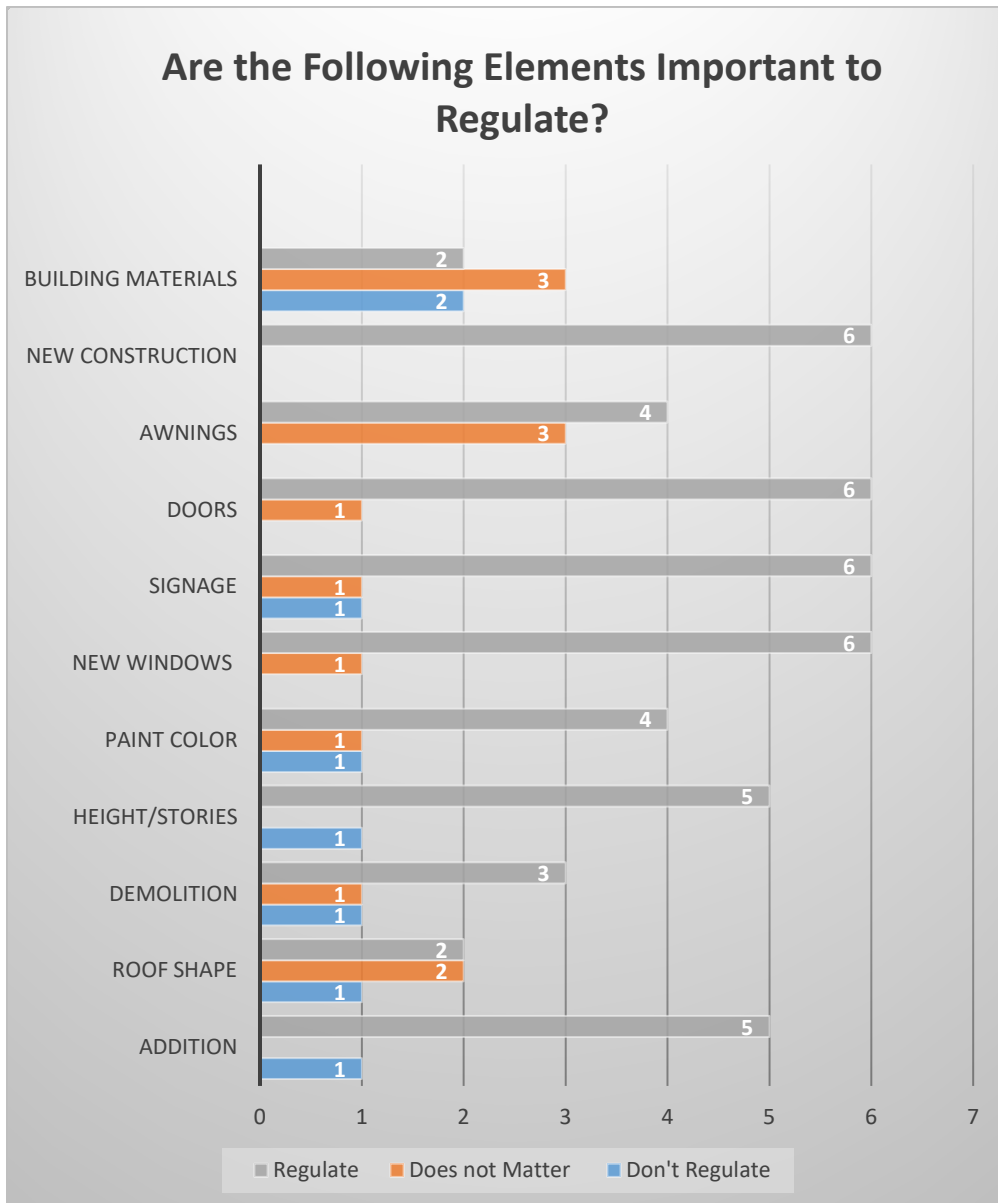
Approximately 20-25 people attended the meeting.

What's Important to You

City Staff is creating the Design Guidelines for the Downtown Brighton District

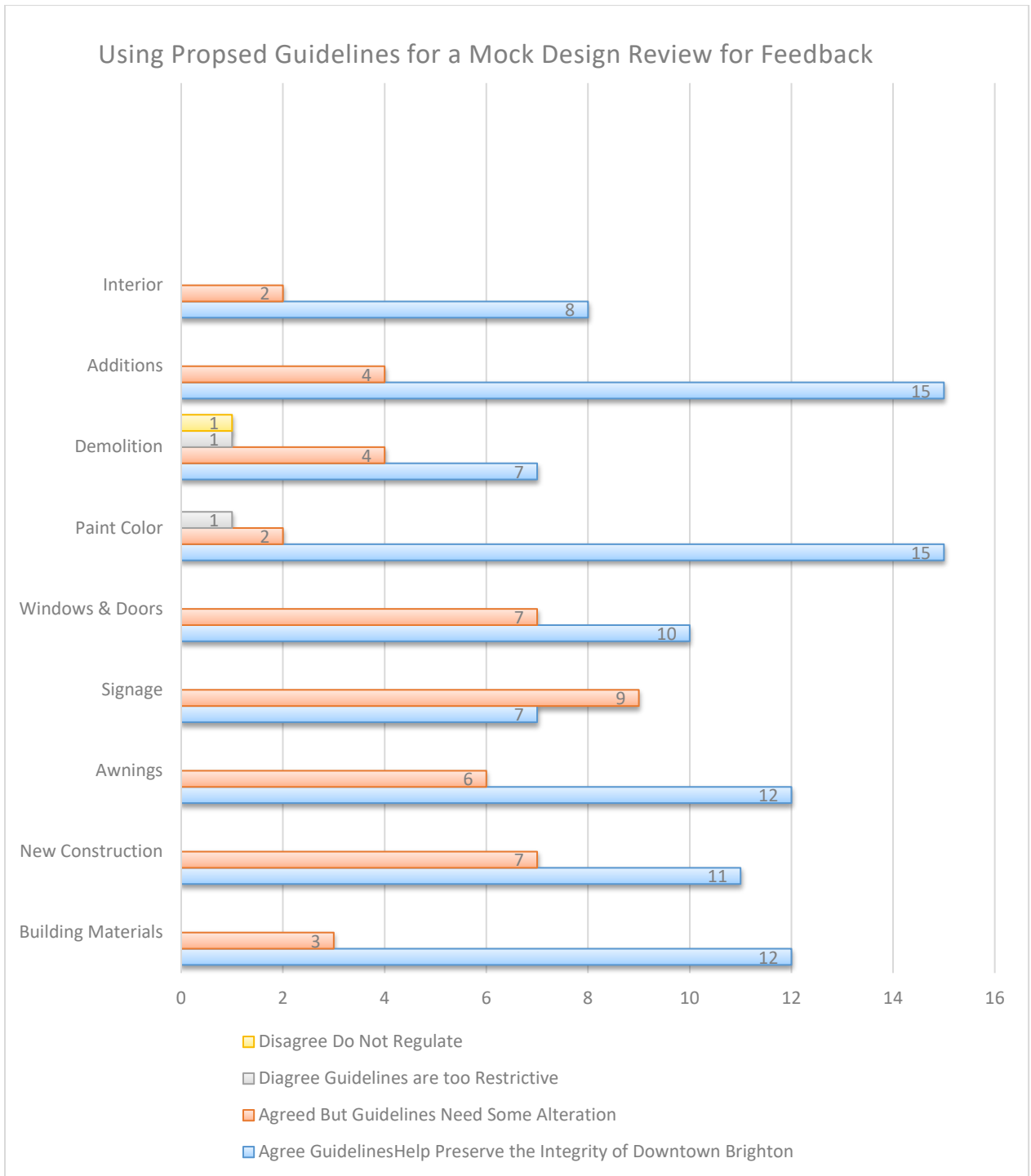
Please take a moment look at the feedback we have received regarding important elements.

Feedback from August 9th Public Open House



Approximately 15 people attended the Open House.

Feedback from October 18, 2017 Property and Business Owners



Approximately 20 property owners and business owners attended the meeting.

WELCOME!

DESIGN STANDARDS FOR THE DOWNTOWN BRIGHTON HISTORIC DISTRICT

The Staff of the Historic Preservation Commission would like to thank you for attending tonight. Your voice and opinions are important feedback while we draft Design Standards for the proposed historic district.

DRAFT DESIGN STANDARDS FOR THE PROPOSED BRIGHTON DOWNTOWN HISTORIC DISTRICT

Drafted by staff, requested by the applicant (Downtown Business and Property Owners)

The City of Brighton has adopted the Secretary of the Interiors Standards for the Rehabilitation of Historic Buildings as a basis for its design review and rehabilitation guidelines.



HOW WILL THE DESIGN STANDARDS BE USED?

COA - CERTIFICATE OF APPROPRIATENESS



- Any proposed erection, demolition, moving, reconstruction, restoration, or alteration to any structure located within the Downtown Historic District must go through the **Certificate of Appropriateness (COA)**



- The City of Brighton **Community Development Department** is the agency that works with property owners and developers (applicants) in the design of new projects. Depending on the scope, your COA may be processed administratively or before the Historic Preservation Commission.



- The **Downtown Historic District**, is a district that exists to enhance and preserve the unique historic and architectural features on those properties that are designated “contributing” to the District. It is not a zoning district.

CONTRIBUTING VS. NON-CONTRIBUTING RESOURCES

- *Staff determined the status of each building in the proposed two block district before drafting the Design Standards.*
- *Handouts are located on your chairs if you would like to determine the status of your building.*

Contributing

- The Standards for **Contributing Resources** are administered to protect, rehabilitate, and enhance the historic nature of the district.

Non-Contributing

- The Standards for **Non-Contributing Resources** are administered to protect and enhance the historic nature of the district. However, rehabilitation is not necessary.

Contributing Structures

Standards to protect existing historic architectural features

- Alterations to the existing building
- Additions
- Accessory Structures
- Signs/awnings/energy improvements
- Demolition

Non-Contributing Structures

Standards to protect the overall character of the district

- Alterations to the existing building
- Additions
- New construction
- Signs
- Demolition

AUDIENCE RESPONSE SYSTEM- REMOTE CONTROLS

The Remote Controls placed on your seats will provide an opportunity to voice your opinion on the proposed guidelines.



- When prompted use the appropriate button to choose your answer.
- The results will be immediate.

DESIGN REVIEW PROJECT #1

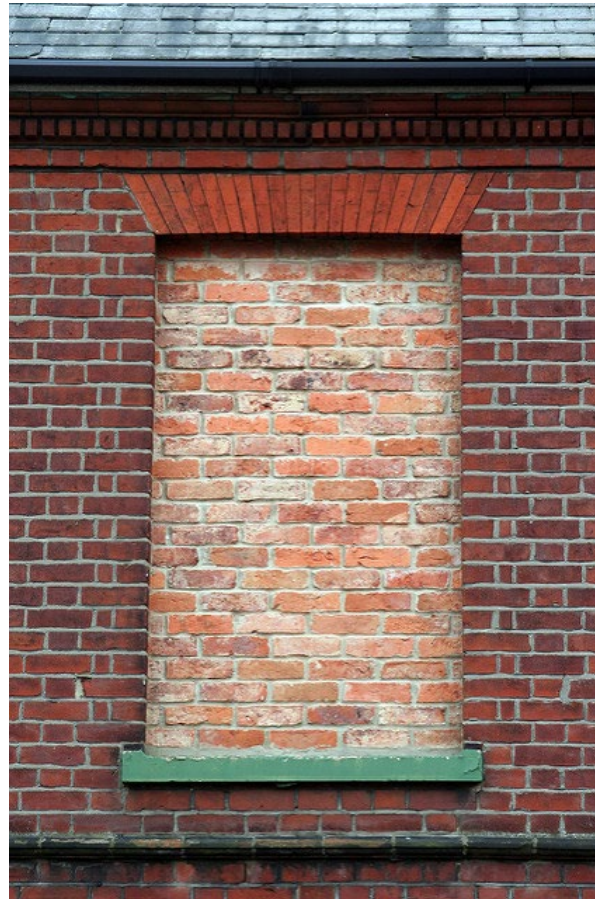


- **Constructed in 1911**
- **Contributing Building
in Historic District**
- **Architectural Style**
20th Century
One-Part Commercial Block

APPLICANT SEEKS CERTIFICATE OF APPROPRIATENESS

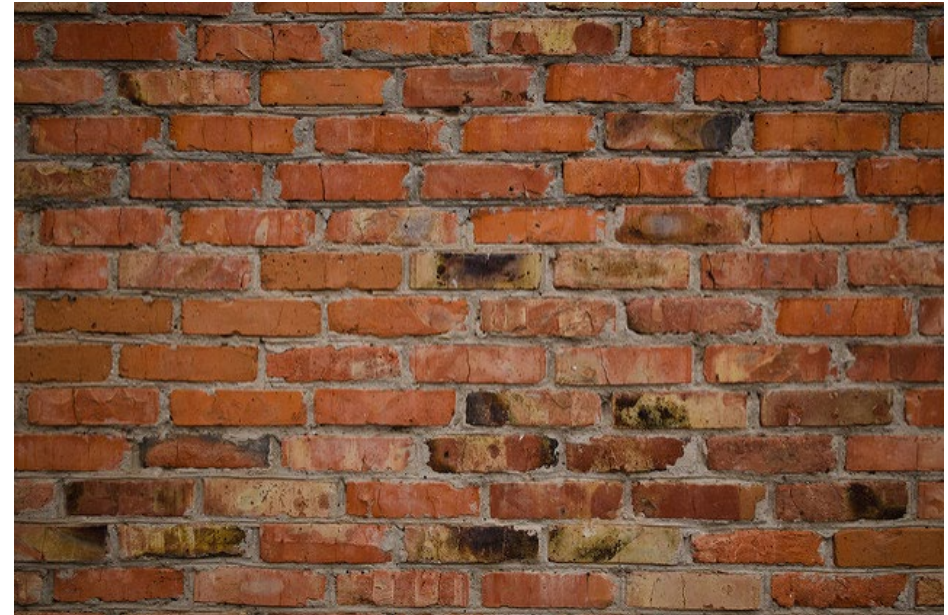
EXAMPLES OF SCOPE OF WORK

- ***Applicant seeks COA to alter façade by bricking in original windows and entrance***



MATERIALS

Applicant would like to utilize historic brick from salvage company



THE PROPOSED STANDARDS

Under the General Guidelines

- *It is essential to carefully preserve all features, components and details which are original to the building.*
- *Do not cover historic features with signs or new materials.*

Entrance

- *Preserve the original orientation (placement) of the entryway (recessed or flat).*
- *Do not create a flush (flat) entrance on structures whose historic entrances are recessed. This will destroy the historic integrity of the building.*

Windows

- *Retain and preserve original historic windows, including glazing, trim, muntins, and character defining features.*
- *Do not remove, cover or move existing window openings.*

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

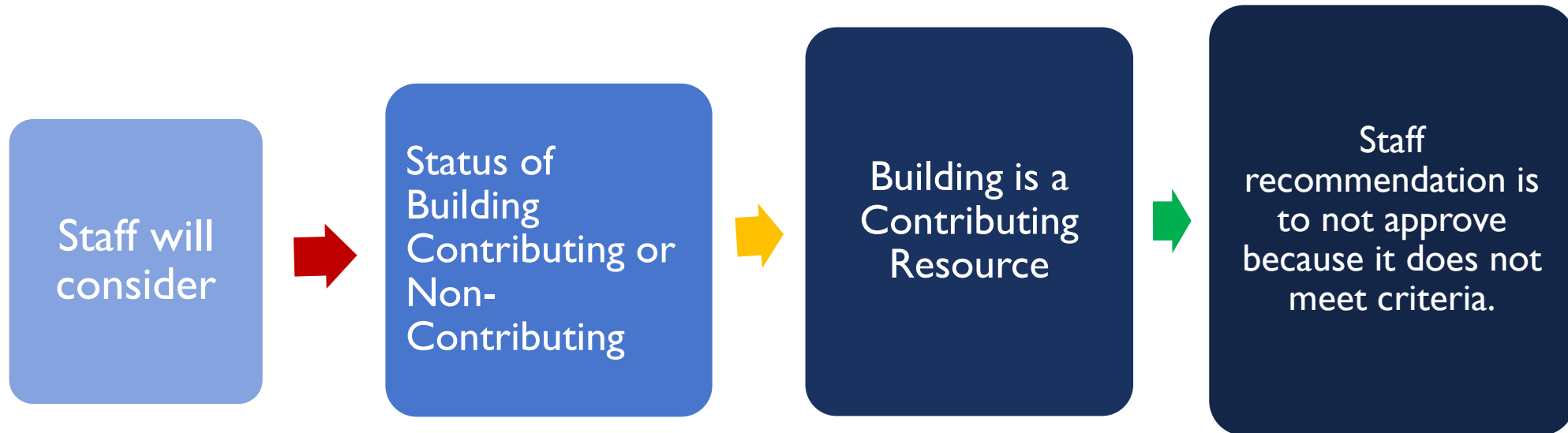
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Alterations



DO YOU AGREE WITH PROPOSED STANDARDS?

Your Turn- Use the Remotes to Vote

- A) Agreed- Guidelines Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Guidelines Need Some Alteration
- C) Disagree- Guidelines are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #2



- **Constructed in 1896**
- **Contributing Building in Historic District**
- **Architectural Style:**
20th Century
Two-Part Commercial Block

APPLICANT SEEKS CERTIFICATE OF APPROPRIATENESS
SCOPE OF WORK

***Applicant seeks
COA to apply paint
to original brick
and original trim.***

New Paint Colors



Field/Body Color



Trim Color

THE PROPOSED STANDARDS

Under the General Guidelines

Materials

- Brick is by far the most common material used on the contributing buildings in Brighton's downtown. It should not be painted if it is the original construction material.

Colors

- The original exterior color shall be maintained.
- If the original color cannot be evidenced, then colors shall be used in accordance with the Benjamin Moore Historical Colors Palette, as amended.

BENJAMIN MOORE HISTORIC COLORS PALETTE

144 NEW PAINT COLORS



- **Wide Variety of Colors**
- **Muted Tones**
- **Historically Appropriate**
- **Will Not Distract from Historic Nature of District**

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Exterior Color



Staff
will
consider



Paint
Colors



Impact to
Historic
Structure



Staff recommendation is denial because it does not meet the criteria. For wood surfaces, however, original color or Historic Paint Palette colors should be used.

DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

APPLICANT SEEKS CERTIFICATE OF APPROPRIATENESS SCOPE OF WORK

***Applicant seeks COA for New Construction
On Non-Contributing Space (parking lot)***

- ***To fill a parking lot with a new structure that meets height and width restrictions***
- ***Using modern materials: glass and metal to distinguish from historic buildings***



THE PROPOSED STANDARDS

Guidelines for New Construction or Additions for Non-Contributing Structures

- New buildings or additions shall be similar in height to the existing contributing structures (1-story and 2-story buildings). Consideration for taller buildings may be provided for proposals which mitigate the visual impact from the street view.
- New structures or additions should have flat roofs consistent with the design of the district.
- Elements of the front and corner façade shall reflect but not imitate the contributing structures of the district. Elements such as building width, horizontal and vertical patterns, materials, and architectural detailing are encouraged.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

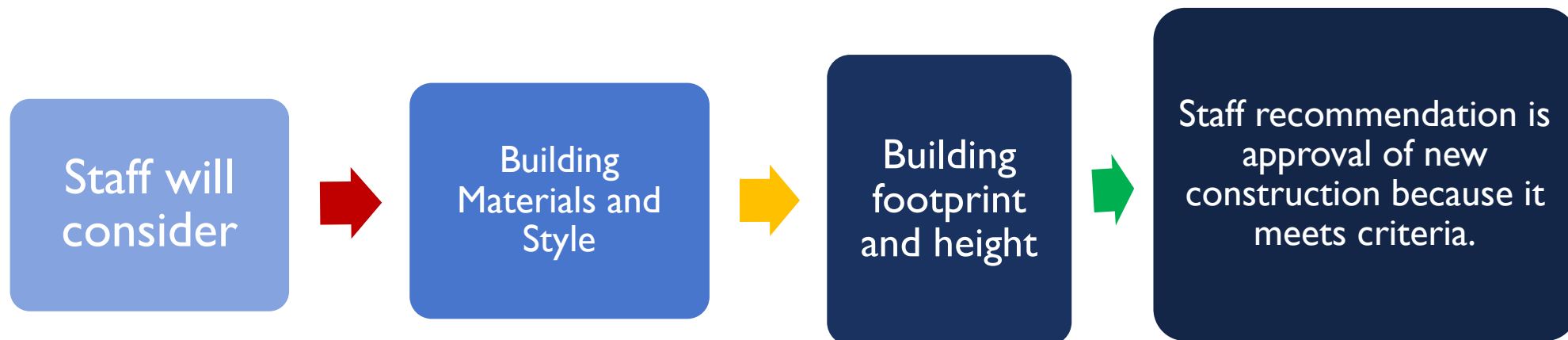
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for New Construction



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #4



- ***Constructed in 1890***
- ***Contributing Building
in Historic District***
- ***Architectural Style***
19th Century
Two-Part Commercial Block

EXAMPLE OF SCOPE OF WORK



Applicant seeks a COA to add an third floor addition (similar to this photograph) to a Contributing building.

- ***Applicant will place addition to the rear of the building and maintain width and height restrictions.***
- ***Use a stucco material that distinguishes it as new structure.***

THE PROPOSED STANDARDS

■ *Guidelines for Alterations to Contributing Structures*

- Additions to the front (or corner) of each building should be avoided whenever possible. However if an addition is necessary, they are encouraged to be located at the side or rear of the building.
- No additions should try to replicate the historic building. It should be readily distinguishable from its historic portion, and complement the existing architecture.
- Any addition should be subordinate to the main, historic building. Its materials and ornamentation should not call attention to it. Significant additions may be considered if they are to the rear and are integrated in ways that do not overly detract from the original structure.
- Additions should not alter, damage, or obscure important historic elements of the original building.
- An addition to a one-story building should be set back a greater distance than that of a two-story building, in order to minimize visual impact.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

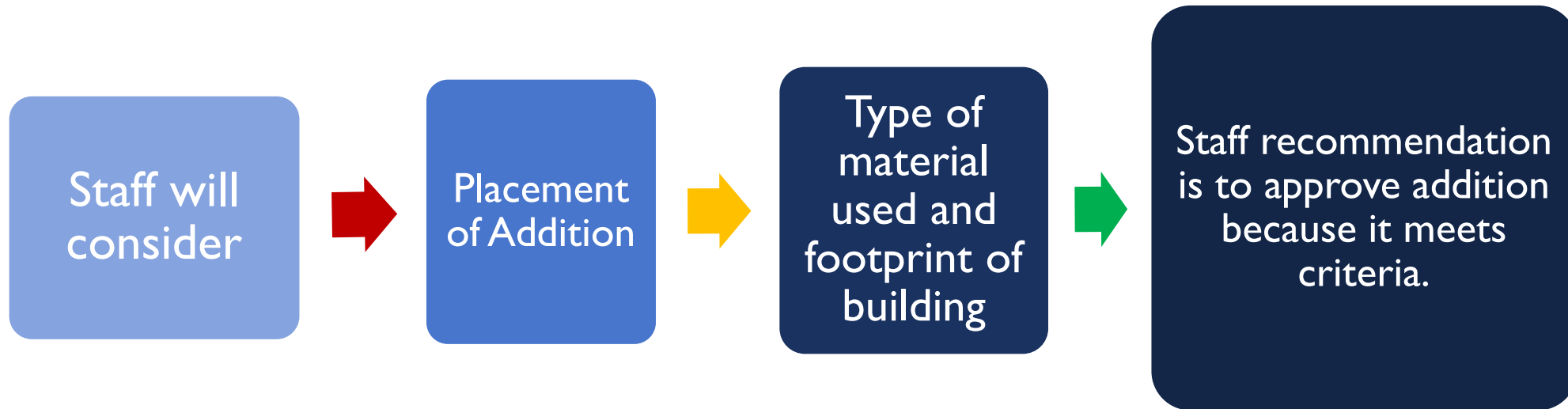
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Addition



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #5



- **Constructed in 1897**
- **Contributing Building
in Historic District**
- **Architectural Style**
19th Century
Two-Part Commercial Block

EXAMPLES OF SCOPE OF WORK



Applicant seeks COA to add awnings to both first and second story windows of front façade.

THE PROPOSED STANDARDS

Guidelines for Alterations to Contributing Structures

Awnings, Signage, and Public Art

- Awnings should be made of durable material. Fabric is most appropriate, but other materials may also be used. Material used should attempt to create the appearance and character of fabric, and should not be shiny or solid.
- Awnings should be mounted so that they hang above the storefront, but below the sign plate, if one exists.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

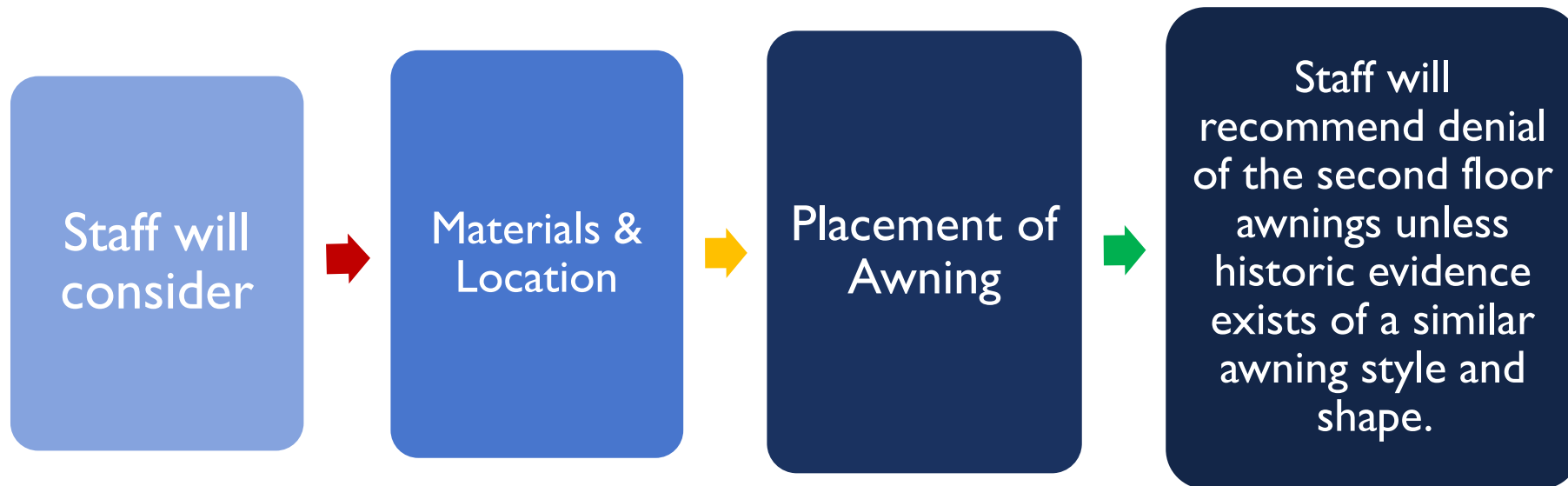
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Awnings



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #6



- **Constructed in 1948**
- **Non-Contributing Building in Historic District**

EXAMPLE OF SCOPE OF WORK



Applicant seeks a COA to alter original material by applying stucco

THE PROPOSED STANDARDS

Guidelines for Alterations to Non-Contributing Structures

- Existing compatible features which do not detract from the character of the district should be preserved. There are several buildings which are outside the period of significance, but still provide compatible design with the adjacent historic buildings. Preservation techniques as identified within the Secretary of Interior standards may be used for guidance.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

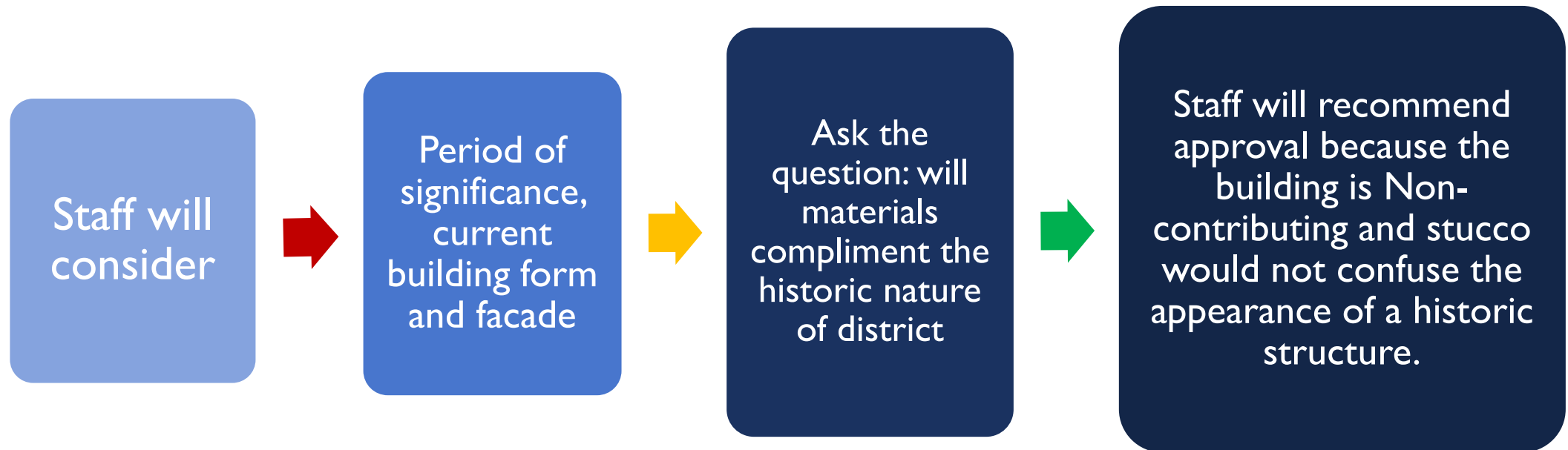
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Non-Contributing Building Alterations



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #7



- ***Constructed in 1922***
- ***Contributing Building
in Historic District***
- ***Architectural Style***
20th Century
Two-Part Commercial Block

EXAMPLE OF SCOPE OF WORK



Applicant seeks a COA to attach a projecting sign to the building.

THE PROPOSED STANDARDS

General Guidelines

- Visual clutter should be avoided. In other words, avoid an overabundance of features, signs, and additional elements that are applied to a building's facade in a disorderly manner. This has the possibility of covering up or distracting away from the historic features of a contributing structure.
- Include a compatible, shielded light source to illuminate a sign. Internally lit or neon signs may be distracting or negatively impact the historic character of the district, and may only be permitted through careful consideration and analysis of the nighttime impacts, and design of the sign.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

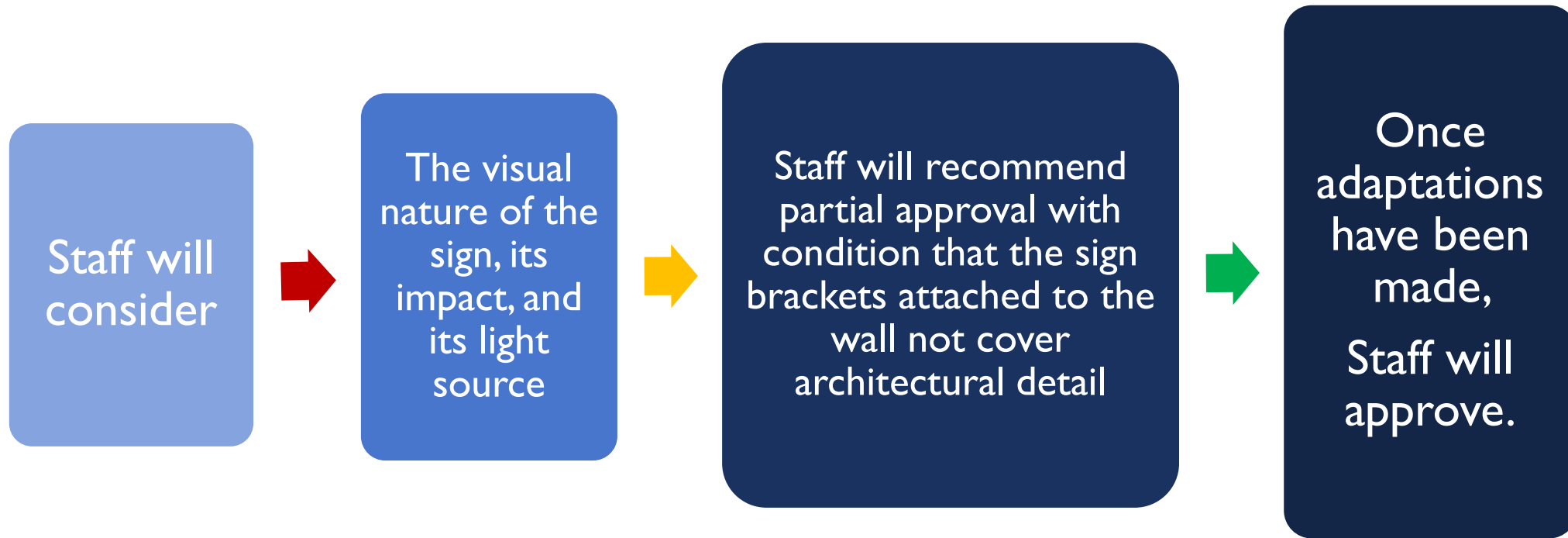
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for projecting sign



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #8



- **Constructed in 1899**
- **Use: Commercial Retail**
- **Contributing Building
in Historic District**
- **Architectural Style**
19th Century
Two-Part Commercial Block

SCOPE OF WORK



Applicant seeks COA for total demolition

- **Building is not structurally sound.**
- **Poses threat to citizens.**

THE PROPOSED STANDARDS

City of Brighton - Land Use - Article 17-52- Historic Preservation – Section 17-52-55

The purpose of this Section is to prevent the loss or destruction of structures that are fifty (50) years of age or older that may have historical or architectural significance, but which have not been designated historic landmarks that are subject to the provisions of Section 17-52-50 above, and to provide the time necessary to initiate landmark designation or consider other alternatives for the preservation of such structures.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

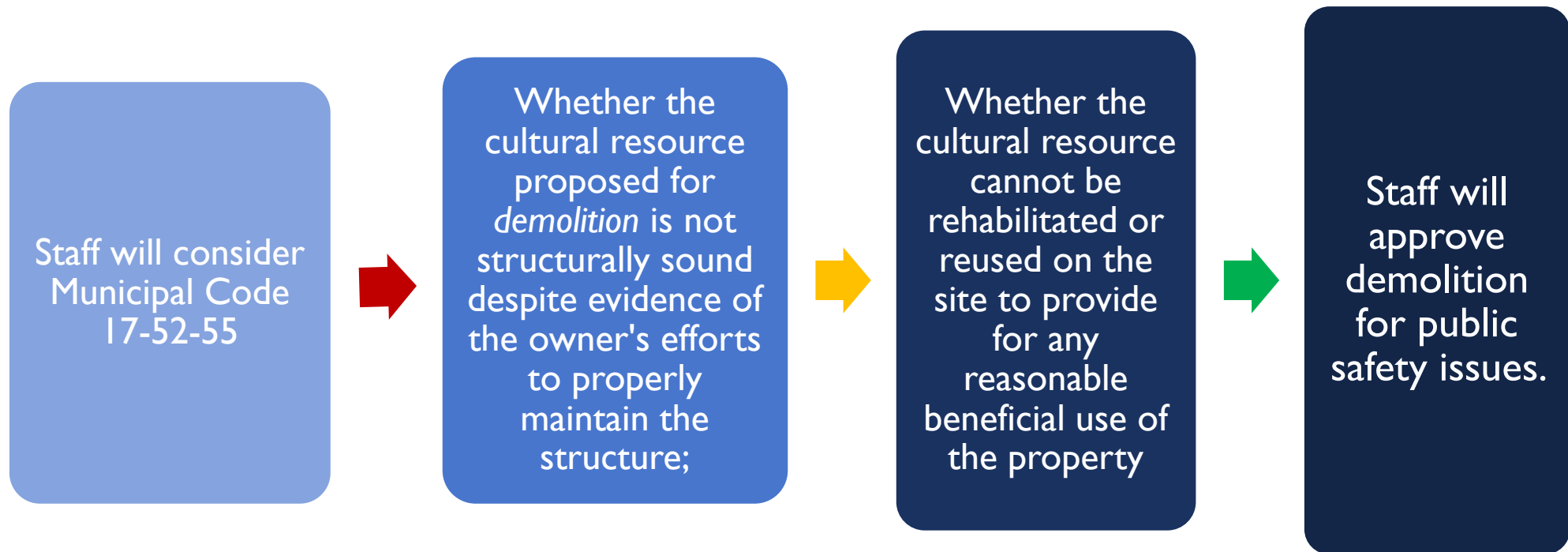
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for demolition



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

DESIGN REVIEW PROJECT #9



- ***Constructed in 1918***
- ***Contributing Building
in Historic District***
- ***Architectural Style***
20th Century
Two-Part Commercial Block

EXAMPLES OF SCOPE OF WORK



***Applicant seeks COA
for removal of original
interior tin tile.***

THE PROPOSED STANDARDS

General

Interior renovations will not be subject to review through the COA process, unless extremely significant and unique features are discovered.

- **In general**, interior changes will not be regulated or reviewed. However, if the following specific elements are discovered or exposed during an alteration of a contributing structure, effort shall be made to preserve them.
 - Tin-platted ceiling tiles
 - Ghost signs painted on brickwork
 - Other historic elements such as safes, hand-hewn beams, dummy elevators, etc. may be encouraged but are not required.

PUT ON YOUR HISTORIC PRESERVATION COMMISSION HAT

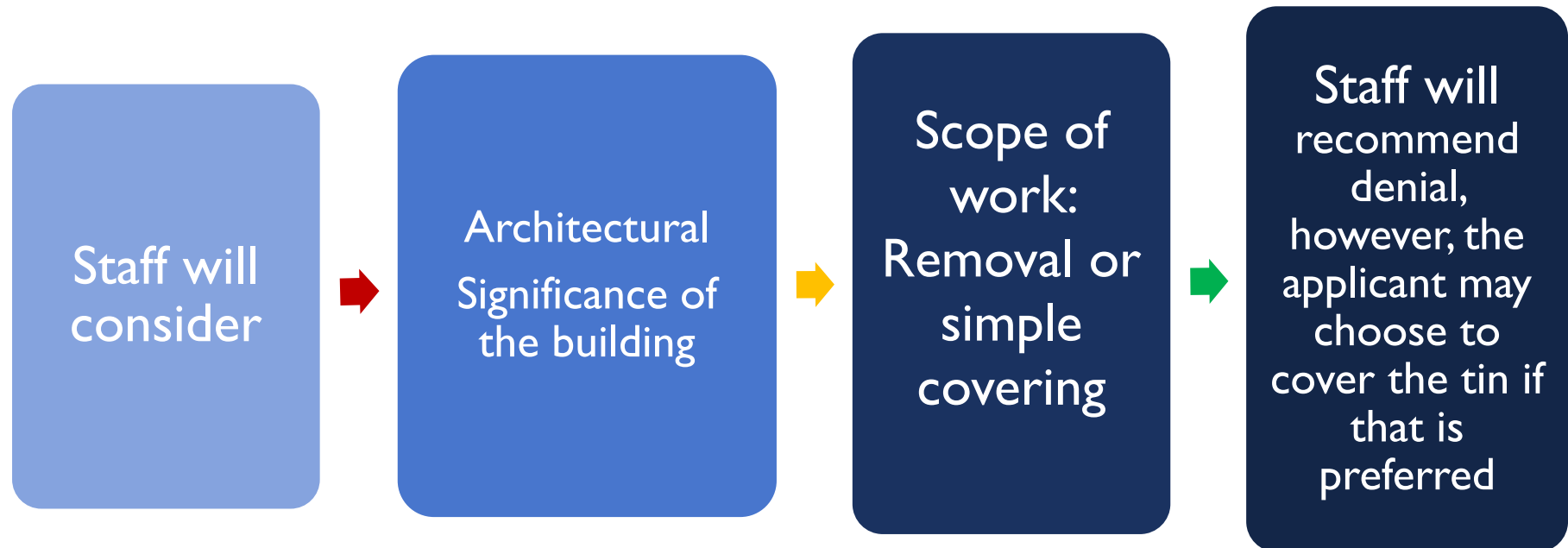
WOULD YOU APPROVE THIS PROJECT?

A) - YES

B) - NO

STAFF ANALYSIS AND RECOMMENDATION

After reviewing COA application for Special Interior Projects



DO YOU AGREE WITH PROPOSED GUIDELINES?

Your Turn- Use the Remotes to Vote

- A) Agreed- Standards Help Preserve the Integrity of Downtown Brighton
- B) Agreed- But Standards Need Some Alteration
- C) Disagree- Standards are too Restrictive
- D) Disagree- Do Not Regulate

THANK YOU



Before you go:

Historic Preservation Public Hearing

November 9th, 2017 6:00pm

Historic City Hall

22 S. 4th Ave.

Old Council Chambers, 3rd Floor

Historic District Petition

- Verify if you have signed
- Add your signature



TO: Historic Advisory Board
FROM: Alexandra Cramer, Planner/Project Manager
DATE: January 8th, 2024
SUBJECT: Staff Report

STAFF REPORT

- 1. Training:**
 - a. Additional Trainings for HAB?
- 2. Discuss Work Plan**
 - a. The HAB has volunteered for assignments within the Work Plan.
 - b. Funding opportunities for property owners to make historic façade improvements
 - c. Additional items the HAB would like to modify/add
- 3. Discuss the Chapter 6 Design Standards and Guidelines**
 - a. The revisions and comments from the HAB were implemented into the design standards and guidelines.
 - b. Staff forwarded the document over to the Town’s legal counsel for review.
 - c. Staff and some members of the HAB visited the City of Brighton on November 30th to gain insight into their historic district and design standards and guidelines.
- 4. Oral History Collection**
 - a. The HAB’s oral history collection is underway. Contact Bob if you have individuals interested in being interviewed.
- 5. Promotional Swag Items**
 - a. The mugs and t-shirts to commemorate the 10th Annual Historic Walk and Talk have been ordered.
- 6. Local Historical Register**
 - a. The title searches for the eight (8) properties on the local historical register and the two (2) historic properties have been received from Elbert County Abstract. Staff is working to digitize the documents.
- 7. Local Historical Register Plaques**
 - a. Confirmation has been received from all eight (8) properties on the local historic register to move forward with getting a plaque made for their property. The plaques have been ordered with Award & Sign.
- 8. Saving Places Conference**
 - a. This year’s Saving Places Conferences will be held in Boulder on January 31st, February 1st, and February 2nd.
 - b. The Certified Local Government subgrant of \$1,000 has been awarded to the Town of Elizabeth in scholarship funds to attend the Saving Places Conference.